



**MEMORANDUM**                      **Planning and Development – CC Memo No. 08-021**

**DATE:**            JANUARY 25, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**    W. MARK PENTZ, CITY MANAGER *WP*  
                 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*  
                 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *JK*  
                 BOB WEWORSKI, PLANNING MANAGER *BW*

**FROM:**        JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**    UP07-0095 SHANE’S RIB SHACK

- Request:**        Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption only within a new restaurant
- Location:**     7131 W. Ray Road in Casa Paloma, which is the southeast corner of 54<sup>th</sup> Street and Ray Road
- Applicant:**     Chris Mead

**RECOMMENDATION**

The application requests Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at a new restaurant within the Casa Paloma commercial center in west Chandler. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

**BACKGROUND**

A Series 12 license, which is considered a “restaurant license”, allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food

The new restaurant is located within the Casa Paloma shopping center and surrounded by various retailers and restaurants. Shane’s Rib Shack is approximately 2,900 square feet in size. The

restaurant is a fast casual barbeque restaurant that would like to serve beer and other bottled alcoholic beverages such as wine coolers and hard lemonade. The restaurant will be open for business at lunch and dinner seven days a week from approximately 10:30/11 a.m. to 9/10 p.m. There will be approximately 25 total employees with 5 employees per shift.

There are 108 seats within the restaurant's dining area. The restaurant will not have any live entertainment, pool tables, outdoor speakers, or the like. For the restaurant's grand opening and possibly anniversaries, a live blue grass band may occur which requires a City issued Special Events Permit. There is no defined outdoor patio area, as the landlord did not approve a railed-in area; however, the landlord is permitting some tables, chairs, and umbrellas. There will be no alcohol service and consumption allowed outdoors.

The restaurant intends to open for business in February 2008.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant mailed a notice to area property owners and City Registered Neighborhood Organizations regarding this request. There have been no phone calls or correspondence about this request.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP07-0095 SHANE'S RIB SHACK, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit reapplication and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.

CC Memo No. 08-021

January 25, 2008

Page 3 of 3

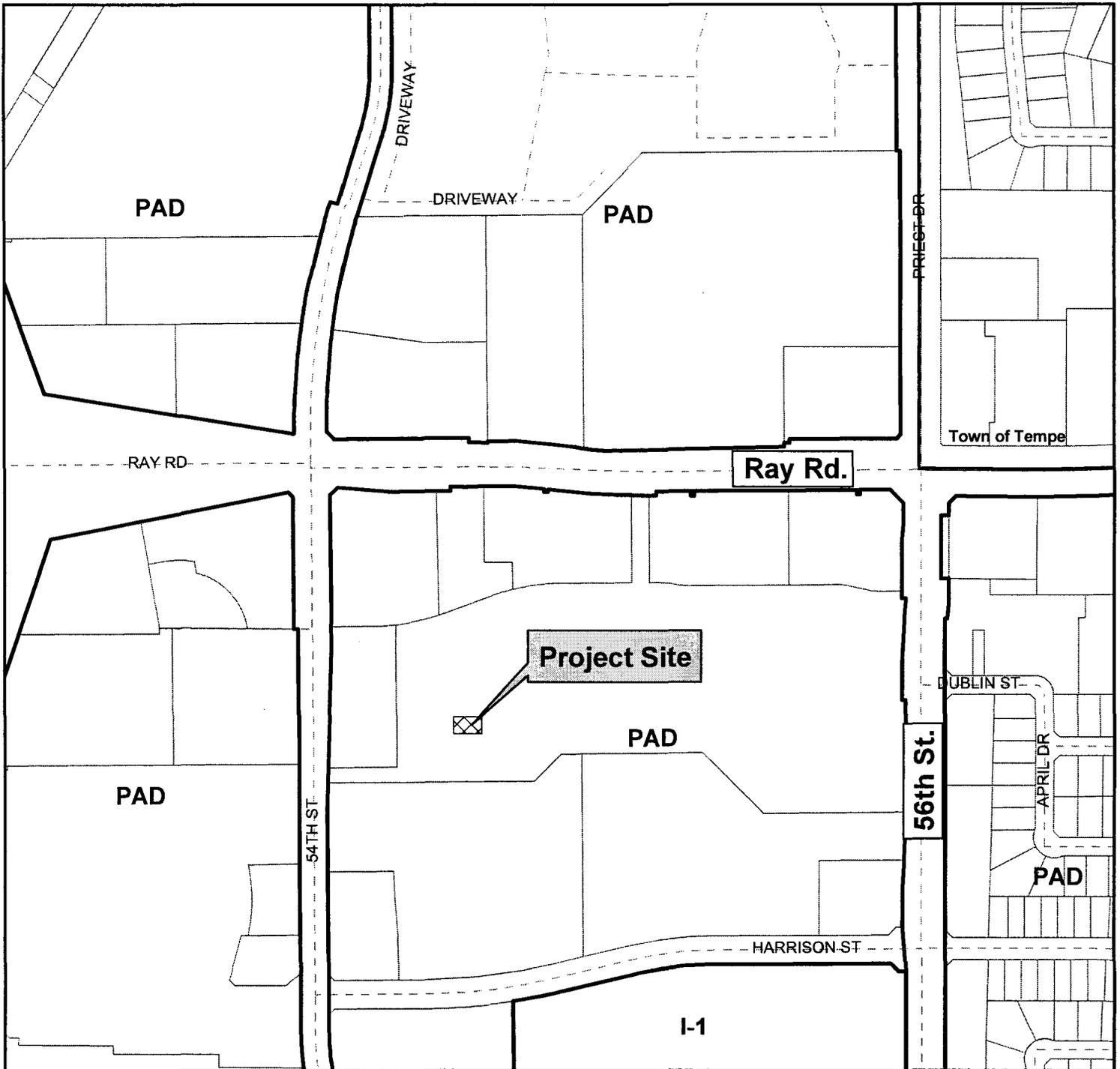
5. The site and outdoor dining area shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

