

#56

APR 24 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-084

DATE: APRIL 7, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER 

SUBJECT: UP08-0011 BUFFALO WINGS & RINGS

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: 1760 West Chandler Boulevard, the northwest corner of Pennington Drive and Chandler Boulevard (east of Dobson Road)

Applicant: Jim Lolli, business owner

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 in the Bashas' shopping center at the northeast corner of Dobson Road and Chandler Boulevard. The restaurant is locating in a new tenant shops building located west of the existing Denny's restaurant off of Pennington Drive. 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 and non-alcoholic beverages.

The tenant shops building includes three tenant spaces. Driving MBA occupies one space at the west end, and the new restaurant will occupy the remaining two suites. Buffalo Wings & Rings is approximately 3,565 square feet in size. The restaurant is a casual, family-friendly restaurant

offering chicken wings, sandwiches, appetizers, salads, and burgers in a sports-themed environment. The restaurant includes interior televisions, a jukebox, arcade games, and the National Trivia Network. The restaurant will not have any live entertainment, pool tables, outdoor speakers, or the like. The restaurant would like to serve beer, wine, and other liquor beverages. The restaurant will be open for business at lunch and dinner seven days a week from approximately 11 a.m. to 11 p.m. Sunday through Thursday and 11 a.m. to Midnight Fridays and Saturdays. There will be approximately 30-40 total employees divided into shifts.

The restaurant's interior seating is 119 seats with an exterior patio seating 20 people for a total of 139 seats. There is a defined outdoor patio area adjacent to the eastern half of the restaurant on the building's south side. The patio is proposed in an existing colonnade area. The colonnade accommodates only three tenant spaces in which the new restaurant will occupy two spaces. The colonnade leads to an interior sidewalk, which connects to a common pedestrian seating area in between the new shops building and the existing Denny's restaurant building. The sidewalk also leads to Denny's restaurant.

In addition to the existing interior sidewalk, there is another sidewalk adjacent to the colonnade and parking area that connects the new shops site and the Denny's site. Some site modifications are required as part of the proposed patio. A connection to the common pedestrian seating area between the buildings needs to be maintained. A small landscape planter adjacent to the storefront will be paved to match existing pavement since it is within the seating area. Rock and a few small plants east of the patio will be removed to allow for a new walkway connection directly to the common seating area and the parking area. Additional plants will be added on either side of the new walkway. The new walkway will be paved to match existing pavement in the common seating area.

The attached site plan notates the proposed patio area, the new walkway, and affected landscape areas. The attached building elevations exhibit the patio fence railing.

There are two raised landscape planters in the common pedestrian seating area that are each missing a tree and shrubs. The applicant will install new shrubs and an automatic watering system in each planter. Staff has added a condition related to the landscape improvements.

The restaurant intends to open for business in June 2008.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 26, 2008. No one attended other than the applicant. 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

Commission modified Condition No. 6 to eliminate trees in the raised planters within the common pedestrian seating area since the area is mostly shaded. Shrubs will be installed along with an automatic watering system.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP08-0011 BUFFALO WINGS & RINGS, subject to the following conditions:

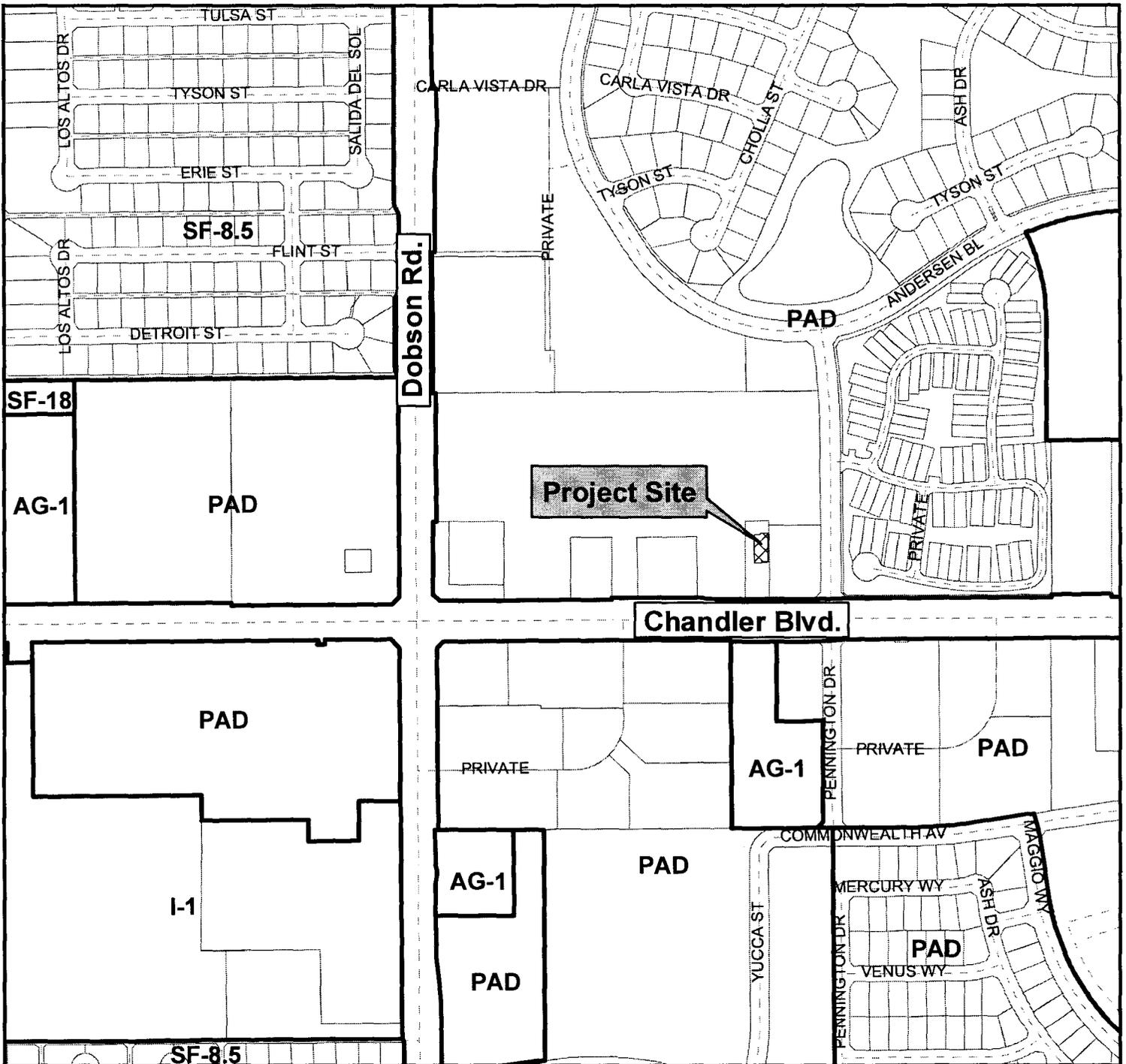
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area 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.
5. The site and outdoor dining area shall be maintained in a clean and orderly manner.
6. Shrubs shall be installed and maintained in the two raised landscape planters within the common pedestrian seating area and install an automatic watering system.

