



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 10-116

DATE: NOVEMBER 1, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: LUP10-0038 CHANDLER BBQ CO

Request: Use Permit approval to sell liquor for on-premise consumption only within an existing restaurant and a newly enclosed outdoor patio (Series 12 Restaurant License)

Location: 2040 S. Alma School Road, #12, the southwest corner of Germann and Alma School Roads

Applicant: Chandler BBQ Co

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval.

BACKGROUND

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption under a Series 12 Restaurant License. The subject suite is located within the shopping center anchored by Fry's at the southwest corner of Germann and Alma School Roads. The only existing alcohol sales in the shopping center are at the Fry's grocery store.

The subject restaurant has been in business for several months without alcohol service in a 1,200 square foot suite along the southern portion of the shopping center. As part of the addition of alcohol, the restaurant will enclose an adjacent existing seating area of approximately 500 square feet in size with a new 42"- to 48"-high wrought iron fence. The adjacent seating area is not required as a community seating area by the shopping center's Preliminary Development Plan and its enclosure has been conceptually approved by the landlord. The seating area has a block

wall behind it and it is not used as a pedestrian thoroughfare. There is indoor seating for 28 and outdoor seating for 42. Hours of operation will continue to be 11 a.m. to 9 p.m. daily. No live entertainment is proposed. Two televisions are proposed for the patio, provided they can be shielded from the weather.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held October 25, 2010 at the subject site. No citizens attended.
- As of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP10-0038 CHANDLER BBQ CO subject to the following conditions:

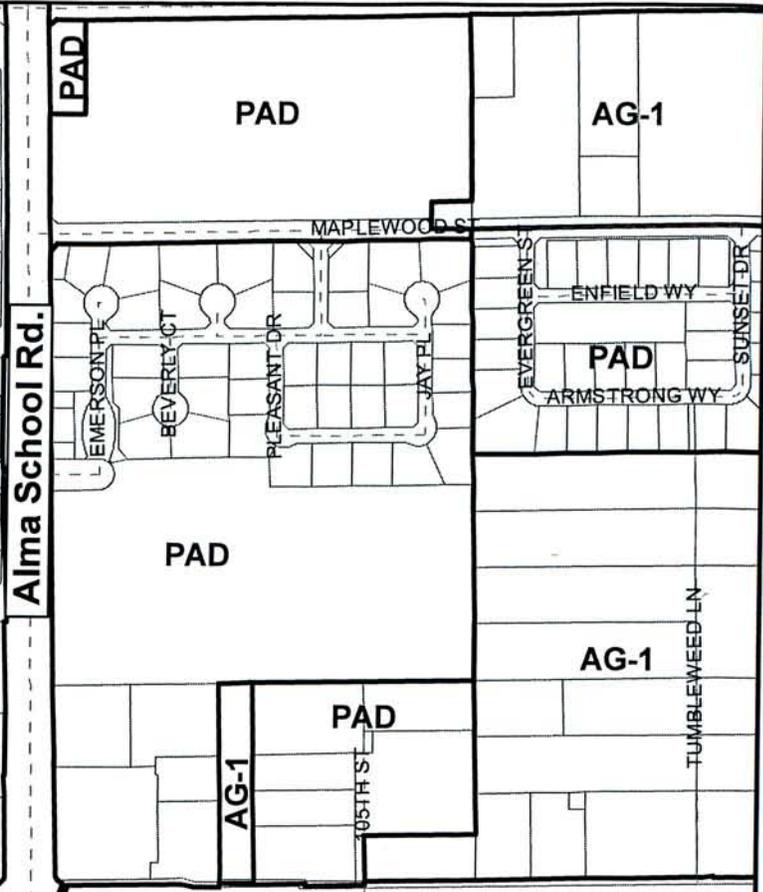
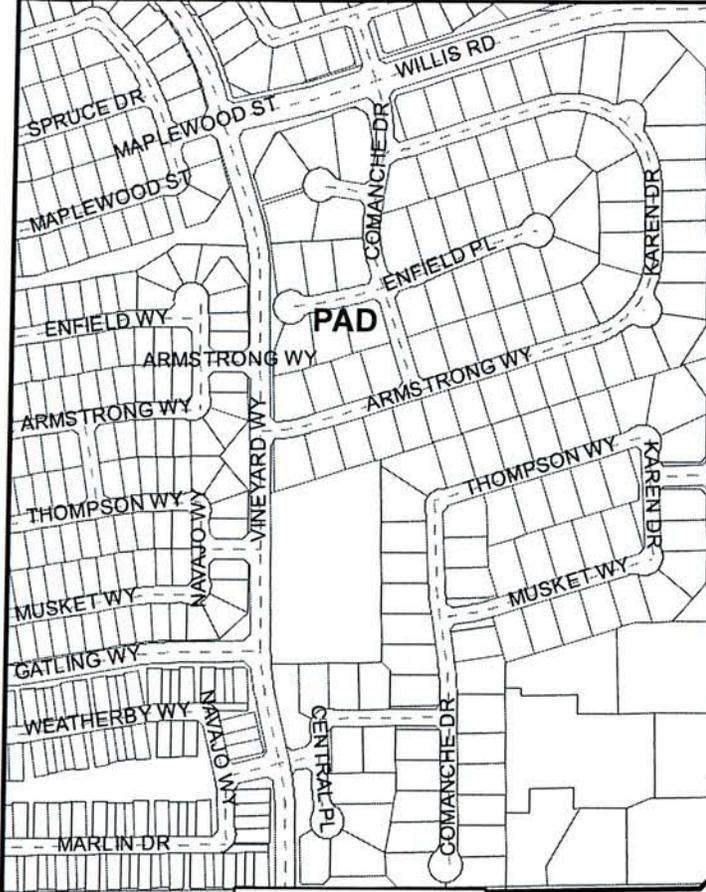
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The outdoor patio area shall be maintained in a clean and orderly manner.

