

#35
AUG 28 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-161**

DATE: AUGUST 11, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, ACTING PLANNING MANAGER *John for KMT*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: UP08-0036 CROSSWOODS INDOOR GOLF

Request: Use Permit approval to sell and serve beer and wine within a new restaurant/golf entertainment center (Series 7 Liquor License)

Location: 6170 W. Chandler Boulevard, Suite 1
 Northwest corner of Kyrene Road and Chandler Boulevard

Applicant: Crosswoods Indoor Golf LLC, Brant Baker

RECOMMENDATION

The request is for Use Permit approval to sell and serve beer & wine as permitted under a Series 7 Beer & Wine Bar License within a restaurant and golf entertainment center. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject business will occupy approximately 8,000 square feet of suite space within a multi-tenant building at 6170 W. Chandler Boulevard, part of the Chandler Business Center at the northwest corner of Kyrene Road and Chandler Boulevard. The center includes a variety of other retail uses along the arterial streets with one building located farther back from Chandler Boulevard that allows light industrial (I-1) and showroom uses. A truck rental business and an industrial park surround the center to the north and west. The nearest residential use is approximately 1,000 feet away across Kyrene Road.

The business, which has another location in Gilbert, combines golf simulation entertainment with a full-service restaurant. The floor layout involves eight booths with a tee box and video simulation screen in each, plus a table for eating located behind each tee box. There is also a small bar located near the check-in area. There is no live music or dancing, and no outdoor patio. The business caters to leagues, business outings, parties, and walk-in customers. Hours of operation are 9 a.m. to 10 p.m. Monday through Thursday, 8 a.m. to 11 p.m. on Fridays and Saturdays, and 8 a.m. to 8 p.m. on Sundays, with slightly shorter hours during the non-summer season.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has not responded with any issues or concerns.
- A neighborhood meeting was held August 4, 2008 at the Chandler Sunset Branch Library. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition regarding this proposal.

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 Planned Area Development (PAD) zoning, recommend approval of UP08-0036 CROSSWOODS INDOOR GOLF subject to the following conditions:

1. Substantial conformance with approved exhibits (Site Plan, Floor Plan, Narrative) except as modified by condition herein.
2. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other location.
4. No alcohol shall be carried outside of the building into the parking lot or off-premises. Also, the sale of "To Go" packaged liquor is prohibited.
5. The areas adjacent to the business entrances shall be maintained in a clean and orderly manner.
6. The Use Permit is granted for a Series 7 liquor license only, and any change of license shall require reapplication and new Use Permit approval.