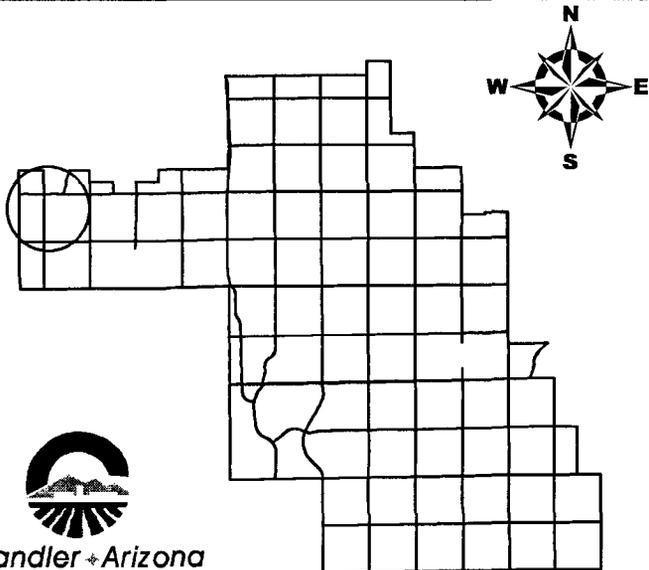
Move to approve Use Permit case UP07-0095 SHANE'S RIB SHACK, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Floor Plan
4. Site Plan
5. Menu



## Vicinity Map

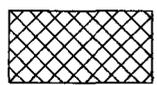
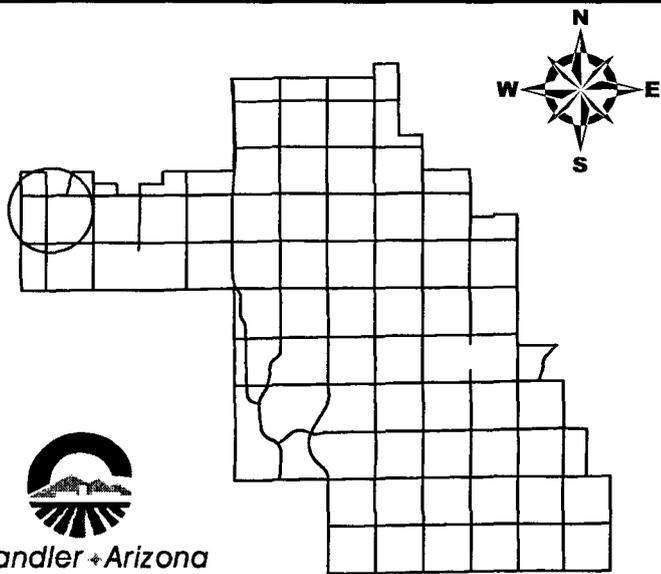