PROPOSED MOTION

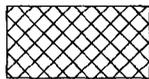
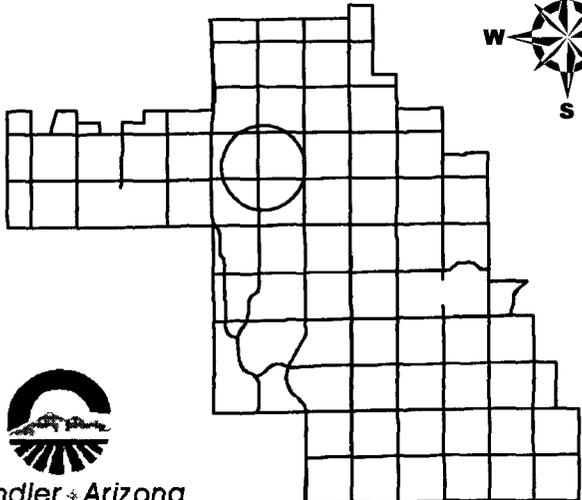
Move to approve Use Permit UP08-0011 BUFFALO WINGS & RINGS, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Floor Plan
4. Site Plan
5. Building Elevations
6. Menu
7. Photos



Vicinity Map



UP08-0011

**Buffalo Wings and Rings
Liquor Use Permit**



Chandler Blvd.

Dobson Rd.

Project Site

PAD

AG-1

PRIVATE

PAD

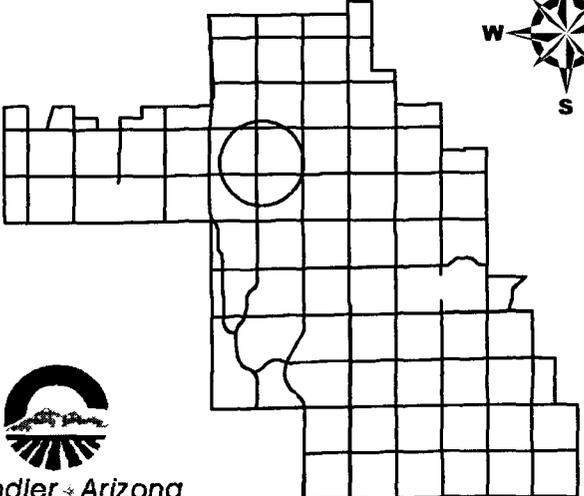
AG-1

AD

PAD

PAD

Vicinity Map



UP08-0011

**Buffalo Wings and Rings
Liquor Use Permit**



Chandler • Arizona
Where Values Make The Difference



**Request of Liquor Use Permit from the City of Chandler.
Series 12 Restaurant License**

Buffalo Wings & Rings www.buffalowingsandrings.com originated in 1988 and headquartered in Cincinnati, Ohio, now consists of over 30 company-owned and franchised restaurants in 10 states, with an additional 40+ locations slated to open in 2008. We are well known for providing the entertainment of an all-sports atmosphere with quality food and value pricing. This is a great place for family and friends to gather for fun as they watch their favorite sports team on large screens and numerous small screen TVs located around the entire restaurant.

We offer award-winning chicken wings with a choice of twenty combination signature sauces. Also, chicken tenders, numerous varieties of potato rings, burgers, wraps, Greek Isle gyros, sandwiches, appetizers, salads, desserts and a kids menu are offered. A full service bar will be available including a large variety of draft beer including many local micro-brews. Customers will have the option to dine-in or carry-out whether its lunch or dinner. Entertainment will vary from large and small screen TVs to National Trivia Network (NTN) to arcade games to jukebox music. The TV screens can be seen from every seat in the restaurant. All this provides a casual, family-friendly environment for the local residents and area visitors to enjoy. This type of environment will be especially popular during sporting events.

This will be a locally run franchise of Buffalo Wings & Rings. It will be owned and operated by Jim & Carol Lolli who reside in Gilbert, AZ

We are requesting a Series 12 license, which will be designated to the Lolli's first BWR restaurant located near the intersection of Chandler Blvd & Dobson Rd. (N/E corner, next to Denny's).