CC MEMO 08-161

August 11, 2008

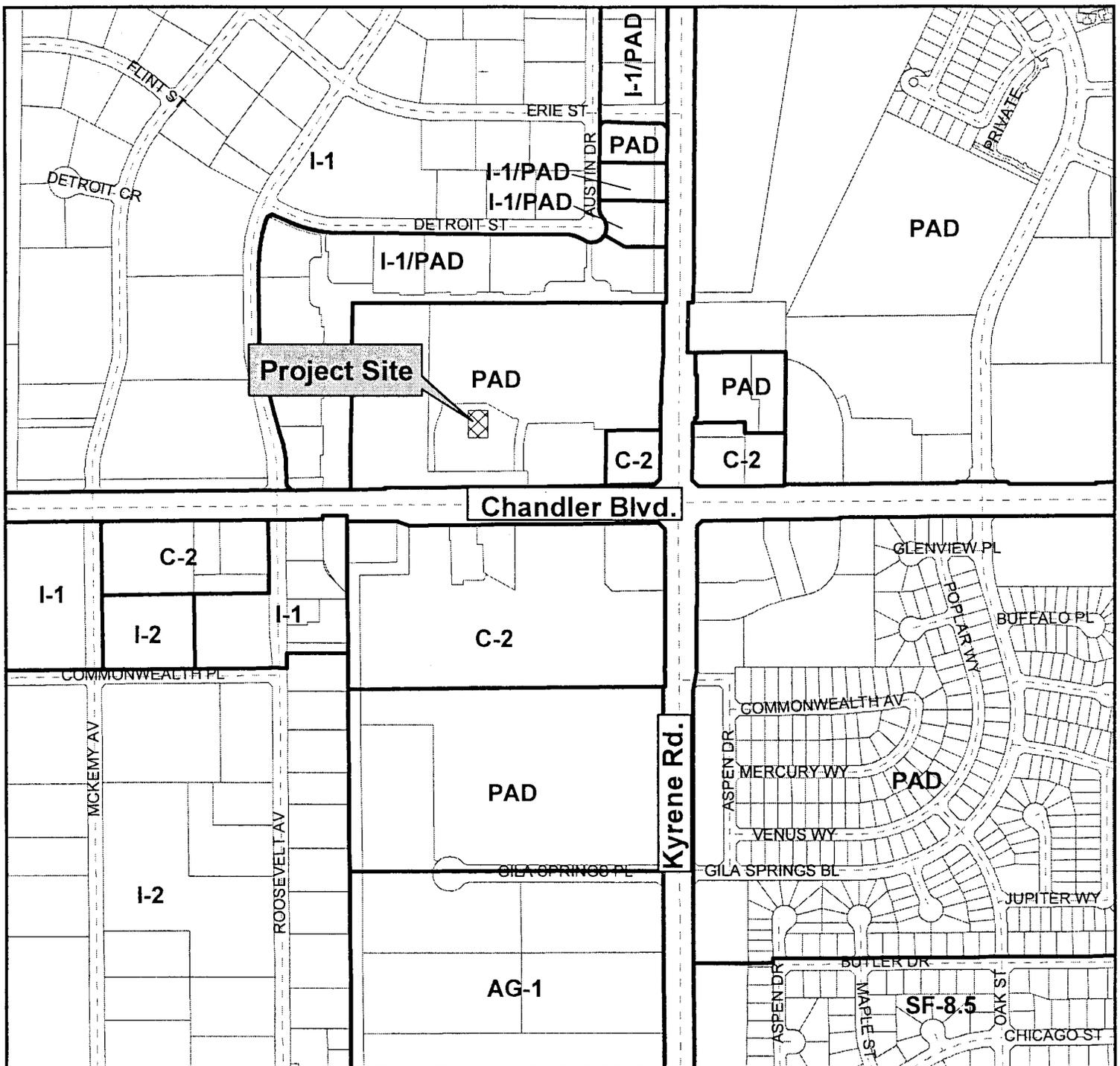
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PROPOSED MOTION

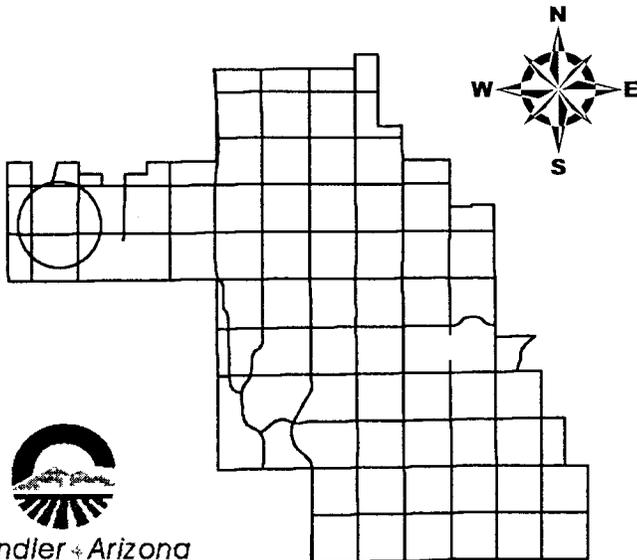
Move to approve UP08-0036 CROSSWOODS INDOOR GOLF Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