UP007-0095

**Shane's Rib Shack  
Liquor Use Permit**



## Vicinity Map



UP007-0095

**Shane's Rib Shack  
Liquor Use Permit**

January 3, 2008

## **PROJECT NARRATIVE**

Shane's Rib Shack at Casa Paloma shopping center, 7131 West Ray Road Suites 6/7, is a fast casual BBQ restaurant serving primarily smoked pork and chicken. We request approval to sell and serve bottled beer, wine coolers, hard lemonade and similar pre-packaged alcohol products as permitted under a Series 12 Restaurant License. This will not be our primary source of revenue. It is estimated to make up 1 to 2 percent of our overall sales.

We are building out an existing tenant space, which is 2,919 square feet. The restaurant will have a total of 108 seats. The interior is decorated like an old tin-roofed shack with screened doors, multi-colored wooden tables, chairs and booths. There is a mural of a rural countryside and old looking road signs on the walls. There is a tin roof in the dining room and over the self-serve drink station. Multi-colored Christmas type lights trim the edge of the roof.

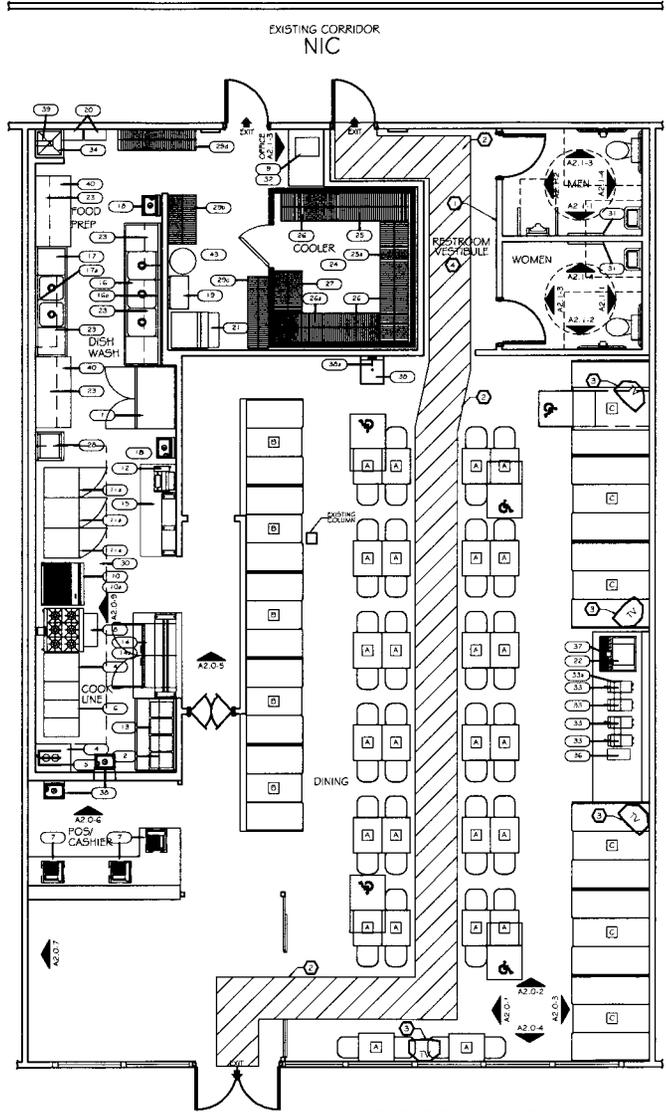
The restaurant intends to have some tables with chairs and possibly umbrellas for shade in front of the business; however, there will be no cordoned off area such as a patio and no liquor service and consumption outside either. The landlord will not permit an outdoor patio but will allow some tables and chairs. The colonnade is just over 14 feet in width from storefront to columns and we will maintain a minimum 5-foot clear passing area near tables.

