

AUG 27 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-092

DATE: AUGUST 6, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: UP09-0039 LUCKY LOU'S AMERICAN GRILL

Request: Approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant within the Park at SanTan development

Location: 3245 West Ray Road, the southeast corner of Ray Road and Federal Street, west of the Loop 101 freeway

Applicant: Arizona Liquor Industry Consultants

RECOMMENDATION

The application requests approval of a liquor Use Permit as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio. The restaurant is located within the Park at SanTan office/commercial development. Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval.

BACKGROUND

The restaurant is locating in a retail shops space with the Park at SanTan across from the existing Spicy Pickle restaurant. Lucky Lou's American Grill requests approval of a Series 12 Restaurant License, which 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's hours of operation are 10 a.m. to 2 a.m. Monday through Friday, and 8 a.m. to 2 a.m. Saturday and Sunday. The restaurant space is approximately 3,262 square feet. Approximately 98 seats are indoors and 38 seats on the outdoor patio, which is on the west side of the building in an area designated for outdoor seating. The area for outdoor dining will be cordoned-off with rail fencing as required for liquor sales and consumption. The rail fencing exhibit is attached.

The restaurant proposed speakers indoors and outdoors with amplified music. There are two speakers proposed outdoors. Planning Commission and Staff are including a condition to have no amplified music outdoors after 10 p.m. due to single-family residential to the west and northwest. There is no live entertainment, pool tables, or the like represented.

Planning Commission and Staff is of the opinion the addition of speakers for amplified music in conjunction with a Series 12 Restaurant License for liquor sales and service is compatible with the area. There are no residences abutting the site. There's a single-family residential subdivision to the west and northwest of the site. Staff is not aware of any concerns or opposition to the current application request.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting is scheduled for August 3, 2009. There were no attendees at the meeting other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- Staff is not aware of any neighborhood opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (McClendon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP09-0039 LUCKY LOU'S AMERICAN GRILL 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, additional bar serving area or additional entertainment related uses shall require re-application and approval of the Use Permit.
3. The Use Permit is non-transferable to other restaurant locations.