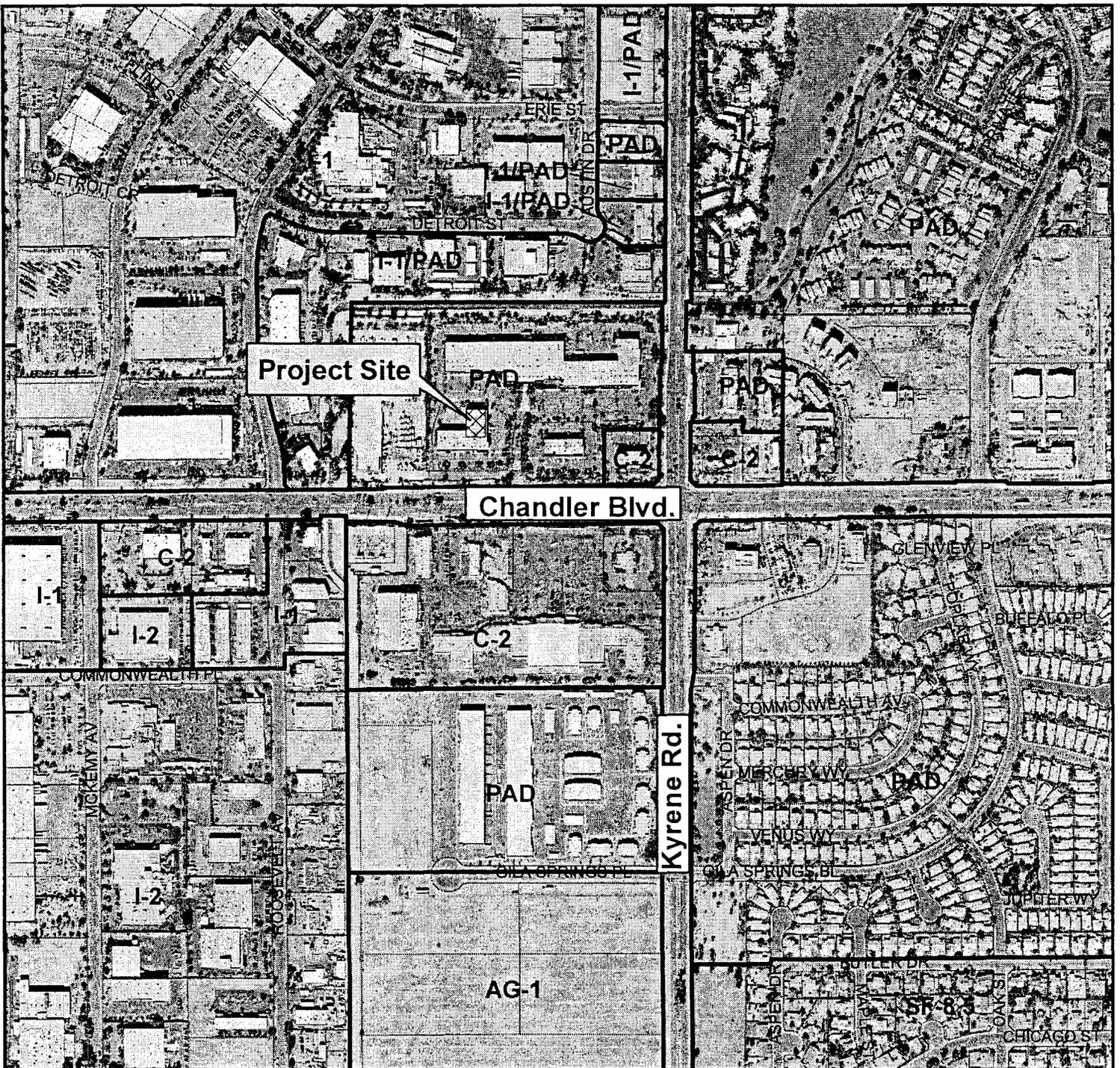
Vicinity Map



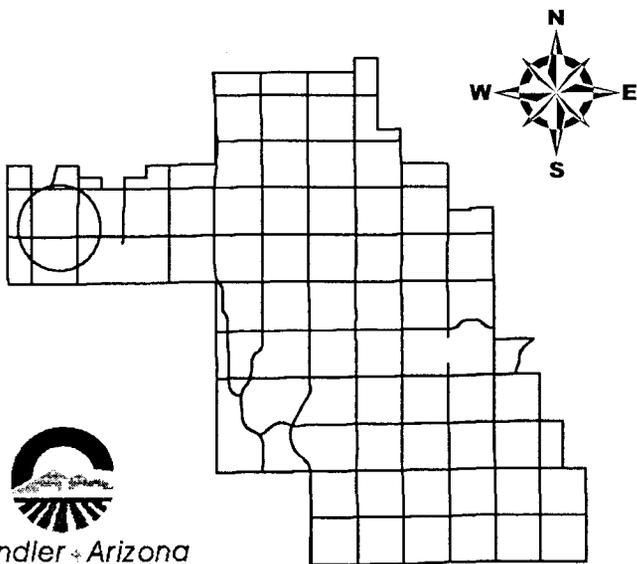
UP08-0036

**Crossroads Indoor Golf Center
Liquor Use Permit**





Vicinity Map



UP08-0036

**Crossroads Indoor Golf Center
Liquor Use Permit**

Chandler Liquor Use Permit
Written Narrative
Crosswoods Indoor Golf

Contact Information:

Brant D. Baker, Partner/CFO
5222 E Baseline Rd, Suite 110
Gilbert AZ 85234
480-654-4653 (o)
480-458-7628 (c)

Crosswoods Indoor Golf LLC is in the process of opening it's second location at 6170 W Chandler Blvd (suite number yet to be determined), Chandler, 85226. This location is part of Building 2 in the Chandler Business Center (Assessor's Parcel 301-68-958).