PROPOSED MOTION

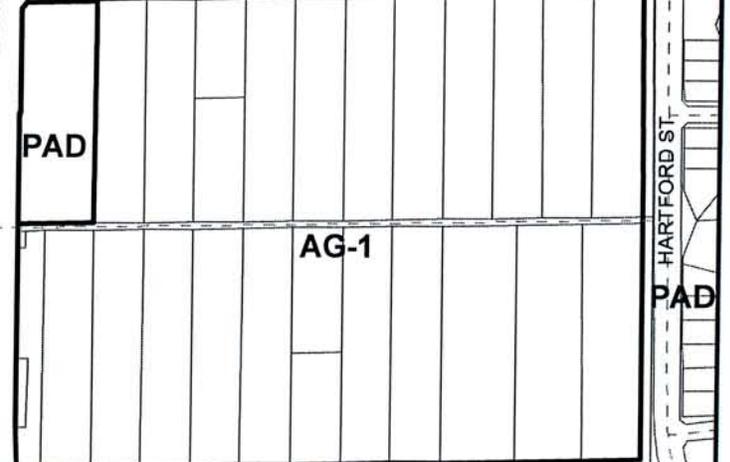
Move to recommend approval of LUP10-0038 CHANDLER BBQ CO Use Permit for liquor sales subject to the conditions recommended by Staff.

Attachments

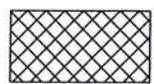
1. Vicinity Maps
2. Narrative
3. Floor Plan
4. Menu



Germann Rd.