We will serve lunch and dinner 7 days a week during the hours of 10:30/11:00 a.m. to 9:00/10:00 p.m. There will about 25 employees total that will work in shifts of about 5 employees per shift. There will be no live entertainment with the possible exception of a bluegrass band playing at our grand opening day party and perhaps again on our anniversary date.

We have submitted plans for the build-out of our tenant space. The restaurant intends to open the week of January 21, 2008.

Chris Mead  
General Manager Shane's Rib Shack  
[chrisamead@cox.net](mailto:chrisamead@cox.net)  
480-570-1246

Floor Plan



EQUIPMENT & FURNITURE PLAN  
SCALE: 1/4"=1'-0"

**SHEET NOTES:**

- A. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ADA AND BUILDING CODES RESTRICTIONS AND REQUIREMENTS.
- B. REFER TO INTERIOR ELEVATIONS FOR RESTROOM FIXTURES / EQUIPMENT.
- C. GC TO COORDINATE DELIVERY OF OWNER SUPPLIED MATERIALS WITH SUPPLIER.
- D. REFER TO SHEET A1.2 FOR EQUIPMENT SCHEDULE.

**KEY NOTES:**

- ART WORK, BY OWNER
- MATCHING INDICATES EGRESS PATHWAYS
- TV, PROVIDED BY OWNER AND INSTALLED BY G.C.
- FOR ELEVATIONS OF VESTIBULE TYPICAL SEE A2.0.6

SEAT COUNT	TYPES		PARTIES	SEATS	SIZE	HEIGHT	KEY
	4 TOP	6 TOP					
	2	1	26	52	24X30	30"	A
	4	1	3	20	12X42	30"	B
	6	1	3	36	24X36	30"	C
	0	0	0	0	37X69	30"	D
	TOTAL		37	108			

DINING COUNT	TYPES		PARTIES	SEATS
	INDOOR DINING	PATIO DINING		
	37	0	37	108
	0	0	0	0
	TOTAL		37	108

WINDOW SUPPLIED CONTRACTOR INSTALLED	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	CONTRACTOR SUPPLIED OWNER INSTALLED	OWNER SUPPLIED OWNER INSTALLED	OWNER SUPPLIED CONTRACTOR INSTALLED	DESCRIPTION
					FURNITURE
					BEVERAGE STATION
					FRONT SERVICE COUNTER
					DOUBLE BOOTH SEAT
					30"x48" TABLE TOP
					TABLE BASE
					CHAIR
					24"x30" TABLE TOP
					TABLE BASE
					36" TABLE TOP
					TABLE BASE
					FIXTURES REFER TO EQUIPMENT SCHEDULE FOR ALL KITCHEN SINKS
					WALL TRING LAY
					TOILET PAPER HOLDER
					SOAP DISPENSER
					PAPER TOWEL DISPENSER
					WASTE RECEPTACLE
					MISCELLANEOUS ITEMS
					MENU BOARD
					ART WORK
					MILLWORK
					TVS
					ADDITIONAL ITEMS
					OFFICE FURNITURE
					PHONE
					FREE STYLING/SHOWER
					PAVING / SIGNS
					PAVING HEATERS (PER PLANS)

PRIOR TO FINAL BID, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND IDENTIFY, IN WRITING TO THE ARCHITECT AND DESCRIBE ANY DISCREPANCIES BETWEEN THE EXISTING AS-BUILT CONDITIONS AND THOSE SHOWN ON ALL THE CONSTRUCTION DOCUMENTS CONTAINED HEREIN. CONTRACTOR'S ACCEPTANCE OF THE EXISTING CONDITIONS AND THE ASSUMPTION OF RESPONSIBILITY, INCLUDING ALL COSTS AND EXPENSES, FOR PROVIDING A FINISHED PRODUCT AS DESIGNED ARE PERMITTED.

**CARDINALPOINT**  
61 E. Dabson Place  
Phoenix, AZ 85003  
Tel: 602-223-1100  
Fax: 602-223-1657  
info@cardinalpoint.com

**REGISTERED ARCHITECT**  
AZ 00000000  
JAMES W. CONLEY

**RAVING BRANDS**  
SHANE'S RIB SHACK  
CASA PALOMA  
7131 W. RAY ROAD  
CHANDLER, AZ 85226

REVISIONS  
1. 3-8-07 LL REVIEW  
2. 5-4-07 PLAN REVIEW  
3.  
4.