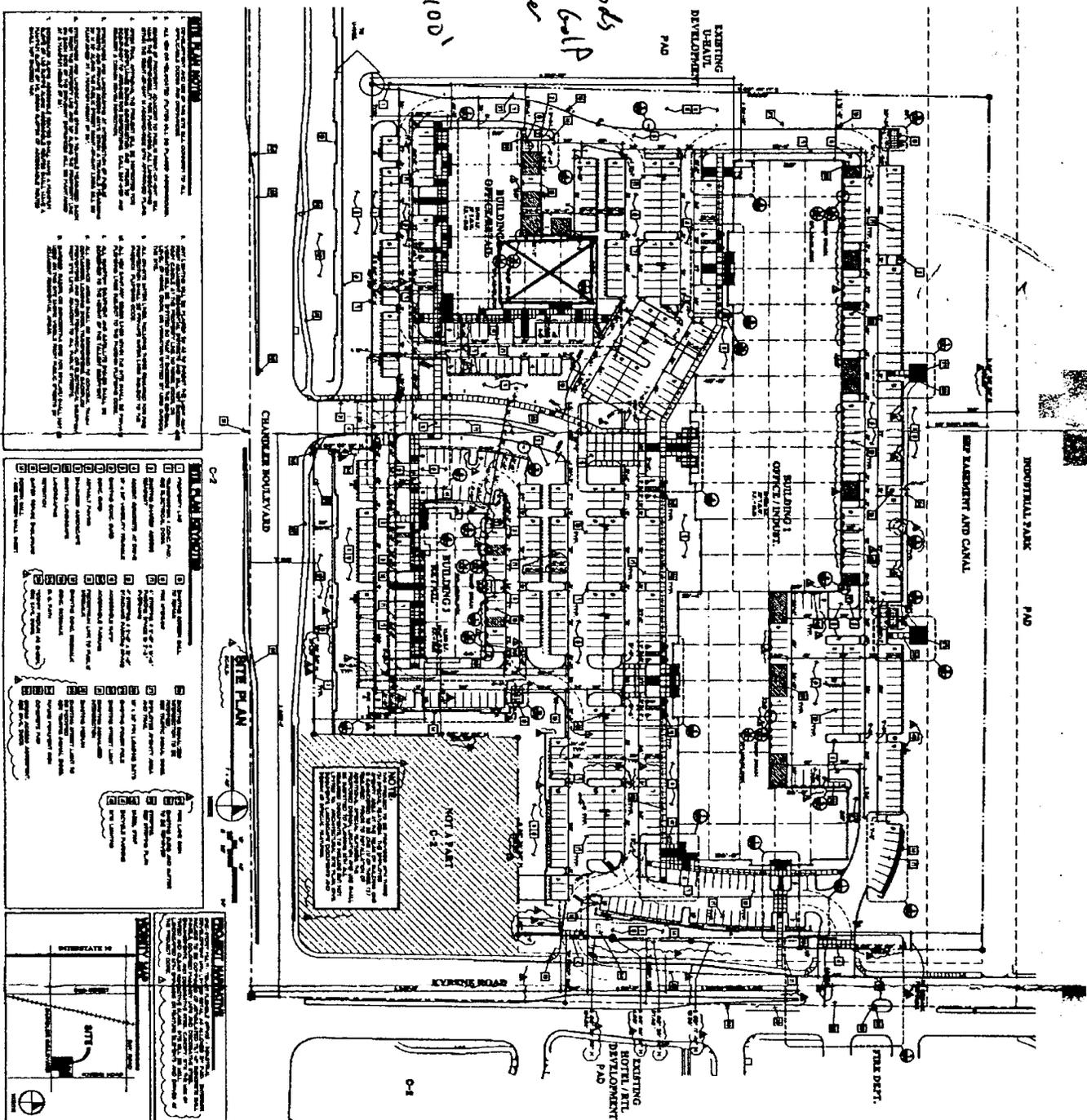
Crosswoods Indoor Golf Centers are primarily golf entertainment venues, not bars. We are applying for a Class 7 liquor license for the Chandler location, identical to what we have in our Gilbert location. We serve approximately 8 beers on tap, another 6-8 in bottles, wine, and various specialty drinks that fall under the Class 7 permit such as Mojitos and wine coolers.

Our normal hours of operation are Monday-Thursday 9:00am-10:00pm, Friday-Saturday 9:00am-11:00pm, and Sunday 12:00pm-8:00pm. In the summer (June-August) we extend our hours slightly, opening at 8:00am Friday-Sunday.

A typical staff includes a manager and one to three servers, depending on time of day and season. In addition to the eight golf simulators at this location there will be two or three large screen TVs and background music (not live). This unit will be 8,000 square feet and our total seating for normal operations is for approximately 40 patrons (all indoors: no patio).

We anticipate tenant improvements that will include making the space suitable for the eight simulators, plus the installation of a small check in and bar area, a small kitchen (ovenable food only, no grill), and a small retail area. See menu attached.

Cross woods
In door Golf
Center
approx
80' x 100'

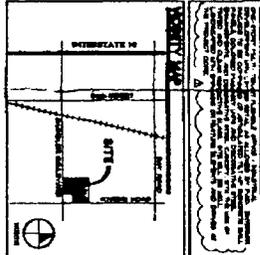


NOT A PART

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER SPECIFICATIONS FOR THE CONSTRUCTION OF THE CHANDLER BUSINESS CENTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

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SITE PLAN

NOT A PART

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CHANDLER BUSINESS CENTER
N.W.C. OF CHANDLER BOULEVARD AND KYRENE ROAD
CHANDLER, ARIZONA