CC Memo No. 09-092

August 6, 2009

Page 3 of 3

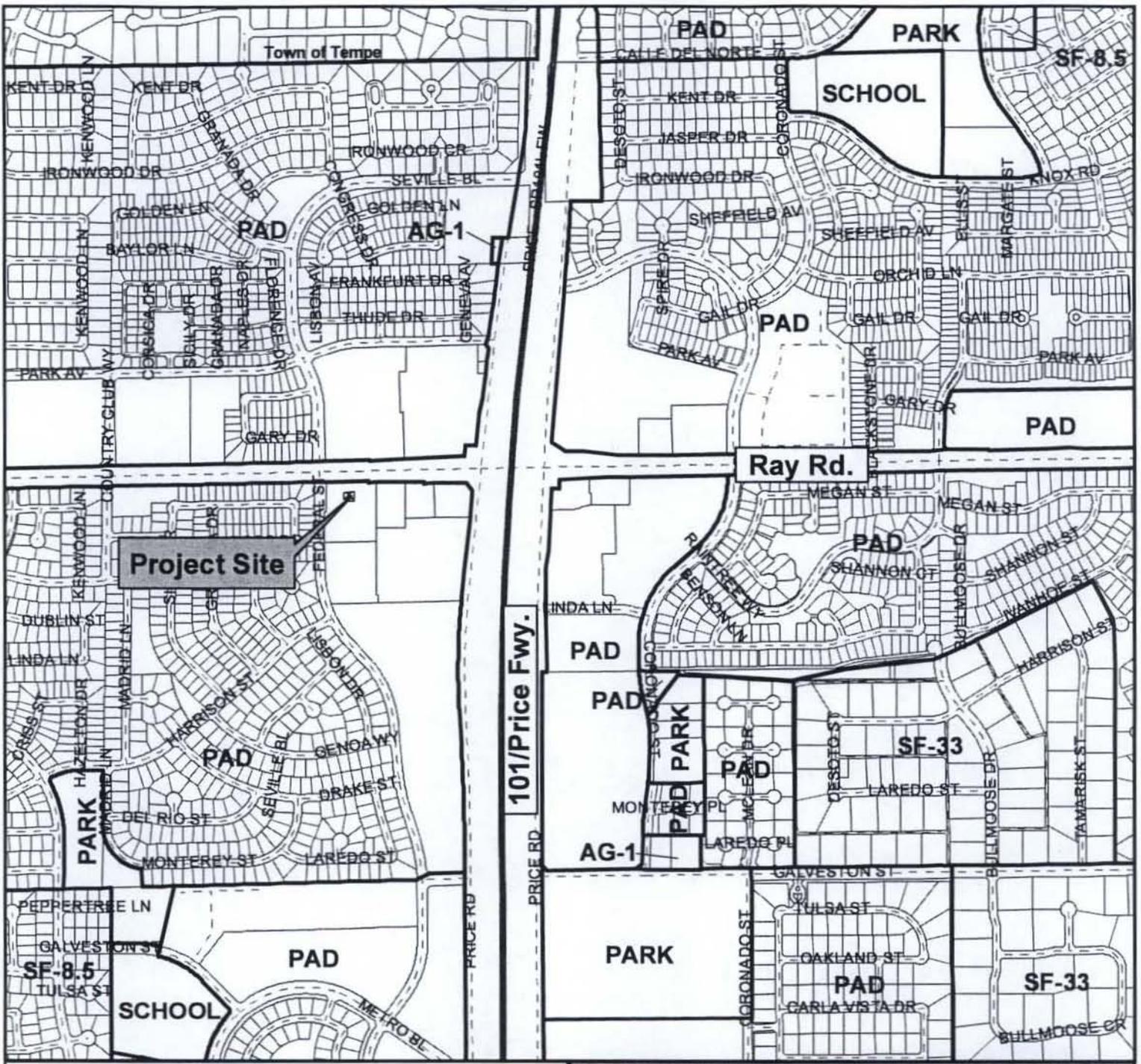
4. No noise shall be emitted so that it exceeds the general level of noise emitted by uses outside the premises of the business and as not to disturb adjacent businesses and residential areas.
5. Speakers for amplified music on the outdoor dining patio area not to occur after 10 p.m.
6. No live entertainment.
7. The site and outdoor patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Use Permit UP09-0039 LUCKY LOU'S AMERICAN GRILL, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Patio fence Detail
6. Menu



Project Site



Vicinity Map

 UP09-0039

**Lucky Lou's American Grill
Liquor Use Permit**



Vicinity Map



UP09-0039

**Lucky Lou's American Grill
Liquor Use Permit**

CITY OF CHANDLER 7/7/2009



Chandler • Arizona
Where Values Make The Difference

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Planning and Development Department
Current Planning Division
215 E. Buffalo Street
Chandler, Arizona 85225

June 30, 2009

To Whom It May Concern:

We would like to respectfully request a liquor use permit for a series 12 restaurant liquor license located at Lucky Lou's American Grill 3245 W. Ray Road Suite 7 in Chandler. It's a casual restaurant with a menu that consists of burgers, chicken, salads and appetizers.

Lucky Lou's will be located southwest corner of Loop 101 and Ray Road.

Lucky Lou's will be open 10am to 2am, Monday through Friday and 8am to 2am Saturday and Sunday. Our restaurant is 3,262 square feet on the inside and will seat 98. Our patio is 420 square feet and will seat 38. We will employ 27 full time people. The restaurant has 118 parking spaces that are shared with the other businesses. We have no live entertainment but we do have 6 – 5X10 speakers inside and 2 – 5X10 outside to amplify music. We also have 3 televisions.

Please feel free to contact us if you have any questions.

