

#39

SEP 11 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-155**

**DATE:**            AUGUST 21, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                         JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR  
                         KEVIN MAYO, ACTING PLANNING MANAGER

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

**SUBJECT:**        UP08-0040 MCDUFFY'S GRILLE

**Request:**            Approval of a time extension for a liquor Use Permit to sell liquor (Series 12 Restaurant License) for on-premise consumption indoors and within an outdoor patio at an existing restaurant within the Monterey Vista Village commercial retail center

**Location:**            980 East Pecos Road, northwest corner of Pecos and McQueen Roads

**Applicant:**            Roger Egan for McDuffy's Grille

**RECOMMENDATION**

The application requests a time extension for a liquor Use Permit to sell liquor (Series 12 Restaurant License) in an existing restaurant located in east Chandler. The restaurant has indoor and outdoor dining areas with liquor sales. Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval.

**BACKGROUND**

A liquor Use Permit was approved for a Series 12 license in July 2007 with a one-year time limit. 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 derives at least forty (40) percent of its gross revenue from the sale of food.

The restaurant is located within the Monterey Vista Village commercial retail center at the northwest corner of McQueen and Pecos Roads. The application requests a time extension to

continue under a Series 12 liquor license for the sale and consumption of liquor indoors and within an outdoor dining area. The restaurant's hours of operation are seven days a week 11:00 a.m. to closing, which varies between 12 a.m. and 2 a.m. depending on weekends and weekdays.

The tenant space is approximately 4,146 square feet in size with a patio area of 1,873 square feet in size. The total seating capacity of the restaurant is approximately 100 seats indoors and 100 seats outdoors on the patio. A pool table has been added to the outside patio dining area. There is no representation of live entertainment, game rooms, dance floor, stage, and the like. Staff has added a condition prohibiting entertainment activities. There are plasma and LCD screen televisions indoors and outside for the patio. The patio includes ceiling fans and strip heaters mounted to the canopy cover.

The patio is located on the restaurant's south side. The patio is accessed from the restaurant's dining area. A 6'6" sidewalk is maintained adjacent to the patio and the adjacent retail building for pedestrian access. The patio provides appropriate passing space for pedestrians to access the commercial center. The patio is cordoned off with decorative black, wrought iron rail fencing on top of a low wall.

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

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 5, 2008. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- Staff received a phone call from a resident east of McQueen Road concerned with live bands and karaoke noise coming from the restaurant. The business conveyed there is no live music or karaoke at this establishment and is in agreement with a zoning condition ensuring this activity does not occur.

#### **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 UP08-0040 MCDUFFY'S GRILLE Use Permit, 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 landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. The site and patio shall be maintained in a clean and orderly manner.
8. Entertainment activities indoors and outdoors including live music such as bands, individual performers, and karaoke, disc jockey's, speakers emitting music, and the like are not permitted.

**PROPOSED MOTION**

Move to approve Use Permit case UP08-0040 MCDUFFY'S GRILLE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

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

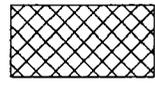
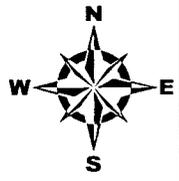
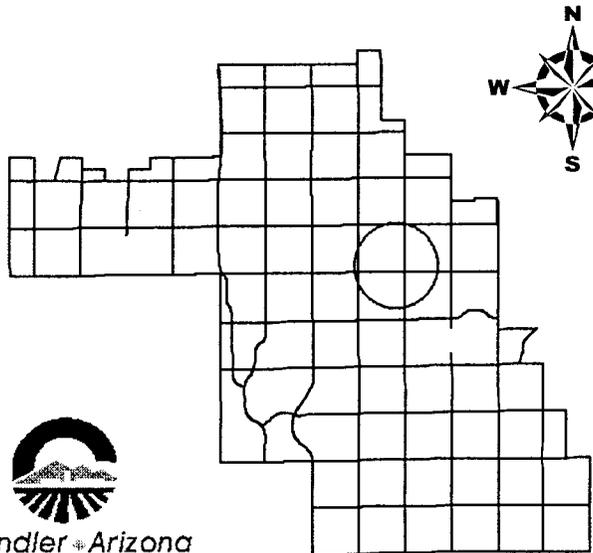