Andersen Fiesta at Andersen Springs Subdivision
1760 West Chandler Blvd, Suites 1 & 2
Chandler, AZ 85224

We will be open 7 days per week. Hours of operation will be targeted for 11:00 AM – 11:00 PM Sunday thru Thursday and 11:00 AM – Midnight Fridays and Saturdays. There is a chance that these hours may be adjusted depending on customer trends. We are planning a small outdoor fenced in patio which will be located on the front/east corner of the building. This will face Chandler Blvd. Access will be via a separate door in the dining area. The location and architecture

(including appropriate fencing & exit gate) will all be in accordance with both Chandler Municipal guidelines as well as the Smoke Free Arizona law even though it will be non-smoking.

Other pertinent information:

Number of employees: 30 – 40

Square footage: 3565

Number of seats: Interior 119 / Exterior 20....139 total.

Entertainment: Big Screen Televisions, Jukebox & On-Screen Trivia (no live entertainment)

Alcohol Education Classes: Scheduled for 2/11/08 (Arizona Business Council)

Thank you for your consideration and please let us know if you need additional information.

Best regards,

Jim & Carol Lolli
3536 E Mockingbird Ct.
Gilbert, AZ 85234
480-730-5889

Attachments:

Application

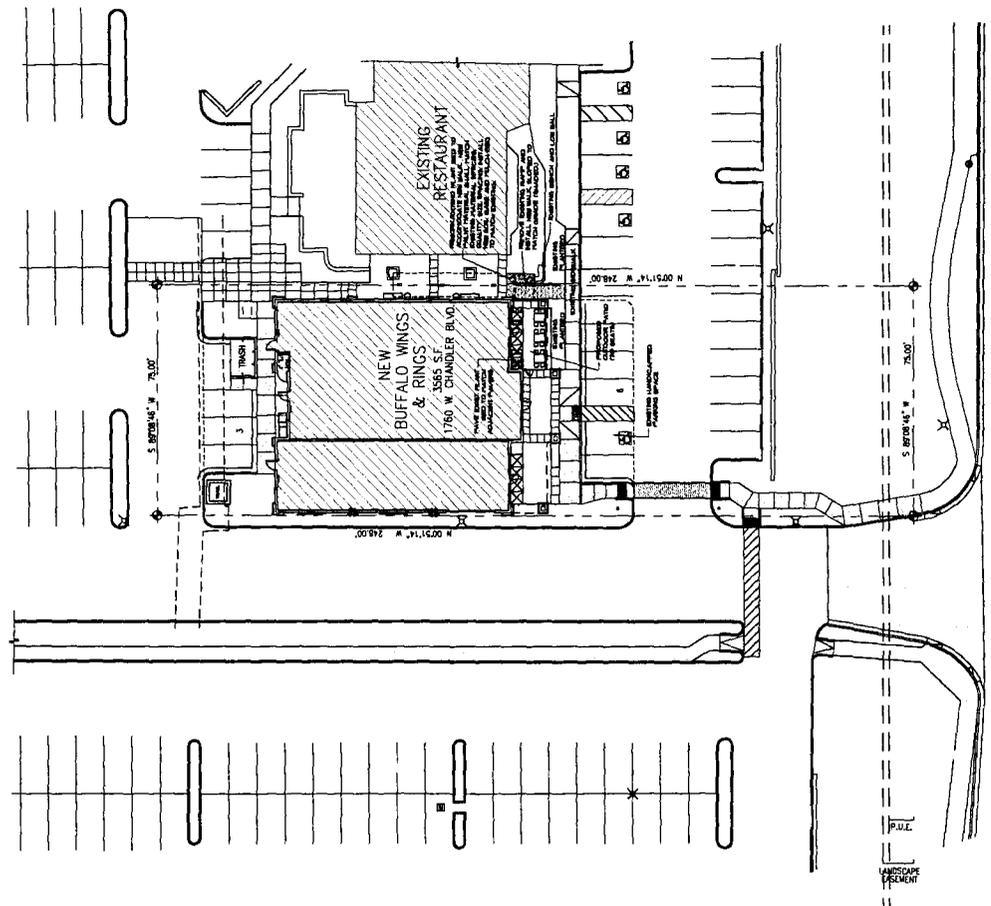
Letter of Authorization

Mailing Labels

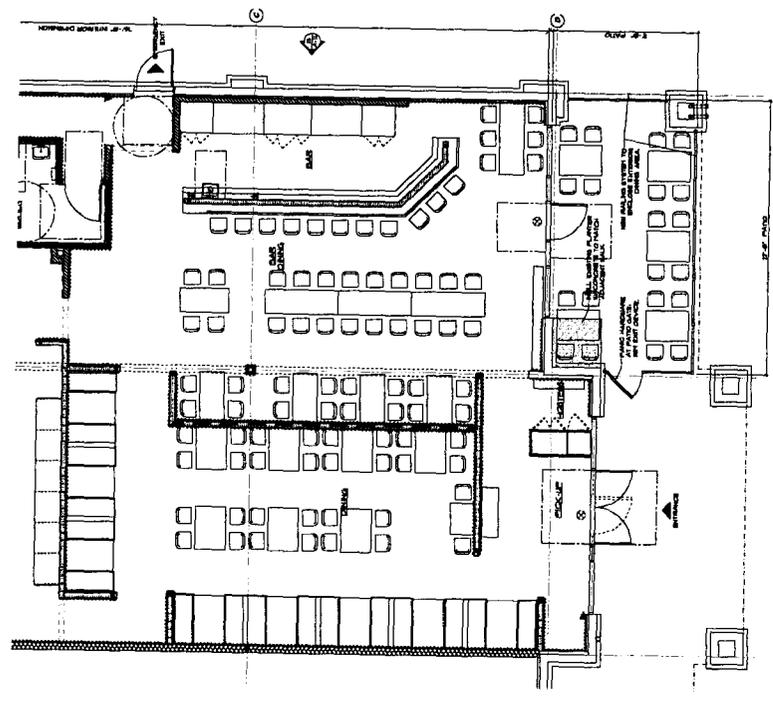
Menu

Restaurant & Site/Parking Layout

Signage Criteria from Landlord



SITE PLAN
SCALE: 1/8" = 1'-0"



PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

N 00°51'14" W 248.00'

3

TRASH

NEW
BUFFALO WINGS
& RINGS
3565 S.F.
1760 W. CHANDLER BLVD.