Sincerely,

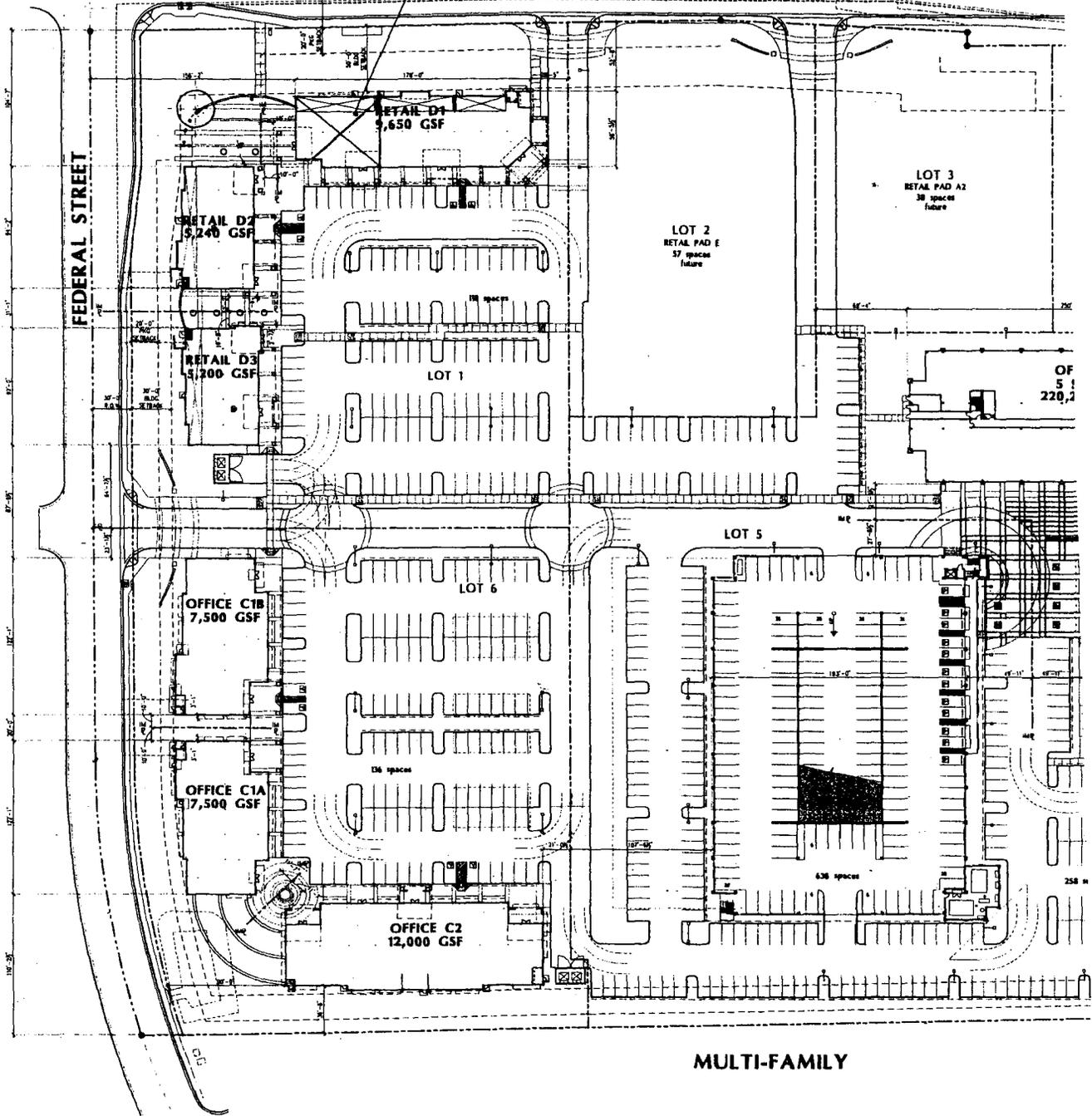
A handwritten signature in cursive script that reads "Amy Nations".