**Project Site**

**Pecos Rd.**

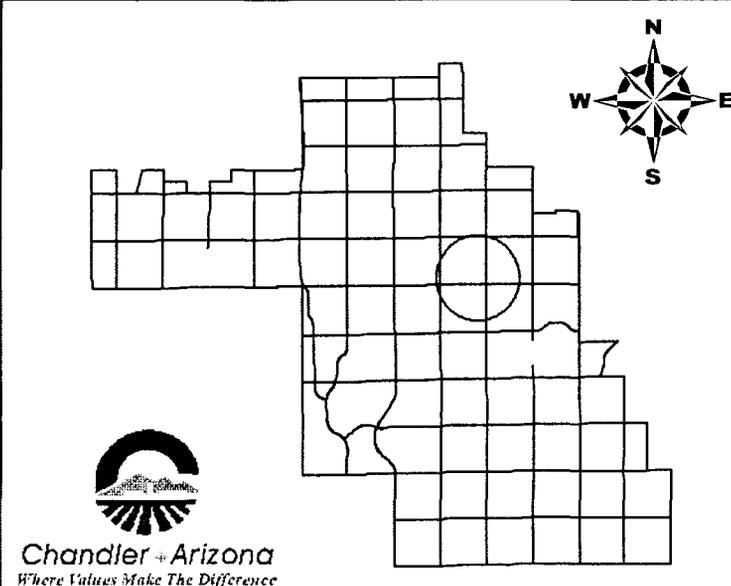
**McQueen Rd.**

**Vicinity Map**



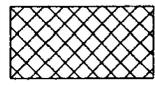
**UP08-0040**

**McDuffy's Grille  
Liquor Use Permit**



  
**Chandler Arizona**  
*Where Values Make The Difference*

## Vicinity Map



**UP08-0040**

**McDuffy's Grille  
Liquor Use Permit**



June 27, 2008

City of Chandler  
Planning & Development Department  
215 E. Buffalo St.  
Chandler, Arizona 85225

Re: Renewal of McDuffey's Grille Use Permit and Liquor License

Narrative:

McDuffey's Grille located at 980 E. Pecos Rd., Chandler, Arizona 85225 located within the Monterey Vista Village Commercial Center is requesting from the City of Chandler a renewal of its Series 12 City Liquor License.

McDuffey's Grille, located at the above address has been operating as a neighborhood grille and lounge since opening October 9, 2007. The business has 100 seats indoors and 98 seats on its patio (see note 1).

McDuffey's Grille serves a full service casual dining menu within a comfortable contemporary neighborhood setting. It is a place where friends and family gather for get togethers. McDuffey's Grille also sponsors many events and groups from the surrounding High Schools and youth activity leagues. McDuffey's Grille is a member of the Chandler Chamber of Commerce.

McDuffey's patio is secured with a contemporary steel railing and is filled with booths and tables designed for dining. There are several TV's for viewing sporting events as well as a single pool table for social activities.

McDuffey's Grille completed a voluntary liquor audit for the State Liquor Department (10.0.07 – 2.29.08) and the results indicated McDuffey's Grille food/alcohol sales percentages register well within the State Liquor Department requirements for a restaurant.

The owners of McDuffey's Grille who operate this business have gradually built the restaurants business over the preceding eight months. McDuffey's Grille provides a wonderful addition to the dining and social amenities of this Chandler neighborhood. McDuffey's Grille is open seven days a week and stays open until mid-evening on weekdays and normally until 1-2 am on Friday and Saturday evenings.



**Note 1.** McDuffey's Grille is approximately 4000 sq ft inside and 1800 sq ft on its patio. The interior of McDuffey's is nonsmoking while smoking is permitted on the patio. Air curtains are provided over the window openings between the interior of the building and the patio. The patio has its appropriate emergency exits, but is accessible only through the inside of McDuffey's Grille and fulfils all the City and State liquor control issues. The patio is licensed through the State Liquor Control Board to serve alcoholic beverages on the patio.