EXISTING
RESTAURANT

PAVE EXIST. PLANT
BED TO MATCH
ADJACENT PAVERS

REWORK/EXTEND PLANT BED TO
ACCOMMODATE NEW WALK. NEW
PLANT MATERIAL SHALL MATCH
EXISTING MATERIAL SPECIES,
QUALITY, SIZE, SPACING. INSTALL
NEW SOIL, BASE AND MULCH BED
TO MATCH EXISTING.

REMOVE EXISTING RAMP AND
INSTALL NEW WALK, SLOPED TO
MATCH GRADE (SHADED)

EXISTING BENCH AND LOW WALL

EXISTING
PLANTBED

EXISTING
PLANTBED

EXISTING SIDEWALK

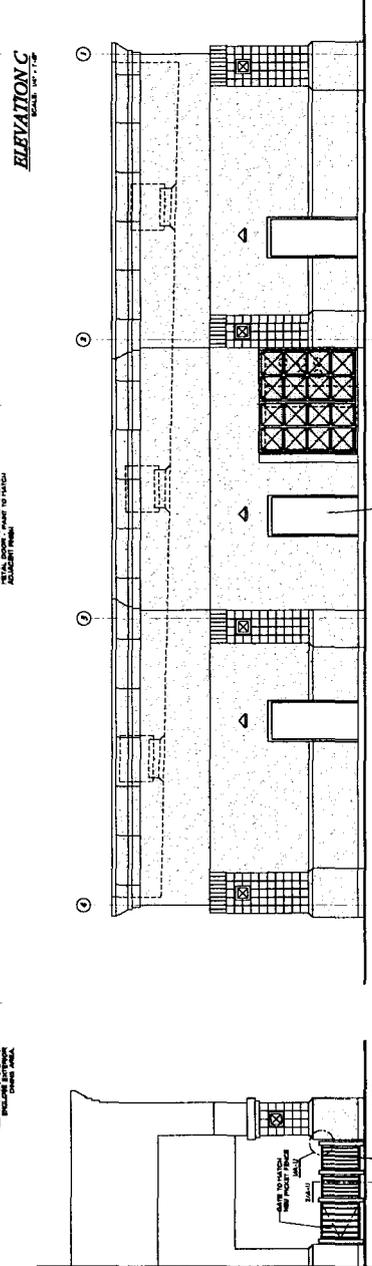
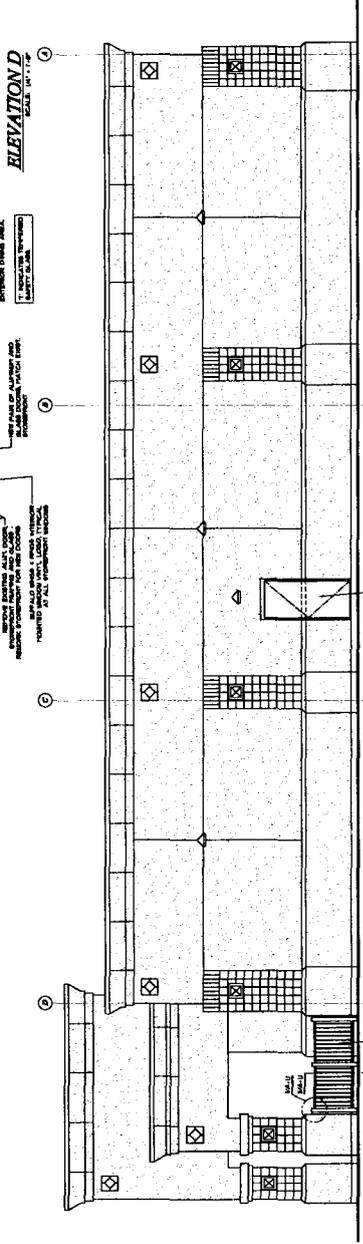
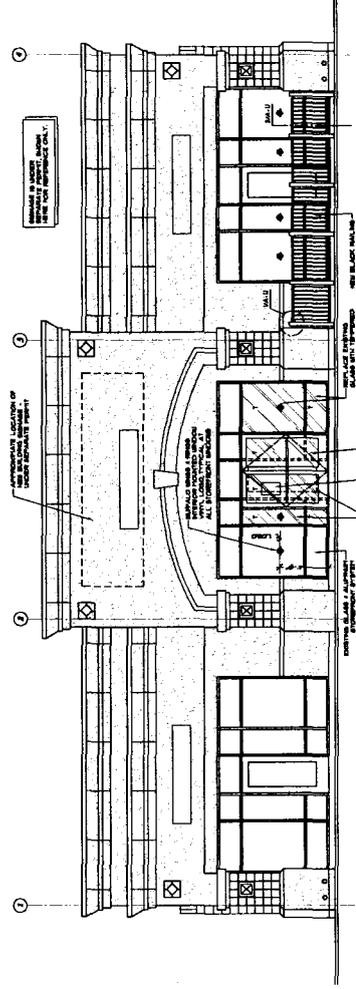
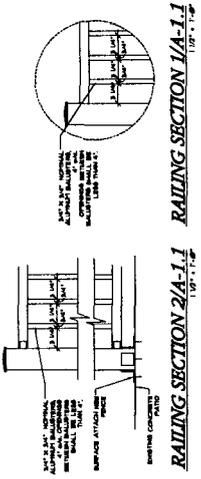
PROPOSED
OUTDOOR PATIO
(20 SEATS)

N 00°51'14" W 248.00'

6

EXISTING HANDICAPPED
PARKING SPACE





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

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



GREAT FOOD. NO BULL.