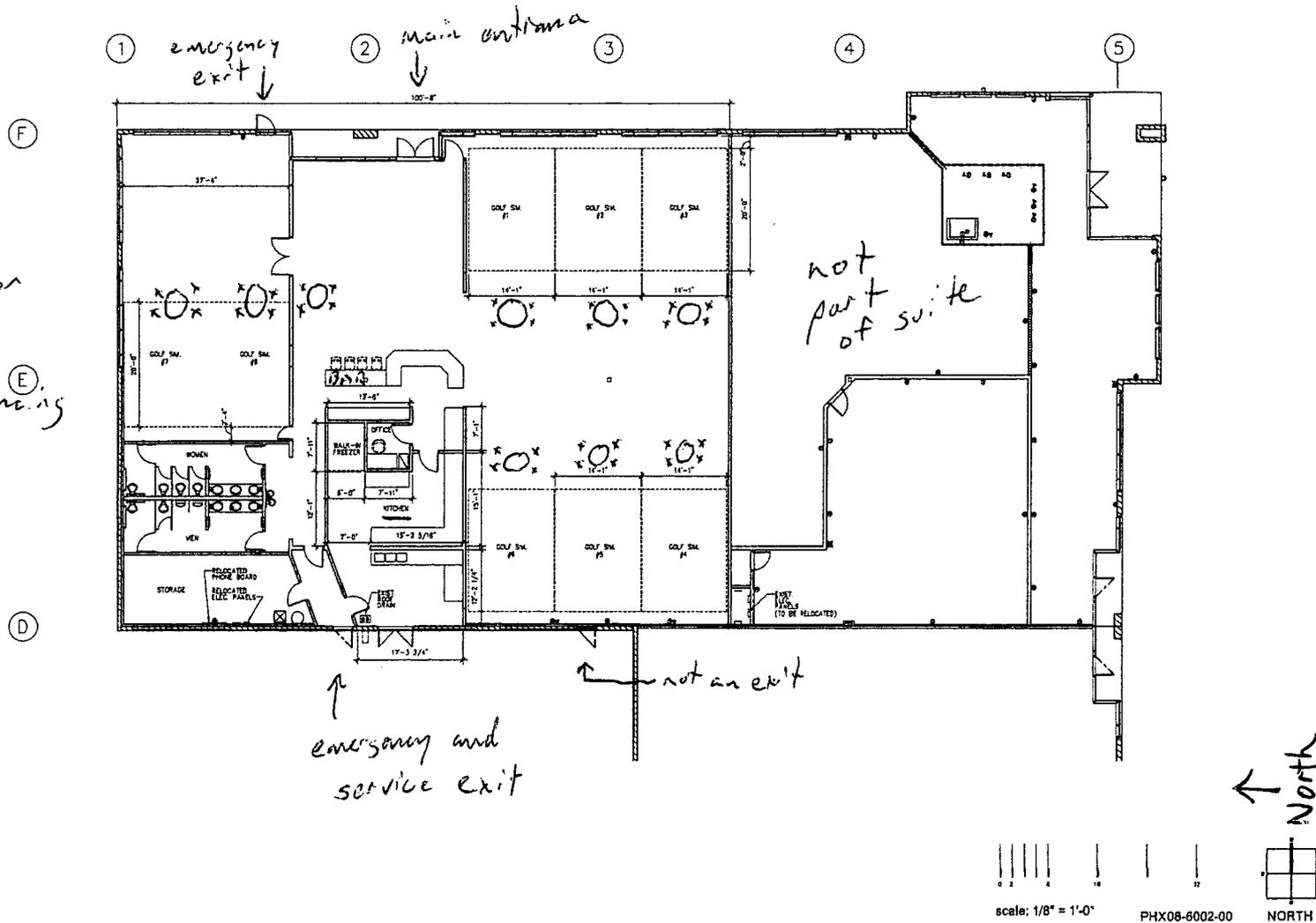
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AO.1

- No exterior patios or dining areas
 - no pool tables or dancing

○ = table
 x = chair



Conceptual Space Plan

scheme 2
 03.12.08

Cross Woods Indoor Golf Center
 Chandler, Arizona

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 Architecture
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 Interiors
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Appetizers