Thank you for your prompt attention and consideration. Should you have any questions or need additional information please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Hopman", written over a vertical line.

Scott Hopman  
McDuffey's Grille  
480.695.3700







**BLACK HOOK  
INCORPORATED**  
700 E. KIDDE AVE. 1-C  
PHOENIX, AZ 85046  
Phone: (602) 438-1000  
Fax: (602) 438-1000

1 NEW TRUMP PROJECT FOR  
**MCDUFFY'S RESTAURANT**  
8008 RD. + MCKEEN RD. BLDG. D-1-SUITE D8  
CHANDLER, ARIZONA

RESTAURANT ELEVATION



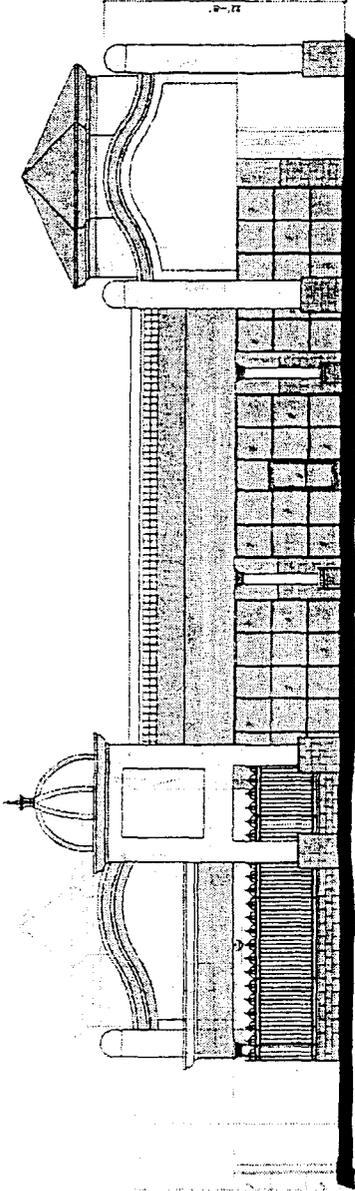
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DATE: 11/11/06

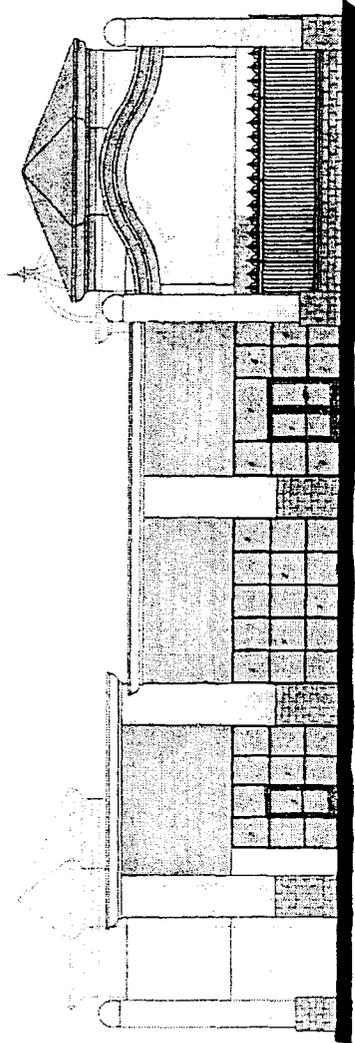
BY: [Signature]

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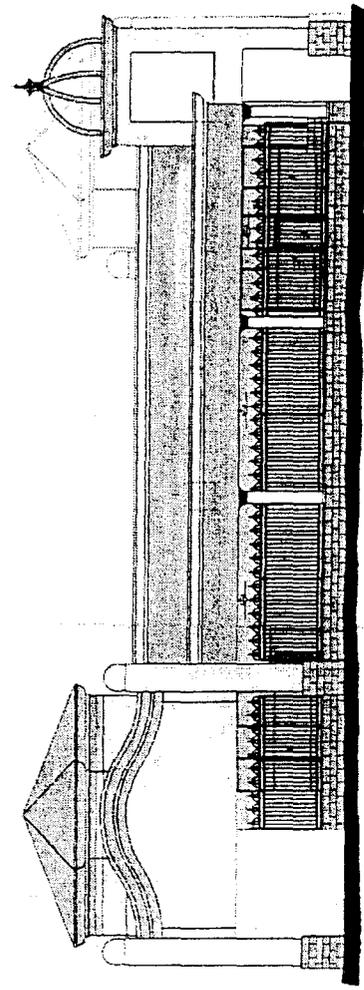
A-6