STARTERS

STUFFED JALAPENO PEPPERS

Don't be afraid of the word "jalapeno", peppers are stuffed with cream cheese and deep fried, tangy taste, but definitely not too hot to handle. Served with honey mustard **\$5.99**

BUFFALO POPCORN SHRIMP

Bite-sized shrimp, breaded and deep fried, with a "buffalo" seasoning. Served with ranch or bleu cheese **\$7.99**

BUFFALO POPCORN CHICKEN

Bite-sized pieces of white meat chicken, breaded, and deep fried with a "buffalo" seasoning, served with your choice of dipping sauce **\$5.49**

BATTER-DIPPED MUSHROOMS

A full scoop of fresh mushrooms, batter dipped, and deep fried to a golden brown, served with your choice of dipping sauce **\$4.99**

MOZZARELLA STICKS

Cheese-lover's heaven, hot and crunchy on the outside, gooey on the inside, served with marinara sauce **\$5.49**

MINI CORN DOGS

Deep fried and served with honey mustard sauce
half order **\$2.99** full order **\$4.99**

NACHOS SUPREME (SERVES 2 - 3)

Our homemade Texas-style chili over tortilla chips, topped with lettuce, tomatoes, black olives, onions, a blend of cheeses, jalapeno slices, and sour cream, served with salsa **\$7.99**

NACHOS

Tortilla chips with melted cheddar cheese, jalapeno slices, and salsa **\$3.49**

CURLY-Q FRIES

A full basket of curly spuds
half order **\$2.99** full order **\$3.99**

CAJUN CURLY-Q FRIES

Same full basket of curly spuds, with tasty cajun seasonings
half order **\$3.29** full order **\$4.29**

SALADS

HOMEMADE CHICKEN NOODLE SOUP

Thick noodles and hearty chunks of fresh chicken and vegetables, a chicken soup your grandmother would be proud of! cup **\$2.49** bowl **\$3.49**

HOMEMADE TEXAS-STYLE CHILI

Top grade beef, slow-simmered in our secret recipe of chili fixins' cup **\$2.99** bowl **\$3.99**

GARDEN SALAD

Fresh iceberg lettuce tossed with tomatoes and black olives, then topped with a blend of cheeses, garnished with croutons, and onions small **\$2.99** large **\$5.99**

CHAR-GRILLED CHICKEN SALAD (Cajun or teriyaki style available for only .50 cents)

Tender strips of chicken served over our garden salad **\$7.99**

DRESSINGS:

House (Red Wine Vinaigrette) • Ranch • 1000 Island • Honey Mustard • Bleu Cheese • French

SLOPPY FRIES (SERVES 2 - 3)

For the serious sloppy eaters. Try our mountain of curly-Q fries, with chili and shredded cheese **\$5.49**

HOT GARLIC SLOPPY FRIES (SERVES 2 - 3)

All the messy goodness of sloppy fries... with a little extra kick **\$5.99**

LOADED POTATO SKINS (SERVES 2 - 3)

Get loaded with our potato skins, covered with chili, bacon, and a blend of cheeses, served with a side of sour cream **\$6.99**

SARATOGA CHIPS

Thinly sliced potatoes, deep fried golden brown, topped with our special garlic seasonings, served with a side of our famous BBQ sauce **\$3.99**

ONION RINGS (for those looking for the traditional kind of rings)

Hot, crispy, and delicious **\$4.99**

POTATO WEDGES

Fresh cut from honest to goodness real potatoes seasoned and fried **\$3.99** add melted cheddar cheese .50

CHICKEN QUESADILLA

Large tortilla stuffed with grilled chicken, tomatoes, onions and loaded with cheddar, mozzarella, and provolone cheeses, served with salsa and sour cream

Regular (serves 3-4) **\$8.99**
Half Portion (serves 1-2) **\$5.99**

GYRO QUESADILLA

Large tortilla stuffed with seasoned gyro meat, tomatoes, onions and loaded with cheddar, mozzarella, and provolone cheeses, served with cucumber sauce

Regular (serves 3-4) **\$8.99**
Half Portion (serves 1-2) **\$5.99**

THREE CHEESE QUESADILLA

For the cheese lover. Flour tortilla stuffed with mozzarella, provolone, and cheddar cheeses, served with salsa and sour cream

Regular (serves 3-4) **\$8.49**
Half Portion (serves 1-2) **\$5.49**

CHICKEN TENDER SALAD (buffalo style available for only .50 cents)

Lightly breaded and fried to golden perfection, served over our garden salad **\$7.99**

GREEK ISLE SALAD

Our garden salad topped with feta cheese, kalamata olives, and pepperoncini **\$6.99**

TUNA SALAD

Sorry, Charlie...but only the best tasting tuna makes it to our tuna salad served atop our large **\$6.99**

SOUP & SALAD

A cup of chicken noodle soup or Tex Mex Chili and a small garden salad **\$4.99**

GYRO GREEK SALAD

Greek salad topped with our tender gyro meat **\$8.99**

HOMEMADE COLE SLAW

Wait until you see what we slaw... shredded thick and creamy
small **\$1.29** large **\$1.99**

SANDWICHES

CHICKEN TENDER SANDWICH

(choice of char-grilled or fried)
Top quality fresh, boneless chicken tenders with all the trimmings **\$6.99**
cajun, teriyaki, BBQ, or cheese - add .50

BUFFALO TENDER SANDWICH

Chicken tenders, lightly breaded, and topped with hot sauce, bleu cheese, and all the trimmings **\$7.99**