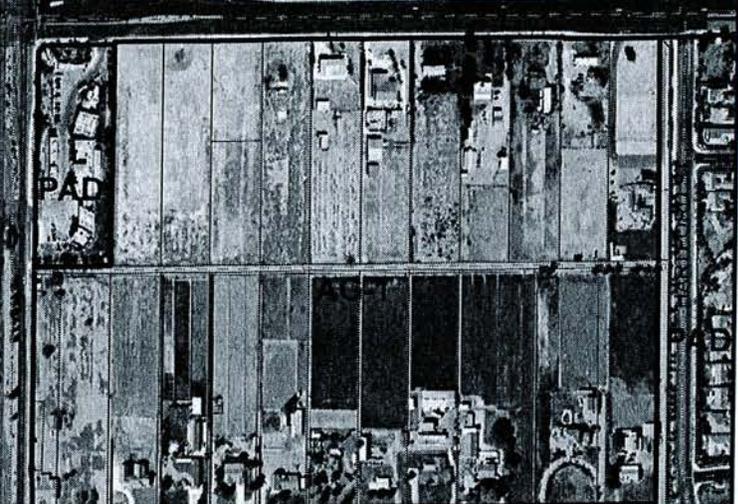
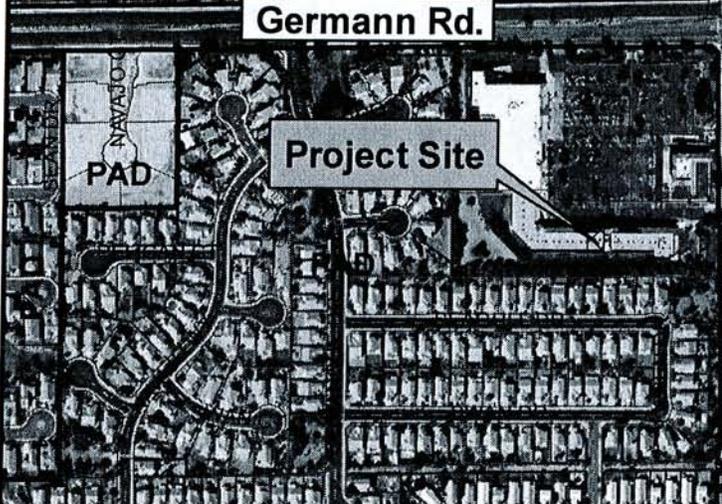
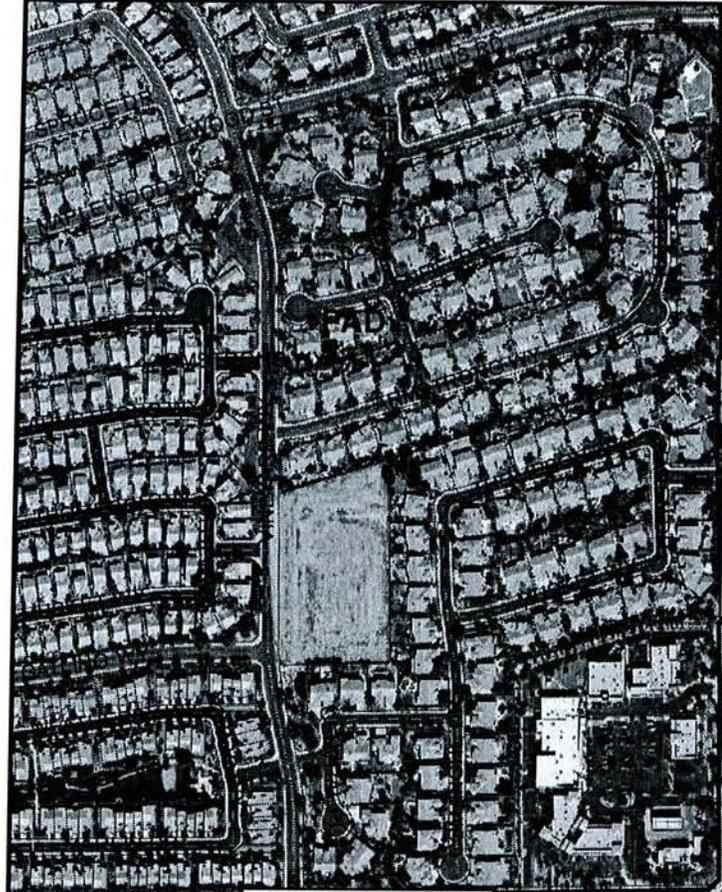
Vicinity Map



LUP10-0038

**Chandler BBQ Co
Liquor Use Permit**





Alma School Rd.

Germann Rd.

Project Site

Vicinity Map



LUP10-0038

Chandler BBQ Co
Liquor Use Permit



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Where Values Make The Difference

Application to City for liquor license

Chandler BBQ Co is requesting a series 12 license for the purpose of serving beer & wine at the restaurant. The business is presently 100% food and soft drink. Due to space limitations, we plan to mainly serve beer, some wine and no liquor.

Address is 2040 S. Alma School Rd #12, Chandler AZ 85286 in the Shoppes at San Clemente, SW corner of Alma School & Germann Roads. We are open from 10am to 10pm Mon-Sat and 10-8 on Sunday. There are 17 employees, 12 of whom are part time to serve customers, cook and clean. Customers have for entertainment music and television. Speakers are inside the restaurant and in the patio. Inside S/F is 1202 with approximately 35% dining. The patio is 26.4 deep and 18.2 wide of 51 s/f is garden area. This will be a smoke free patio. Access to the patio will be through the outdoor gate and from a 3 foot door from the inside. Indoor seating is 28 and outdoor is proposed at 42. Fencing will be added to the patio, misting system and a ~~drainage roof~~, two televisions will be mounted.

The common area will be shared by Rosatti's Pizza and Beijing restaurants, neither of whom serve beer/.wine.

No additional signage will be mounted other than the umbrellas over some of the tables.

