



Chandler · Arizona
Where Values Make The Difference

#41
FEB 28 2008

MEMORANDUM

Planning & Development -CC Memo No. 08-040

DATE: FEBRUARY 12, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0113 BEAR CREEK GOLF COMPLEX

Request: Use Permit approval to sell liquor for on-premise consumption only within a new restaurant (Series 12 Restaurant License)

Location: 500 E. Riggs Road
Bear Creek Municipal Golf Course

Applicant: Gerald Mullarkey

RECOMMENDATION

The request is for Use Permit approval to sell liquor for on-premise consumption only within a new restaurant and outdoor patio (Series 12 license) to restaurant patrons. Planning Commission and Staff, upon finding consistency with the General Plan and Agricultural District (AG-1) zoning, recommend approval subject to conditions.

BACKGROUND

The Bear Creek Municipal Golf Course has been operating with a Series 7 (beer and wine only) liquor license since 2001. The Series 7 allows the golf course to serve beer and wine from a trailer café. The current request is to allow for a Series 12 restaurant license in conjunction with the recently built clubhouse and "Bear's Den" restaurant.

The golf course is bounded by Riggs Road to the south, Chandler Heights Road to the north, the Southern Pacific Railroad to the west, and the Rockwood Estates and Paseo Crossing single-family neighborhoods to the east. North, across Chandler Heights Road is the Pinelake Village

and Pinelake Estates single-family neighborhood, and the newly constructed Chandler United Methodist Church. West, across the Southern Pacific Railroad tracks is land proposed for single-family and commercial development. South, across Riggs Road is the recently approved Galileo Piazza custom single-family residential neighborhood, and an automotive repair shop located in the County.

The "Bear's Den" restaurant is approximately 1,738 square feet and will provide indoor seating for approximately 56 patrons. The outdoor patio is approximately 1,280 square feet and will provide seating for 80 patrons. The Series 7 will remain in operation along with the Series 12.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Monday, February 4, 2008. No neighbors attended.

To date, Staff has received one phone call in support of the proposal, and has received no telephone calls or letters opposition to this application.

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, recommend approval of UP07-0113 BEAR CREEK GOLF COMPLEX, Use Permit for a Series 12 liquor license, subject to the following conditions:

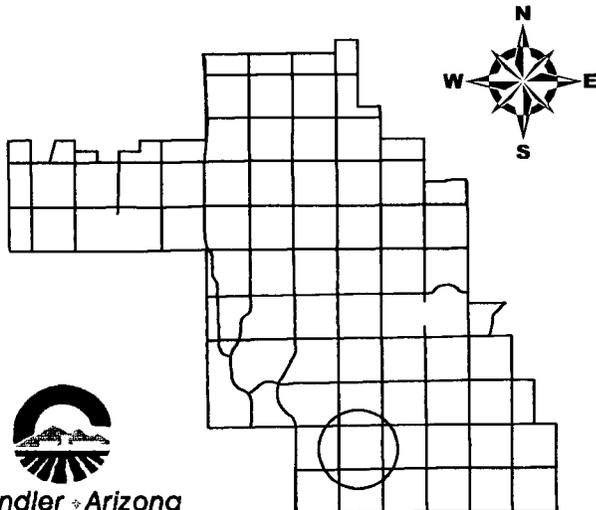
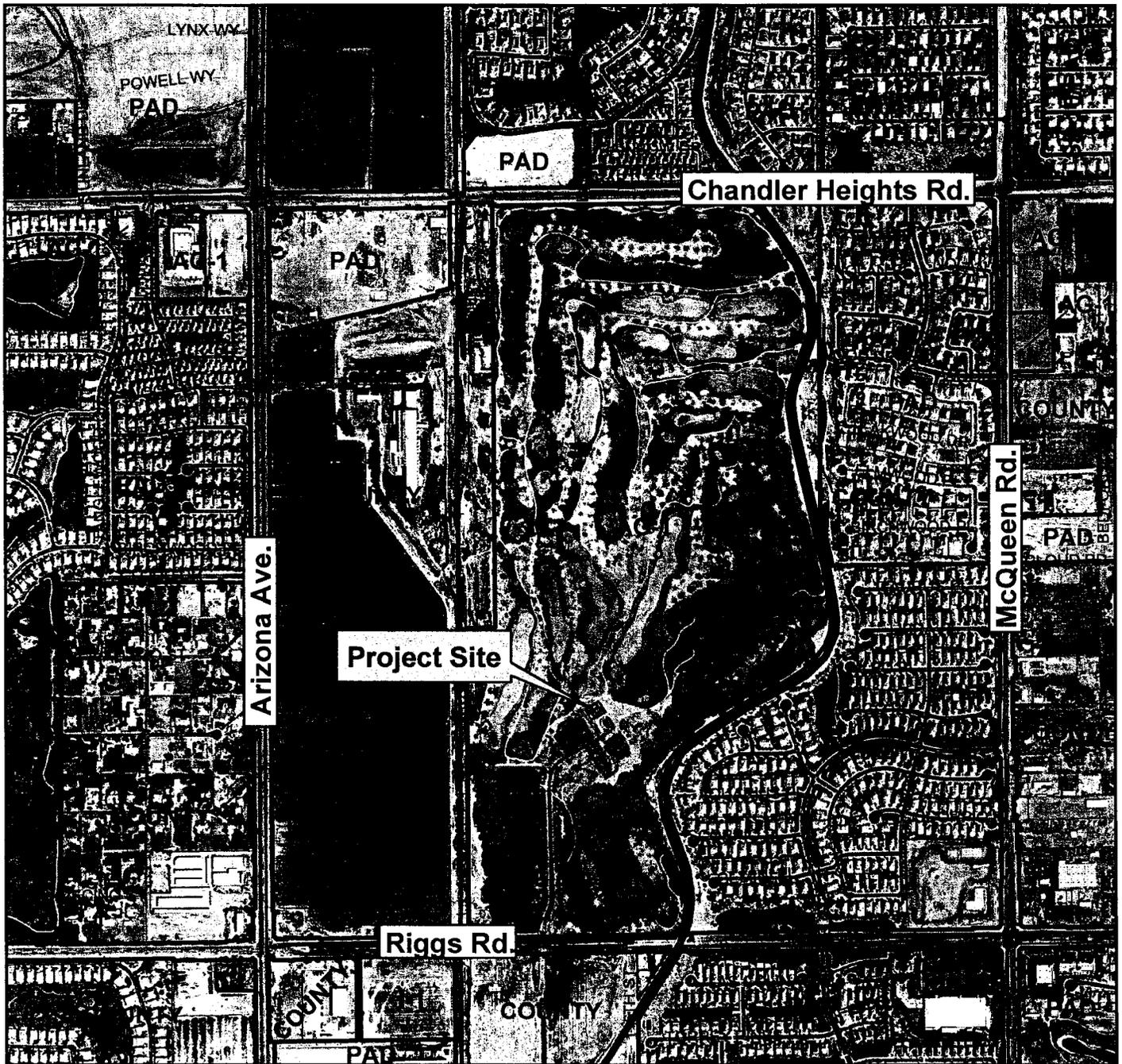
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is granted for a Series 12 liquor license only, and any change of license shall require reapplication and new Use Permit approval.
3. The Use Permit is non-transferable.

PROPOSED MOTION

Move to approve UP07-0113 BEAR CREEK GOLF COMPLEX, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative



Vicinity Map



UP07-0113

**Bear Creek Golf Complex
Liquor Use Permit**



Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/18/2007

SUBJECT SITE

RIGGS ROAD



CHANDLER HEIGHTS ROAD



Bear Creek G.C. Scorecard

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	TOTALS
Best	398	455	507	596	596	596	596	596	596	2980	428	458	487	497	487	487	487	487	487	3513
Good	398	450	490	540	540	540	540	540	540	2700	428	458	487	497	487	487	487	487	487	3487
Avg	345	417	472	521	521	521	521	521	521	2605	401	435	460	460	460	460	460	460	460	3273
Worst	341	428	482	528	528	528	528	528	528	2641	388	387	445	533	521	461	461	461	461	3086
Par	355	397	402	341	341	341	341	341	341	1702	350	350	350	350	350	350	350	350	350	2800

Bear Creek G.C. Scorecard

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	TOTALS
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Par	355	397	402	341	341	341	341	341	341	1702	350	350	350	350	350	350	350	350	350	2800