1 EAST ELEVATION  
SCALE: 3/8" = 1'-0"



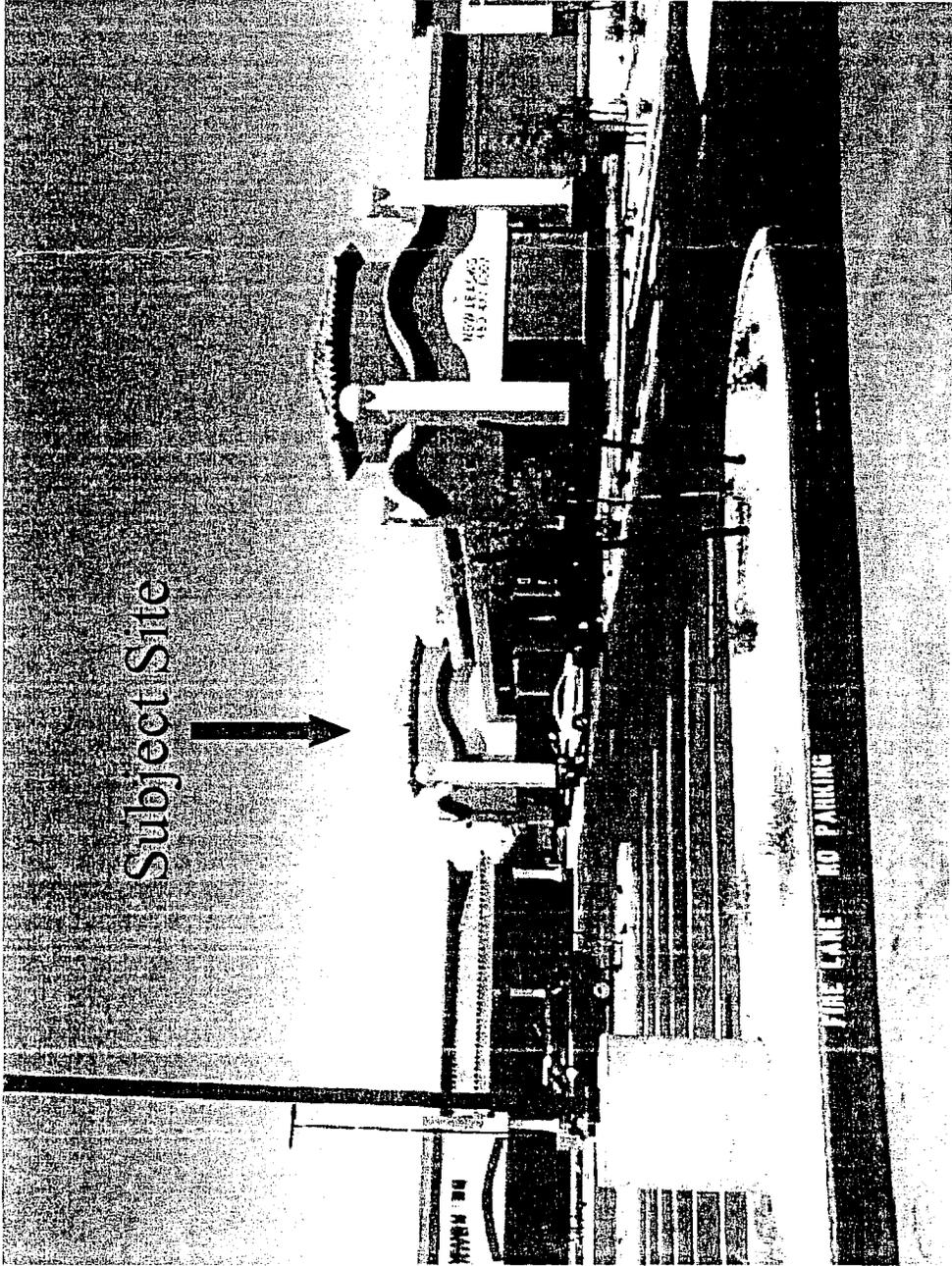
2 WEST ELEVATION  
SCALE: 3/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