TUNA SALAD SANDWICH

Homemade tuna salad served with all the trimmings **\$5.99**

FISH SANDWICH (cheese - add .50)

Cod loin, battered, and fried with tartar sauce and all the trimmings **\$6.99**

PULLED BBQ PORK SANDWICH

Smoked pulled pork tossed in our BBQ sauce **\$6.99**

GYROS

ORIGINAL GYROS

Sliced fresh to order and topped with onions, tomatoes, served with cucumber sauce **\$6.99**

SUPER GYROS

Even more sliced fresh to order and topped with onions, tomatoes, served with cucumber sauce **\$7.99**

GREEK SALAD PITA

Our Greek salad stuffed into a pita, served with House dressing **\$6.49**

BURGERS

1/2 POUND HAMBURGER

Your basic all American love affair with beef **\$6.99**

CHEESEBURGER

Slap on a piece of cheese **\$7.49**

BBQ BURGER

A little zesty barbecue sauce for zip **\$7.49**

CAJUN BURGER

Hooo boy...a little Cajun seasoning to make your taste buds take notice **\$7.49**

TERIYAKI BURGER

Teriyaki for a little Oriental flair **\$7.49**

BLEU BURGER

Someone should tell the French they've misspelled the word blue **\$7.49**

BACON CHEESEBURGER

Crunchy bacon for a better sounding cheeseburger **\$7.99**

WRAPS

A large flour tortilla stuffed with lettuce, tomatoes, onions, and a blend of cheeses, topped with your favorite dressing.

CHAR-GRILLED CHICKEN WRAP

Char-Grilled chicken tenders **\$7.49**

CHAR-GRILLED CAJUN CHICKEN WRAP

Char-Grilled cajun chicken tenders **\$7.49**

CHICKEN TENDER WRAP

Hand breaded and fried chicken tenders **\$7.49**

BUFFALO TENDER WRAP

Our hand breaded fried chicken tenders dipped in BWR hot sauce and topped with our famous bleu cheese **\$7.99**

TUNA SALAD WRAP

Our homemade tuna salad **\$6.49**

CHICKEN PITA

Loads of perfectly seasoned chicken breasts stuffed in a pita with lettuce, tomatoes, and onions. Served with cucumber sauce **\$6.99**

SUPER CHICKEN PITA

Loads and loads of perfectly seasoned chicken breasts stuffed in a pita with lettuce, tomatoes, and onions. Served with cucumber sauce **\$7.99**

Add extra sauce, feta, or melted cheddar cheese for **.50¢**

MUSHROOM AND SWISS BURGER

Topped with mushroom sauce and swiss cheese **\$7.99**

BLACK AND BLEU BURGER

Cajun spices, served with a healthy dose of bleu cheese **\$7.99**

PIZZA BURGER

Our Italian version of a burger topped with marinara sauce, mozzarella and provolone cheeses **\$7.99**

1/4 POUND HAMBURGER

Decked out or plain - same great taste in a smaller package **\$4.99**

CAJUN, TERIYAKI, BBQ, or BLEU CHEESE

- add .50
BLACK & BLEU - add \$1.00

TURKEY BURGER

Have the fun without the guilt **\$5.49**

CAJUN, TERIYAKI, BBQ, or BLEU CHEESE

- add .50
BLACK & BLEU - add \$1.00

BUFFALO WINGS

How Many	5	10	15	25	50	100
The Moolah	\$4.29	\$7.99	\$10.99	\$16.99	\$30.49	\$55.99
X-Wet ad	.50	.50	.50	\$1.00	\$1.50	\$2.00