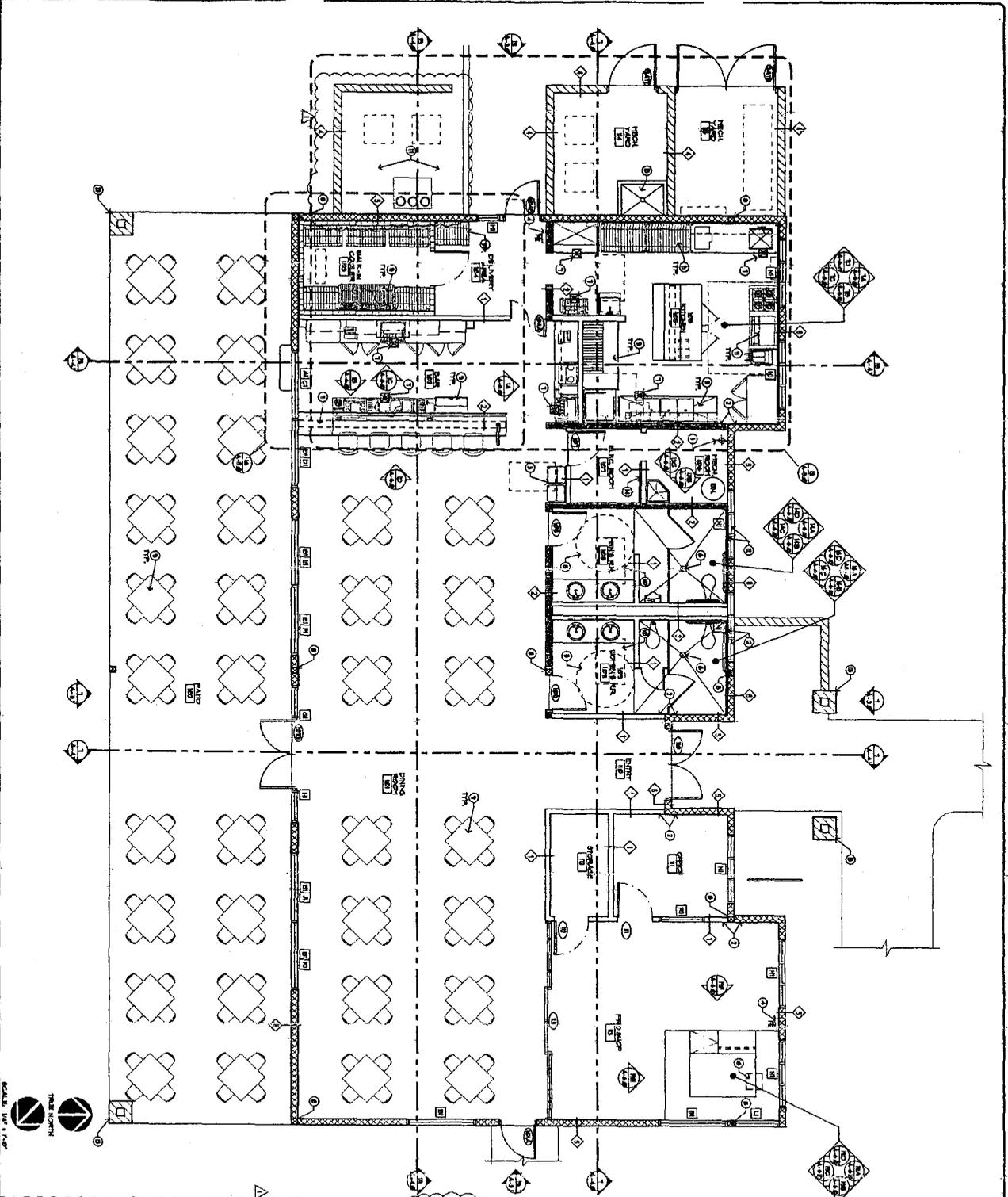
DATE	07/10/11
SCALE	1" = 100'
DRAWN BY	J.M.
CHECKED BY	
DATE	