UMBRELLA & TABLE DOES NOT  
BELONG TO McDUFFY'S



Subject Site



The logo for McDuffys Grille is centered within a dark, horizontally-oriented oval. The text "McDuffys" is written in a large, bold, white serif font, with a small white five-pointed star positioned above the letter 'y'. Below "McDuffys", the word "GRILLE" is written in a smaller, white, all-caps sans-serif font with wide letter spacing.

**McDuffys** ★  
GRILLE

[MCDUFFYS.COM](http://MCDUFFYS.COM)



### Lunch Specials

Served Monday - Friday 11AM to 3PM

#### Soup and a Green Salad

A bowl of our daily soup or chicken tortilla soup served with a house green salad...6.49

#### McDuffy's Lunch Size Fried Chicken Salad

Fried chicken bites, mushrooms, red onions, shredded cheddar and jack cheese with crumbled honey cured bacon...6.49

#### Turkey, Bacon and Avocado Half Wrap

Smoked turkey, honey cured bacon, swiss cheese, lettuce, tomato, avocado with cilantro lime mayo and sweet tropical salsa. Wrapped in a sun dried tomato tortilla with your choice of side...6.49

#### Fish Tacos

Two soft flour or corn tortillas filled with grilled tilapia, cabbage, and red onions...6.49

#### Tacos

Two soft flour or corn tortillas filled with meat, cheese and homemade salsa. Your choice of chicken, beef or green chili pork...5.49

#### Sonoran Cheese Crisp

Black olives, green onions, diced tomato, jalapenos and cheddar cheese...5.49

#### Cheese and Veggie Quesadilla

A folded flour tortilla with Black olives, green onions, diced tomato, green chiles and cheddar cheese...5.49

#### Three Sliders

Burger sliders topped with grilled onions and roasted red pepper mayo...5.49

### Weekly Specials

#### Saturday and Sunday ALL Day

#### Home Made Sticky Buns and Coffee

"While They Last"...4.99

#### Friday ALL Day

#### McDuffy's Famous Fish Fry

Beer battered, fresh breaded cod, served with kinkle cut fries...8.99

#### Saturday ALL Day

#### McDuffy's Fajitas

Served with rice, beans, lettuce, guacamole, Pico De Gallo and flour tortillas. Your choice of chicken, beef, or combo...9.99...14.99 for two

### Beverages

#### Soft Drinks by Pepsi with Free Refills

Pepsi, Diet Pepsi, Mug Root Beer, Dr Pepper, Diet Dr Pepper, Mountain Dew, Sierra Mist, Lipton Brisk Raspberry Iced Tea, Tropicana Lemonade, Orange Soda

Juices Orange, cranberry, apple, grapefruit, or pineapple.

Coffee Boyd's Island Mist Iced Tea

Energy Drink

Bottled Sparkling and Still Water

**"Live Large"**  
**Happy Hour Specials...4.99**  
**Monday - Friday 4PM to 6:30PM**

#### McDuffy's Chip Trio

Crisp tortilla chips served with guacamole, chili con queso and salsa

#### Three sliders

Burger sliders topped with grilled onions and roasted red pepper mayo.

#### Mini Corn Dogs

Small hot dogs wrapped in corn bread and deep fried.

#### McDuffy's Chicken Bites

Breaded chicken bites, served with 3 dipping sauces, ranch, honey chipotle and sweet tropical.

#### Chicken Taquitos

Small hand rolled corn tortillas filled with shredded seasoned chicken and covered with a spicy avocado sauce over a bed of lettuce.

#### Large Cheese Crisp

Served with homemade salsa.