Amy Nations
AZ Liquor Industry Consultants

Project Location

RAY ROAD

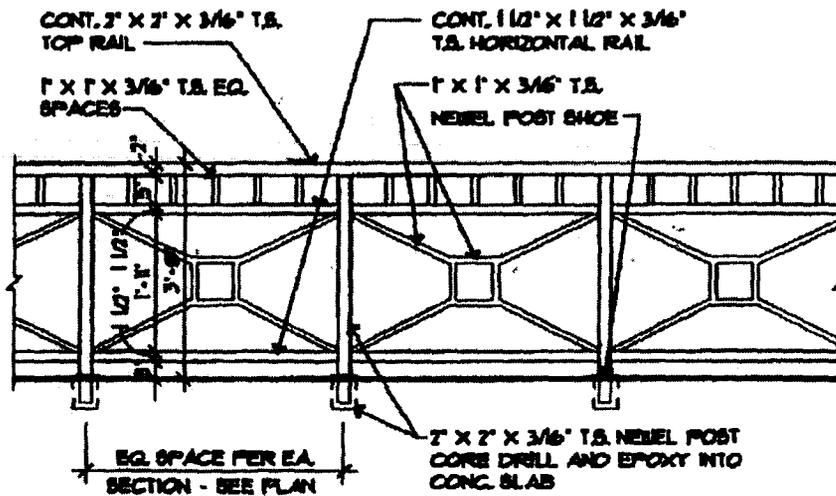
FEDERAL STREET



MULTI-FAMILY

CODE SITE PLAN

N
↑
S



NOTES:

1. PAINT ALL RAILING 'A4' 800334 'FLOWER POT'
2. PROVIDE IRRIGATION AND DRAINAGE LINES TO ALL PLANTER POTS.
3. SEE METALWORK NOTES ON EXTERIOR ELEVATIONS

02:002

SCALE: 1/2" = 1'-0"

7 RAILING DETAIL

HOUSE RULE STARTERS

Four of a Kind

A combination of our Mozzarella Sticks, Chicken Chipotle Poppers, Onion Rings and our Buffalo Wings. Served with ranch dressing and marinara sauce for dipping - 10.49

Zucchini

zucchini slices battered to golden brown. Served with ranch dressing - 6.99

Wings

A dozen wings prepared in mild, medium, hot, spicy BBQ, honey hot or teriyaki flavor. Served with celery and your choice of ranch or bleu cheese dressing - 6.99

Coconut Shrimp Basket

Coconut shrimp fried golden brown. Served with a dipping sauce - 9.99

Golden Fried Dills

Assortment of our dill pickle slices, fried golden brown. Served with a creamy dressing - 6.99

Chicken Chipotle Poppers

Your favorite jalapeño pepper stuffed with chicken and chipotle cheese then breaded and fried golden brown. Served with ranch dressing - 8.99

Pierogies

Sauerkraut or potato and cheese pierogies sautéed with bacon and onions. Served with a side of sour cream - 6.99

Mozzarella Sticks

Fried golden brown and served with our homemade marinara sauce - 6.99

Chips & Salsa

Crispy corn tortilla chips served with our homemade salsa - 3.99
Add Guacamole or Sour Cream - 95¢

Southwestern Spring Rolls

Smoked chicken, corn, black beans, jalapeño jack cheese, red peppers and spinach wrapped in a crispy flour tortilla. Served with a creamy roasted aioli dressing - 7.49

The Stacked Deck

A layered southwestern dip of refried beans, mixed cheese, guacamole, black olives, green onions, tomatoes, cilantro and sour cream. Served with fresh tortilla chips and salsa - 7.29
Add Chicken - 3.00

Baked Brie

A wheel of Danish brie cheese baked and topped with butter and toasted almonds. Served with warm French bread and apple slices - 9.99

Monkey on a Stick

Two marinated sirloin kabobs charbroiled and topped with grilled pineapple. Served on a bed of fries - 7.99

Chicken Quesadilla

Chicken and melted cheese in a flour tortilla. Served with fresh homemade salsa - 7.49

Loaded with Bacon, Green Onions, and Tomatoes - 1.00
Add Sour Cream or Guacamole - 95¢

Thai Chicken Skewers

Marinated chicken tenderloins charbroiled and served with a warm, spicy peanut sauce for dipping - 7.99