Basket of French Fries	\$ 2.95
Cheese Fries	\$ 3.95
Chili Cheese Fries	\$ 4.95
Basket of Onion Rings	\$ 4.95
Nachos jalapenos optional	\$ 3.95
Chicken Wings 6 wings	\$ 4.95
Mild - Hot - Spicy BBQ - Teriyaki 12 wings	\$ 6.95

Pizzas

	12 inch
Cheese	\$ 7.95
Pepperoni	\$ 8.75
Sausage	\$ 8.75
Ham	\$ 8.75
Pepperoni / Sausage Combo	\$ 9.50
Hawaiian - Ham & Pineapple	\$ 9.50

Burgers & Sandwiches

All Burgers and Sandwiches served with French Fries.

Substitute Onion Rings for 50¢. Add Cheese to any Sandwich for 50¢

The 1/3 lb CrossWoods Burger	\$ 5.95
A Classic favorite served with Lettuce & Tomato	
The Double CrossWoods Burger	\$ 7.45
Same as the single... just bigger!	
BBQ Western Burger	\$ 6.45
Topped with Sweet BBQ sauce and Onion rings	
Hawaiian Burger	\$ 6.45
Smothered in Teriyaki sauce and pineapple	
Spicy Pepper Burger	\$ 6.45
Cayenne Pepper Sauce, Pepper flakes and Jalapenos.	
Available with Nacho Cheese	
Chili Cheese Burger	\$ 6.95
Burger piled high with zesty chili and cheese!	

Chicken Breast Sandwich	\$ 6.95
Choice of Honey Mustard or Teriyaki	
Hot Ham & Cheese Stack	\$ 5.95
Layers of delicious Ham & Cheese with a touch of Dijon Mustard & mayonnaise	
Chicken Tender Basket	\$ 6.45
Choice of Ranch, Bleu Cheese, Teriyaki	
BBQ, Honey Mustard or Cayenne Pepper Sauce	
Jumbo 1/4 lb Hot Dog	\$ 4.95
Hebrew National...enough said	
Jumbo Chili Dog	\$ 5.95
Topped with zesty chili	
BBQ Pork Sandwich	\$ 6.95
Pulled Pork with Sweet or Spicy BBQ sauce	

Beverages

Fountain Drinks	\$ 1.85
Pepsi - Diet Pepsi - Dr. Pepper -	
Diet Dr. Pepper - Rasp. Iced Tea -	
Mountain Dew - Sierra Mist - Lemonade	
Canned Specialty Drinks	
Arnold Palmer - Monster	\$ 2.78

Bottled Soft Drinks	
Aquafina Water	\$ 1.39
Aquafina Alive - Berry Pomegranate, Peach	\$ 1.85
Gatorade - 20 oz	\$ 1.85
Lemon Lime - Fruit Punch	
Blue Raspberry - Orange - Fierce Grape	

Beer & Wine

Domestic: Bud Light - Coors Light - Miller Lite	Pint \$ 3.50	Pitcher \$ 10.50
Imports/Microbrews/Specials: (subject to change)	Pint \$ 4.00	Pitcher \$ 12.50
Amber Bock - Blue Moon - Red Hook - Steam Engine Lager - Sun Dog		
Bottled Beers & Malt Beverages: (subject to change)	Domestic: \$ 3.00	Specialty: \$ 3.75
Amstel Light - Bacardi Silver Raz - Bacardi Pomegranate -		
Budweiser - Corona - Bass Pale Ale - Heineken - Michelob Ultra -		
Guinness - Moosedrool - Pacifico - Red Stripe - Smirnoff Ice		
Wine:		Glass \$ 3.50
Chardonnay - Pinot Grigio - White Zinfandel - Merlot		

19th Hole Draft Daily Special

4pm—6pm Weekday Domestic Draft Pints for only \$2

State & Local Taxes are not included in prices