#### Cheese Quesadilla

A folded flour tortilla filled with shredded jack and cheddar cheeses. Served with salsa and sour cream.

#### Baja Shrimp Martini

Tasty combination of Mexican shrimp, fresh avocado, cucumber, onion, tomato and cilantro salsa with a lime wedge.

**Happy Hour Cocktails**  
**Monday - Friday 4PM to 6:30PM**

**Reverse Happy Hour**  
**Nightly 10PM to 1AM**

Enjoy McDuffy's Grille selection of specialty martinis, highball cocktails, premium wine by the glass and draft beer all at happy hour prices.

**McDuffy's Award Winning Buffalo Wings** Mild, medium, hot sauce or honey chipotle served with celery and ranch... (10)...8.99 (20)...16.99 (30)...23.99 Add 5 wings to any meal...4.99  
Blue cheese dressing... .50

**McDuffy's Chicken Bites** Breaded chicken bites, served with 3 dipping sauces, ranch, honey chipotle and sweet tropical...7.99 Tossed in buffalo sauce .99 With fries add...1.49

**McDuffy's Sliders** Burger sliders topped with grilled onions and roasted red pepper mayo.  
(2)...3.95 (4)...7.50 (6)...11.25 With fries or onion rings add...1.49

**Calamari** Lightly dusted calamari served with cocktail and ramoulade sauce for dipping...8.95

**Spinach Artichoke Dip** A delicious blend of spinach, artichoke hearts, pepper jack cheese, cream cheese and sour cream. Served with crisp tortilla chips...8.99

**Mini Corn Dogs** Small hot dogs wrapped in corn bread and crispy fried...5.99

**Stack of Onion Rings** Large stack of breaded onion rings served with ranch and sweet tropical dipping sauce...6.99

**Golden Fries** McDuffy's famous crinkle cut fries...3.99 With cheese sauce add...1.49

**McDuffy's Chip Trio** Crisp tortilla chips served with guacamole, chili con queso and homemade salsa...7.99

**Large Cheese Crisps** Served with homemade salsa. With Guacamole add...1.49  
Cheese...Shredded mozzarella and cheddar mix...5.99

Sonoran...Black olives, green onions, diced tomato, jalapenos and cheddar cheese...6.99

Chicken Caliente...Chipotle BBQ chicken, red onions and ripe tomatoes...8.99

Margarita...Artichoke hearts, spinach, garlic and mozzarella cheese...8.99

**Baja Shrimp Martini** A tasty combination of Mexican shrimp, fresh avocado, cucumber, onion, tomato and cilantro salsa with a lime wedge...8.95

**Chicken Quesadilla** A folded flour tortilla filled with seasoned shredded chicken, cheese, diced tomato, black olives, green onions and diced green chiles. Served with homemade salsa and sour cream...7.99  
Without chicken...6.99

**Chicken Taquitos** Small hand rolled corn tortillas filled with shredded seasoned chicken and covered with a spicy avocado sauce over a bed of lettuce...7.99

**McDuffy's Nachos** Crisp tortilla chips loaded with tomatoes, black olives, and jalapenos, covered with cheese sauce. Served with homemade salsa and sour cream...7.99  
With shredded Chicken, beef or green chili pork add...1.99

**McDuffy's Combo** Choose from Chicken Bites(4), Chili Con Queso, Mini Corn Dogs, Onion Rings(6), Calamari, Buffalo Wings(4), Sliders(2), Cheese Crisp, Taquitos(4)

4 items...14.99 5 Items...17.99 6 Items...21.99

**Sandwiches served with your choice of side-French fries, Mac and cheese or cottage cheese.**  
Substitute green salad add...1.49

**Philly Sandwich** Mounds of thinly sliced roast beef or chicken breast smothered with grilled onions, fresh mushrooms and bell peppers. Topped with melted mozzarella cheese, on a hoagie roll...9.89

**French Dip** Thinly sliced roast beef piled high on a hoagie roll with au jus...8.69  
Add mozzarella cheese... .65 Horseradish served upon request.