King Creole

Sautéed shrimp in a thick, spicy Creole sauce. Served with garlic bread for dipping - 9.99

Tater Tots

A basket of golden brown tater tots - 4.99
Add Shredded Cheese - 1.99

FRONT LINE SALADS

Spicy Chicken Salad

Cajun fried chicken tenders with mixed cheeses, tomatoes and egg slices on a bed of fresh cut romaine. Served with your choice of dressing - 8.99

Caesar Salad

Parmesan cheese, fresh cut romaine and croutons tossed in Caesar dressing - 7.49
Add Grilled Chicken - 3.50

Chopped Chicken Salad

Chicken, cilantro, tortilla strips and mixed greens tossed in a honey lime vinaigrette dressing then drizzled with a peanut sauce - 8.99

House Salad

Tomatoes, mixed cheeses and croutons

Chef Salad

Turkey, ham, bacon, mixed cheeses, egg and tomatoes on a bed of fresh romaine lettuce - 8.99

Philly Salad

This is where east meets the southwest! Your choice of seasoned chicken or beef grilled with onions and red and green peppers, atop a bed of fresh romaine lettuce with mixed cheese and tomatoes. Served with sour cream and salsa - 8.99



BUGSY'S BURGERS

All of Lucky Lou's thick and juicy burgers are charbroiled patties of USDA ground select sirloin. Served on a toasted whole wheat or white bun with lettuce, tomatoes, onions, pickles and a choice of fries, pasta salad or cottage cheese.

The Straight*

A half pound patty of beef, turkey or veggie grilled to perfection - 6.99

Royal Flush*

Melted Swiss cheese topped with bacon and sautéed mushrooms - 8.29

Pepper Jack*

Seasoned Cajun style and topped with pepper jack cheese - 7.99

Box Cars*

Crisp bacon with melted, crumbled bleu cheese - 8.29

The Hard Eight*

Crisp bacon, melted cheddar cheese and a fried egg - 8.29

Let it Ride*

Topped with BBQ pulled pork and melted cheddar cheese - 8.29

ADDITIONAL BURGER TOPPINGS*

American, Cheddar, Provolone, Swiss, Pepper Jack, Crumbled Bleu Cheese, Bacon, Mushrooms, Sautéed Onions, Jalapeños, Green Chilies, Avocado, Guacamole, Pineapple .50¢ each

JACKPOT SANDWICHES

Served with your choice of French fries, cottage cheese or pasta salad.
Substitute a Caesar Salad - 1.99 or House Salad - 1.79
Other sides may require an additional charge.

Club Croissant

Sliced turkey breast, bacon, Swiss cheese, lettuce, tomatoes and mayonnaise. Served on a croissant roll - 7.99

Steak Dip

Sliced roast beef piled high topped with melted Swiss cheese and grilled mushrooms served on a toasted long roll with au jus - 7.99

Classic Club Sandwich

A triple decker delight with bacon, ham, turkey, Swiss and American cheeses, lettuce, tomatoes, and mayonnaise. Served on toasted wheat bread - 7.99

Grilled Chicken Sandwich

A juicy, charbroiled chicken breast served on a toasted bun with lettuce, tomatoes, pickles and onions - 7.99
With Blackened Chicken - 8.99

Southwest Chicken Sandwich

A juicy, charbroiled chicken breast topped with bacon, melted pepperjack cheese and grilled green chilies. Served on a toasted bun with lettuce and tomatoes - 8.99

Ham Special

Swiss, ham, bacon and provolone served on a hot toasted bun with dressing, lettuce and tomatoes - 7.99

Pulled Chicken Sandwich

Mouthwatering pulled BBQ chicken piled high on a toasted bun. Served with fries and red cabbage slaw - 6.99
Add Cheddar - 50¢

Buffalo Chicken Tender Sandwich

Chicken tenders tossed in buffalo sauce topped with melted pepperjack cheese. Served on a toasted bun with lettuce, tomatoes and a side of ranch dressing - 7.99

Sirloin Steak Sandwich*

Seasoned sirloin steak topped with sautéed mushrooms and onions. Served on toasted garlic bread with shredded lettuce and tomato slices - 9.99
Add your choice of Cheese - 50¢