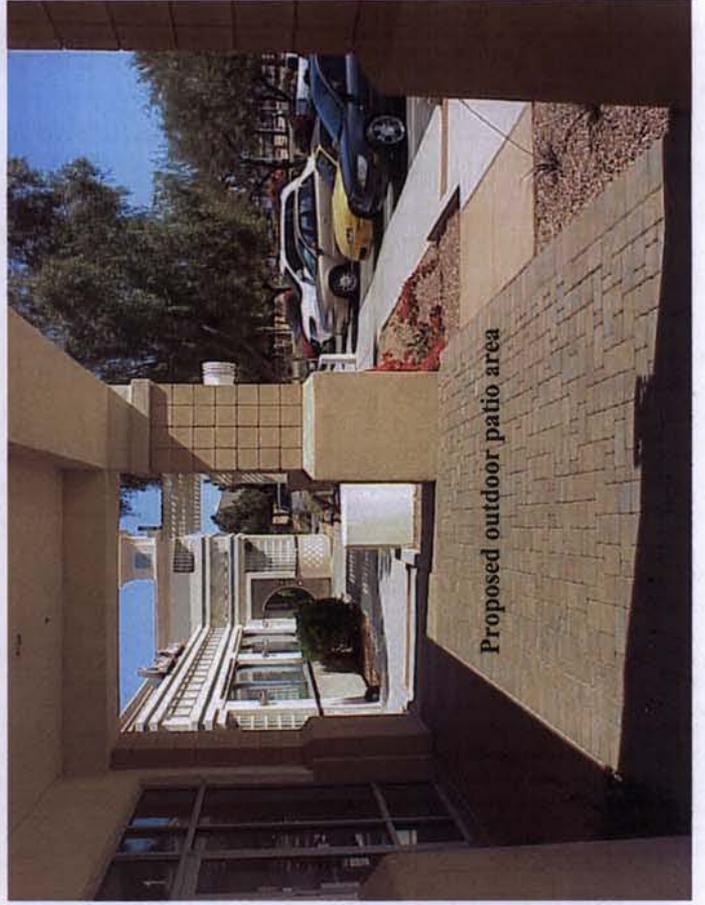
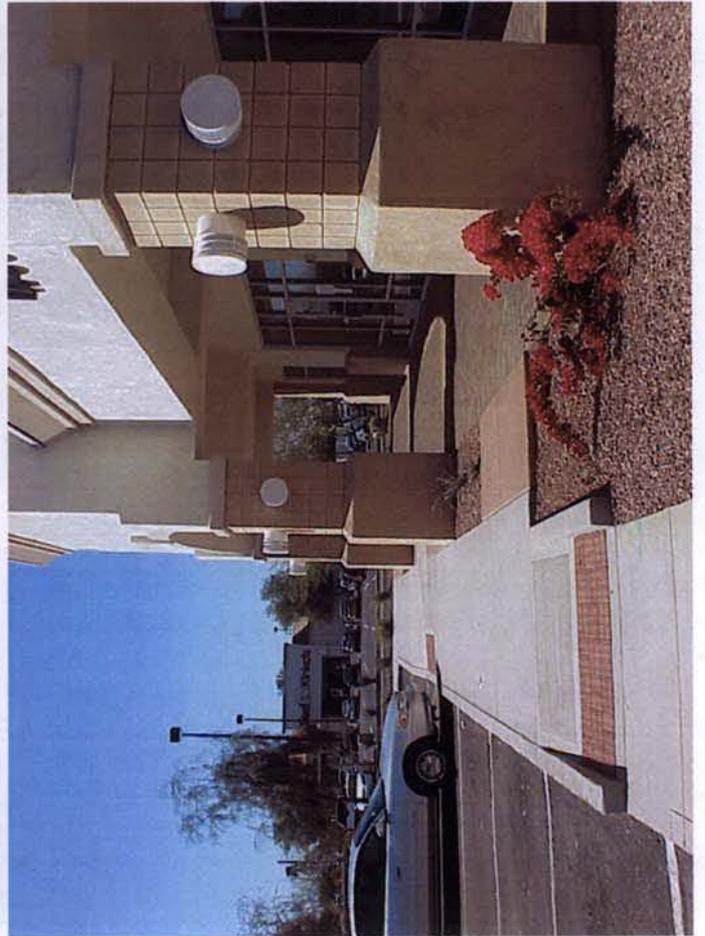
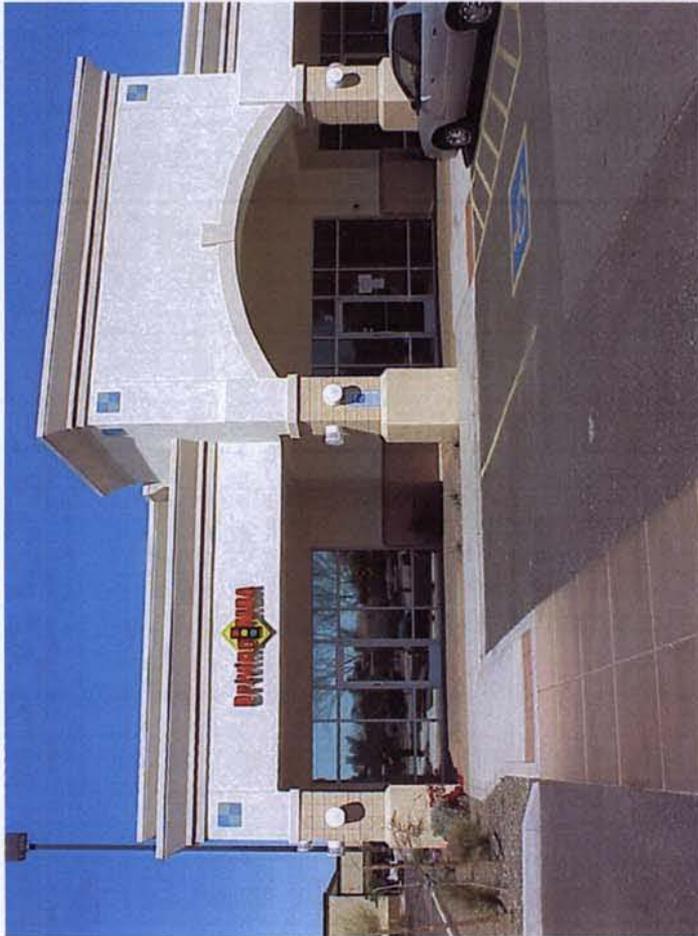
CHICKEN TENDERS

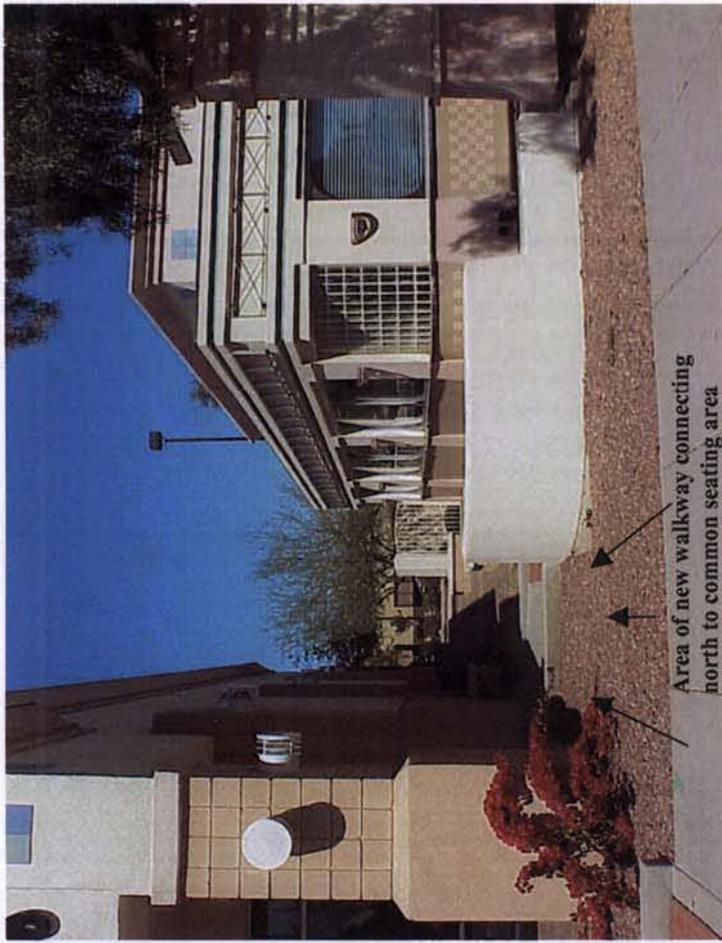
How Many	3	5	10	15	25
The Moolah	\$4.49	\$6.99	\$12.49	\$17.99	\$28.99
X-Wet ad	.50	.50	.50	.50	\$1.00