Bear Creek G.C.
Chandler, Az, USA
Strategy Plan

GOLF COURSE DESIGN BY:
Bill O'Leary
NICKLAUS DESIGN
BILL O'LEARY

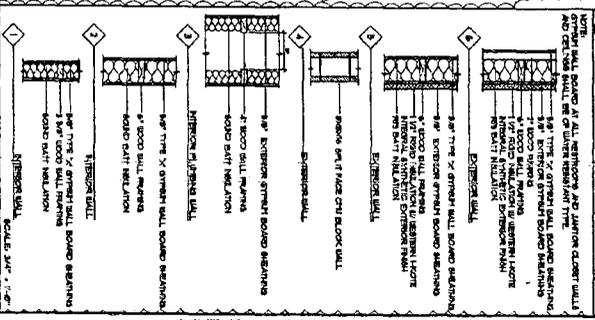
SITE PLAN

19 FLOOR PLAN

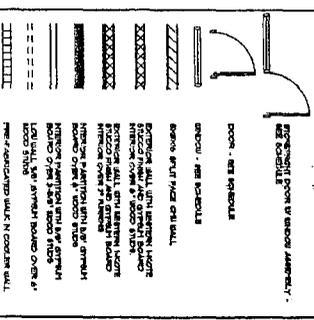


SCALE: 1/4" = 1'-0"

20 WALL TYPES



21 WALL LEGEND



22 KEYNOTES

- 1. SEE NOTES
- 2. ALL PARTS OF WALLS
- 3. FINISHES SHOWN THROUGHOUT (SEE ACCESSORIES)
- 4. FINISHES SHOWN THROUGHOUT (SEE ACCESSORIES)
- 5. ALL FINISHES AND PARTS TO BE SHOWN (SEE NOTES)
- 6. ALL FINISHES AND PARTS TO BE SHOWN (SEE NOTES)
- 7. ALL FINISHES AND PARTS TO BE SHOWN (SEE NOTES)
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- 21. ALL FINISHES AND PARTS TO BE SHOWN (SEE NOTES)
- 22. ALL FINISHES AND PARTS TO BE SHOWN (SEE NOTES)

A-2.0
 DATE: 05/19/04



NO.	DATE	DESCRIPTION
1	05/19/04	ISSUED FOR PERMIT
2	05/19/04	ISSUED FOR PERMIT
3	05/19/04	ISSUED FOR PERMIT
4	05/19/04	ISSUED FOR PERMIT
5	05/19/04	ISSUED FOR PERMIT
6	05/19/04	ISSUED FOR PERMIT
7	05/19/04	ISSUED FOR PERMIT
8	05/19/04	ISSUED FOR PERMIT
9	05/19/04	ISSUED FOR PERMIT
10	05/19/04	ISSUED FOR PERMIT

BEAR CREEK GOLF COURSE CLUBHOUSE
 500 E. RIGGS ROAD
 CHANDLER ARIZONA, 85249

ARCHICON, L.L.C.
 ARCHITECTS & INTERIORS
 4811 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85018
 PHONE: 602.998.2200
 FAX: 602.998.2201
 WWW.ARCHICON.COM

Bear Creek Golf Course Use Permit Application

December 7, 2007

This application is for a Series 12 Restaurant liquor license at Bear Creek Golf Course, located at 500 E. Riggs Road, Chandler AZ 85249. The application is submitted by the owners of the golf course, Las Corrientes LLC.

The location of the license will be "The Bear's Den" restaurant, located in the courses' new 4,500 ft² clubhouse. The clubhouse is positioned south of the center point of the 246 acre golf course. The clubhouse is a new building, constructed in accordance with the terms of Section 2.2 of the owners' 30 year lease with the City of Chandler, and was occupied on November 21, 2007. Bear Creek has served beer and wine from a trailer café to its golfing customers and guests under Series 7 license 07070246 since 2001.

The Bear's Den Restaurant is a full kitchen facility with seating for 56 inside the building and for an additional 80 on a connected outdoor patio area. The restaurant will serve appetizers, salads, sandwiches and other entrees and will be open seven days a week from 7:00 am to 5:00 PM. Business hours are subject to adjustment seasonally, based on demand. The restaurant may also offer catering for private parties. This license will allow the restaurant to offer mixed drinks to its patrons, in addition to the current beer and wine selection. The restaurant also includes a six-stool bar and three television sets mounted on walls inside the building. No other entertainment is planned.

This application includes the following attachments:

- Floor plan for the new Bear Creek clubhouse and attached dining patio.
- Site plan for the 36 hole Bear Creek Golf Complex, with clubhouse and restaurant location noted.
- Photographs of the clubhouse and restaurant.
- Proposed restaurant menu.

Contacts for questions and additional information:

- Gerald Mullarkey, Controller 480-221-0649
- Dan Strand, Owner 480-515-4477
- Eric Kulinna, Manager 480-883-8200