Pulled Pork Sandwich

Mouthwatering pulled BBQ pork piled high on a toasted bun. Served with fries and red cabbage slaw - 6.99
Add Cheddar - 50¢

Philly Cheesesteak

Your choice of marinated chicken or beef with sautéed onions, green bell peppers and melted provolone cheese. Served on a toasted long roll - 7.99
Add Jalapeños or Mushrooms - 50¢ each

The Whaler

Chunks of fresh cod battered and served on a toasted bun with American cheese, shredded lettuce, tomatoes and tartar sauce - 6.99

Turkey BLT

Just like the name says. Served on wheat toast - 6.99

Ask your server about our dessert selections for



Sides of dressings or sauce that do not

FULL HOUSE ENTRÉES

Substitute a side item with a Caesar Salad - 1.99 or House Salad - 1.79
 Add a Salad to your Entrée - Caesar Salad - 3.29 or House Salad - 2.29

Ribeye Steak*

A 12 oz. ribeye seasoned and grilled to your liking. Served with your choice of two sides - 15.99

Pork Porterhouse

It's the pork version of the porterhouse steak. Seasoned, grilled and served with your choice of two sides - 11.99

Fettuccine Alfredo

Fettuccine pasta tossed in a creamy alfredo sauce - 9.99 Add Chicken - 3.00

Ocean's Eleven

Icelandic cod battered and served with fries, red cabbage slaw and tartar sauce - 9.99

Chicken Tenders

Lightly battered and fried until golden brown. Served with fries and ranch dressing - 9.99

Lemon Chicken

Lightly breaded and sautéed with spinach and capers in a white wine lemon butter sauce. Served with your choice of two sides - 11.99

Grilled Salmon*

Fresh salmon steak grilled and topped with lemon garlic butter. Served with your choice of two sides - 13.99

Monkey on a Stick Dinner*

Three marinated sirloin kabobs charbroiled and topped with grilled pineapple. Served with your choice of two sides - 10.99

Coconut Shrimp

Coconut breaded shrimp cooked to a golden brown. Served with a spicy dipping sauce and your choice of two sides - 14.99

HEALTHY CHOICE

Served with your choice of French fries, cottage cheese or pasta salad. Substitute a Caesar Salad - 1.99 or House Salad - 1.79
 Other sides may require an additional charge.

California Chicken Wrap

Grilled chicken, crispy bacon, avocado, tomatoes and shredded lettuce tossed in a spicy ranch dressing then wrapped in a vegetarian tortilla - 7.99

Boca Veggie Burger

Our grilled Boca burger on a white or whole wheat bun, served with lettuce, tomatoes, onions and pickles - 6.99

Grilled Chicken Breast Combo

Our chicken breast grilled and served with your choice of two sides - 6.99

Veggie Wrap

A crisp combo of romaine lettuce, red and green peppers, black olives, tomatoes and provolone cheese topped with balsamic vinaigrette or fat free dressing. Rolled up in a vegetarian tortilla - 6.99

Grilled Chicken House Salad

Tomatoes, mixed cheeses and croutons on a bed of fresh romaine. Topped with grilled chicken and served with your choice of dressing 7.79



SIDES

French Fries - 1.99

Onion Rings - 2.49

Steamed Veggies - 1.99

Mac & Cheese - 3.99

Sautéed Mushrooms - 2.99

Rice Pilaf - 1.99

Red Cabbage Slaw - 1.99

Garlic Mashed Potatoes - 1.99

Baked Beans - 1.99

Pasta Salad - 1.99

Dinner Rolls - 1.99

Tater Tots - 2.99

Sliced Tomatoes - 1.99

KIDS STUFF

Chicken Tenders - 4.99

Pepperoni Pizza Bread - 4.29

Hamburger - 4.29

Cheeseburger - 4.49

Macaroni & Cheese - 4.49

Pasta with Marinara - 4.49

Fettuccine Alfredo - 4.49

Hot Dog - 4.99