SAUCES: Original • Teriyaki • Sweet BBQ • Roasted Garlic
Lemon Pepper • Cajun • Crazy • Garlic Parmesan

TEMPERATURE: Mild • Medium • Hot • Xtra Hot • Atomic

	small	medium	large
Side Sauces or Bleu Cheese	.50	\$1.00	\$2.00
Celery	.50		

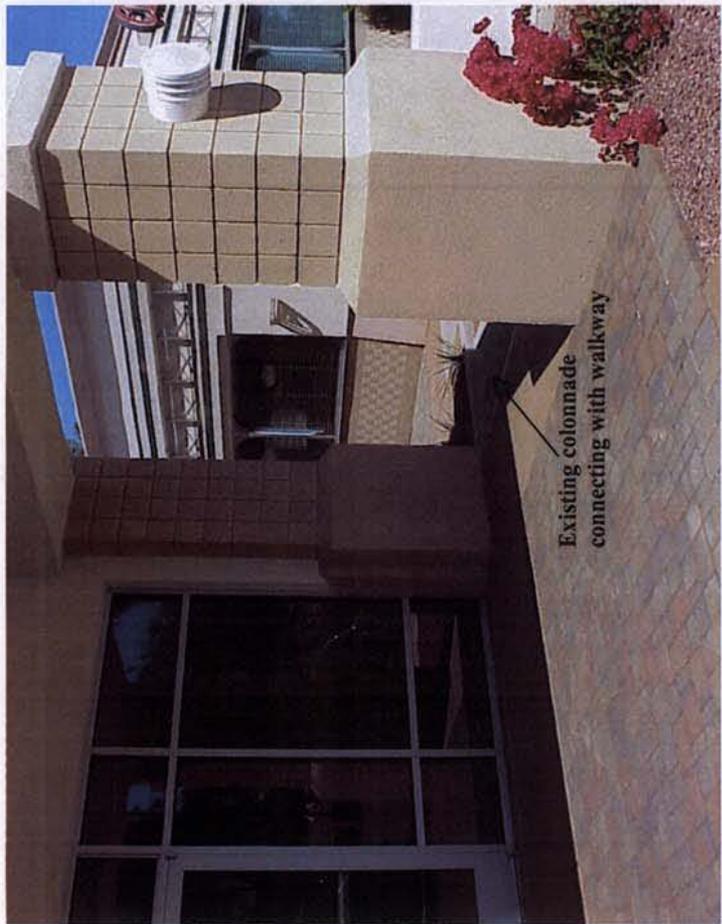




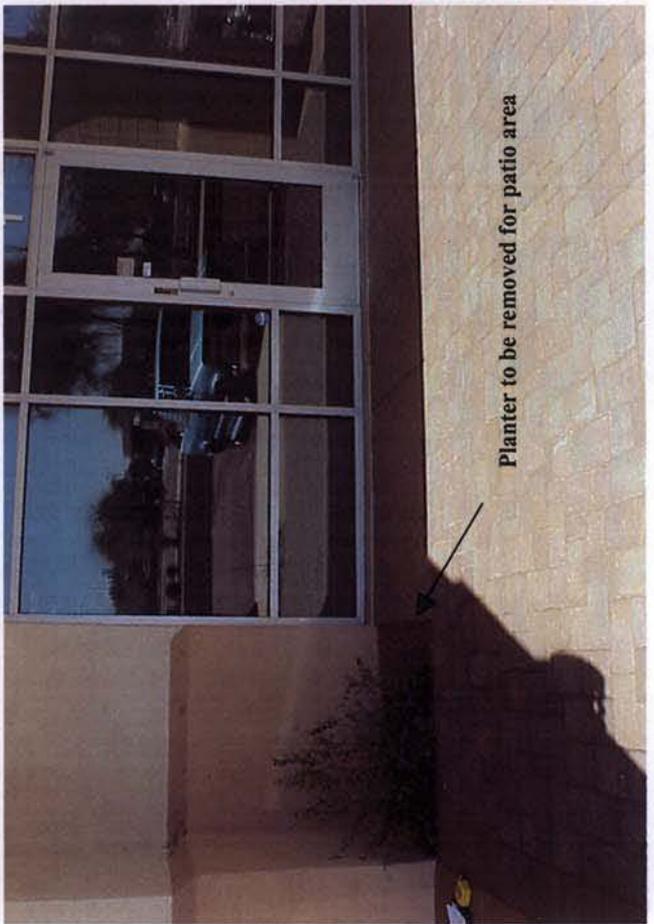
Area of new walkway connecting north to common seating area



New walkway going here



Existing colonnade connecting with walkway



Planter to be removed for patio area

**Planters in common pedestrian seating area
missing plants**