PROJECT NO.  
6101-RB-SR-032

DATE OF ISSUE  
10-16-2006

**A1.1**

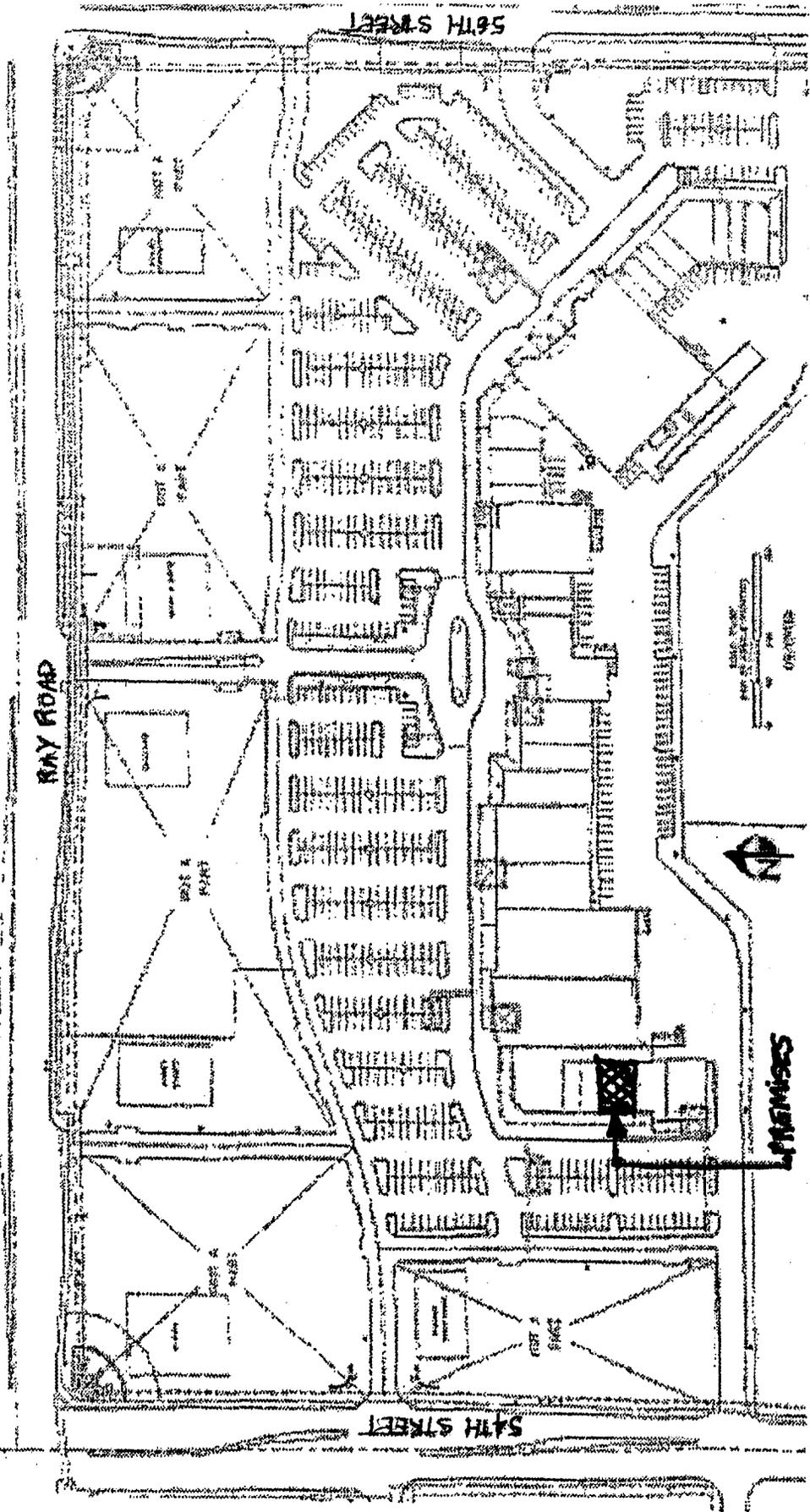
56TH STREET

RAY ROAD

54TH STREET

PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_

7. DIMENSIONS AND LOCATIONS  
 ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED



NOTE

DIMENSIONS AND LOCATIONS ARE FOR GENERAL INFORMATION ONLY. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CASA PALOMA  
 CORNER, SEASIDE

CHARLES E. ADAMS, I. P.