**McDuffy's Famous Grilled Club House** A McDuffy's classic made with smoked turkey, ham, honey cured bacon, cheddar, Swiss, lettuce, tomato and mayo, on your choice of whole wheat or sourdough...10.99

**Turkey, Bacon and Avocado Wrap** Smoked turkey, honey cured bacon, Swiss, lettuce, tomato, avocado with cilantro lime mayo and sweet tropical sauce, wrapped in a sun dried tomato tortilla...8.99

**Grilled Bacon, Lettuce, & Tomato** Honey cured bacon, lettuce and tomato on your choice of whole wheat or sourdough...7.99 Add avocado...1.25 Add cheese... .65

**Grilled Portobello Wrap** Grilled marinated Portobello mushrooms, tomatoes, roasted red pepper, spinach, red onion, and Mozzarella cheese, wrapped in a sun dried tomato tortilla...9.69

**Charbroiled Burgers & Chicken**

All burgers are 1/2 pound 100% sirloin burger, charbroiled to order with lettuce, tomatoes, red onion and pickle, served with your choice of side; French Fries, Mac and Cheese, Spanish Rice, Southwestern Beans or Cole Slaw. Substitute green salad add 1.49

**Classic Burger** 1/2 pound 100% sirloin burger charbroiled to order... 8.25  
With cheese; Sharp Cheddar, American, Swiss, Mozzarella or Pepper Jack...add .65

**Charbroiled Chicken Breast** Lightly spiced and marinated... 8.25  
With cheese; Sharp Cheddar, American, Swiss, Mozzarella or Pepper Jack...add .65

Try one of our Specialty Burgers or Chicken Breast Sandwiches ALL  9.49

**Bacon & Cheddar Burger** Topped with "honey cured" bacon and sharp cheddar cheese.

**Blue Cheese Burger** Gorgonzola blue cheese and whiskey caramelized onions.

**Philly Style Burger** Smothered in grilled onions, mushrooms, green peppers and mozzarella.

**Sou'western Burger** Our 100% sirloin burger topped with Ortega chili, guacamole, sharp cheddar and pepper jack with salsa.

**Patty Melt** Sauteed onions and Swiss cheese grilled on marble rye.

**Chipotle BBQ Style Chicken** Honey cured bacon with sharp cheddar and chipotle BBQ sauce.

**Philly Style Chicken Breast** Smothered in grilled onions, mushrooms, green peppers and mozzarella.

**Arizona Chicken** Covered with Ortega chili, guacamole, shredded cheddar and pepper jack with salsa.

**Tailgate Favorites**

**Backyard Sirloin Steak Platter** Seasoned 8 oz sirloin, tender and full of flavor, charbroiled to order and served with choice of two sides... 12.99

**Golden Brown Chicken Tenders** Southern style battered tenders with ranch, spicy tropical, and honey chipotle dipping sauce, served with french fries... 9.49 Buffalo style add... .99

**Pastrami Sandwich** Lean pastrami, sliced thin and served warm on a hoagie roll with Swiss cheese and mustard, served with slaw and choice of side... 8.49

**Pecos Mac & Cheese** Made with American, sharp cheddar, jack and pepper jack cheeses and roasted green chiles, topped with a sprinkling of crunchy breadcrumb... 7.99

**Southwestern Pulled Pork Sandwich** Marinated in southwestern spices, slow cooked and piled high on a bun, served with slaw and chipotle BBQ sauce and choice of side... 8.49

**Reuben Sandwich** Homemade corned beef, Swiss cheese, homemade sauerkraut and 1000 Island dressing on grilled marble rye bread, served with slaw and choice of side... 8.99

**Grilled Cheese from the Griddle** Texas toast double stuffed with your choice of cheese and choice of side... 6.99 Add tomatoes... .50 Add ham or bacon... .99 each

**Southwest Favorites**

**Fish Tacos** Soft flour or corn tortillas filled with grilled tilapia, cilantro and Pico De Gallo. Served with rice and beans... 8.49

**Tacos** Soft flour or corn tortillas filled with meat, cheese, cilantro and Pico De Gallo. Served with rice and beans. Your choice of chicken, shredded beef or green chili pork... 7.99 Not available a la carte