## here it is: **THE MENU!**

### **BUFFALO WINGS**

Mild, Medium, Hot, Xtra Hot, BBQ, Hot BBQ, Teriyaki, MildQ, MedQ, HotQ. Wings served with your choice of dressing: Ranch or Blue Cheese. We also throw in crisp, fresh celery.

You pick how many you want...

10pc, 20pc, 30pc, 40pc, 50pc, 75pc, or even 100pc



### **CHICKEN TENDERS**

The world's best... if we do say so ourselves. We use only fresh, not frozen, chicken and the highest quality, largest cuts of chicken available. Each order includes fries and can be served original style or tossed in your choice of sauce.

Choose three sizes: Regular (four pieces), Large (six pieces), Extra Large (ten big ole' chicken tenders).



### **PLATES**

Includes Texas toast

-Chopped BBQ Pork  
our famous chopped pork w/2 regular sides

-Chopped BBQ Chicken  
smoked white meat chicken w/original sauce w/2 sides

-Chicken Tenders  
4 jumbo chicken tenders seasoned to perfection w/2 regular sides

-Shack Sampler  
Regular: 1/4 rack of ribs, 2 jumbo tenders & 1/4 lb. of our famous pork w/2 regular sides  
Large: 1/3 rack of ribs, 3 jumbo tenders & 1/2 lb.



## SANDWICHES

Some of the best burgers and sandwiches in the entire country. Combo it for a side and a drink.

- The "Big Dad" Pork Sandwich
- Smothered Pork Sandwich
- BBQ Chicken
- Big Hamburger
- Big Cheeseburger
- Chicken Tender Sandwich
- Smoked Chicken Salad

\*Includes your choice of lettuce, tomato, onion, or pickles & your bread can be toasted.



## SIDES

Fries, Baked Beans, Fresh Slaw, Collard Greens, Brunswick Stew, Corn on the Cob, Mac-N-Cheese or Potato Salad

of our famous pork w/2 regular sides

### -Baby Back Ribs

Regular: 1/2 rack of ribs glazed to perfection w/2 regular sides

Large: Whole smoked glazed w/original sauce w/2 large sides

### -BBQ Chicken

Regular: 1/2 smoked and glazed w/original sauce w/2 regular sides

Large: Whole smoked glazed w/original sauce w/2 large sides

### -Ribs & Pork

1/2 rack of ribs & 1/2 lb. chopped pork w/2 large sides

### -Ribs & Chicken

1/2 rack of ribs & 1/2 chicken glazed to perfection w/2 large sides

## PARTY PLATTERS

### -Ribs Platter

Small (2 racks)

Large (4 racks)

### -Chicken Tenders Platter

Small (20)

Large (40)

served w/ ranch or blue cheese & celery sticks

\*Tenders & Wings can be tossed in your favorite sauces; original, mild, medium, hot or teriyaki

## KIDS MENU

10 and under

Includes reg. side and small drink.

### -Chicken Tenders (2)

### -Grilled Cheese

### -Cheese Sticks(4)

### -Mac and Cheese

### -Cheeseburger

Sides come in three sizes: Regular, Large and Extra Large (pint).



## **DRINKS**

Sweetened Ice Tea, Unsweetened Ice Tea, and an assortment of Coca-Cola beverages are yours for the choosing.

Drink sizes are Regular and Large also we have our gallon of tea for those of you who get really thirsty!

## **SALADS**

-Fresh Greens Salad

Our Fresh Greens topped with your choice of: fried chicken tenders, char grilled chicken tenders, smoked chicken salad or chopped pork.

**-Side Salad**

## **DESSERTS**



-Awesome Peach Cobbler

-Fresh Baked Cookies & Brownies

Shane's Rib Shack BBQ sauce is gluten free.