**Chimichanga** Large flour tortilla filled with meat, cheese and green chiles. Crispy fried and covered in a red or green sauce with rice and beans. Your choice of shredded chicken, beef or green chili pork... 9.69

**Enchiladas** Corn tortillas rolled with meat and cheese smothered in red or green sauce and served on a bed of lettuce with rice and beans. Your choice of shredded chicken, beef or green chili pork... 8.49

**Cheese Enchiladas**... 6.99

\*We are happy to accommodate our customers whenever possible. However, we are required by the FDA Food Code to inform you that: Consuming raw or undercooked meats, poultry, seafood, shellfish, eggs or sunnyside-up eggs may increase your risk of foodborne illness. These items include: raw oysters, raw egg Caesar salad and cooked to order hamburgers. Additional information available upon request.

Salads and Soup Selections

**All Salads Tossed in Your Choice of Dressing - Ranch, Gorgonzola blue cheese, fat free Italian, Balsamic Vinaigrette**

**House Green Salad** Mixed greens, ripe tomatoes, red onions, carrots and red cabbage. Sprinkled with farmer's cheese...4.99

**Grilled Chicken Salad** Mixed greens, ripe tomatoes, red onions, carrots and sliced almonds topped with marinated grilled chicken breast...9.99

**Arizona Salad** Mixed greens with Gorgonzola blue cheese, candied walnuts, sliced pears, and mandarin oranges...8.99 With chicken add...3.65

**McDuffy's Crispy Chicken Salad** Crispy chicken bites, mushrooms, red onions, tomato and shredded mozzarella cheese with crumbled honey cured bacon...10.99

**Southwestern Salad** Mixed greens covered with shredded chicken, beef or pork with crumbled farmers cheese, tomato, green onions, black olives, avocado, and tortilla strips. Served with home made salsa...10.99

**Chicken Caesar Salad** Crisp romaine lettuce, croutons and shaved Parmesan cheese...10.99 Without chicken...7.99

**Portobello Mushroom Salad** Mixed greens and spinach tossed with red onion, ripe tomatoes, mozzarella cheese and topped with marinated grilled Portobello mushrooms...10.99

**Soup of the Day** Chef's choice...4.45

**Chicken Tortilla Soup** Homemade soup with chicken, tomato, onions, chiles and crisp tortillas...4.95

**McDuffy's Creamy Flan** Delicious caramel covered custard...5.25

Desserts

**Cheesecake Bites** Bite size pieces of cheesecake rolled in graham cracker crust and served warm over strawberry sauce...5.25 Add a scoop of vanilla ice cream... .99

**Chocolate Volcano** Warm chocolate cake with molten chocolate sauce in the center...5.99 Add a scoop of vanilla ice cream... .99

**Ice Cream Sundae** Three scoops of vanilla ice cream topped with chocolate sauce and whipped cream...4.40

Drinks

**Soft Drinks by Pepsi (free refills)**

Pepsi, Diet Pepsi, Mug Root beer, Dr Pepper, Diet Dr Pepper, Mountain Dew, Sierra Mist, Lipton Brisk Raspberry Iced Tea, Tropicana Lemonade, Orange Soda

**Juices** Orange, Cranberry, Apple, Grapefruit, or Pineapple

**Coffee & Hot Tea**

**Island Mist Iced Tea Energy Drink Red Bull Bottled Sparkling and Still Water**

**Espresso & Cappuccino Offerings...Ask your server**

We accept Cash, Visa, Mastercard and American Express.

There is also an ATM on premise. A 18% gratuity will be added to check for parties of 8 or more.

**Gift certificates available for purchase.**

Serving raw or undercooked meat, poultry, seafood, eggs, etc. may be dangerous to your health.

To our guests with allergies; certain foods may contain ingredients that could trigger allergic reactions.

Please ask your server if you have any question.

**Thank you for visiting McDuffy's.**

980 E. Pecos Rd, Suite 5  
Chandler, Arizona 85225  
480. 966. 8200

15814 N. 83rd Ave.  
Peoria, Arizona 85382  
623. 334. 5000