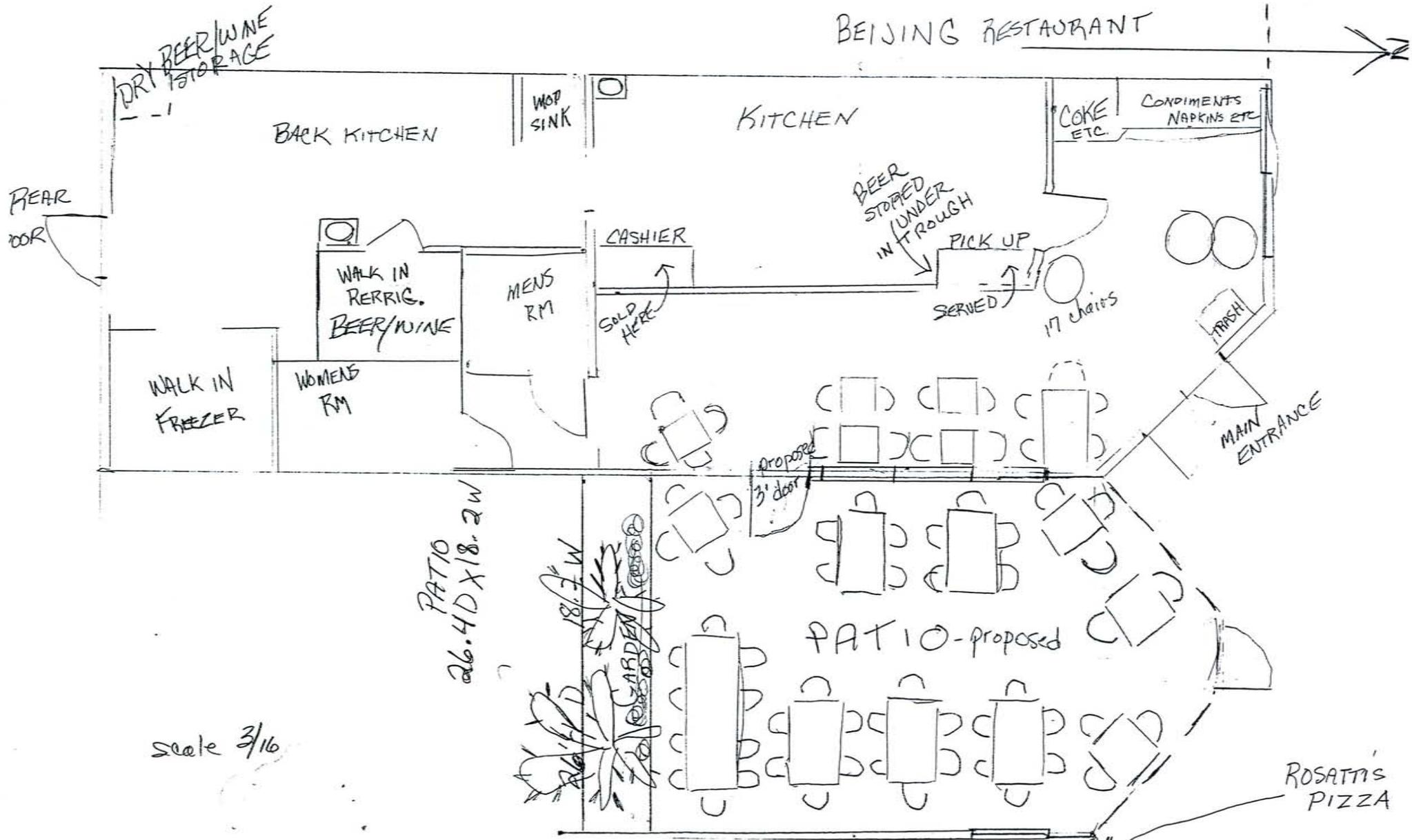
A menu has been provided in this package.

No alcohol is presently served at the Shoppes at Clemente Ranch, with Chandler BBQ Co being the first with this application. The center has the 3 restaurants mentioned above: Rosatii's, Beijing and and Chandler BBQ, all contiguous. Vacant restaurant space is at the end of the strip Marquee location and has been vacant since fall 2009. Of the 3 restaurant strip, there is no space for any seating at the take-out pizza restaurant. The Chinese restaurant has no interest in serving wine/beer nor has the space and is not contiguous to the patio (see plan)

Fry's grocery is adjacent to Clemente Ranch, but not part of it. It does sell alcohol, no consumption. On the intersection of Germann and Alma School, the SW corner presently serves no alcohol and the NE and SE corners have no restaurant/bars. The NW corner center has a small Mediterranean restaurant that may serve alcohol.

A 10 foot high concrete block wall is at the end of the patio with trees and plantings. In addition, 22 feet then extends to the back of the tenancy. From here, a very wide ally for parking/delivery is located with parking on both sides.. Then heavy landscaping with mature trees, an arroyo, and a concrete wall exists dividing the back of the parking from the residential area. *Customer parking is at the front.*

BEIJING RESTAURANT



scale 3/16

ROSATTI'S PIZZA

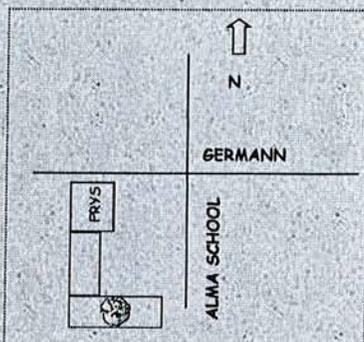
The Art of BBQing is not taken lightly in Kansas City, Missouri, Dallas, Texas or Nashville, Tennessee. They have prided themselves for years in BBQ expertise. There are BBQ awards for the best ribs, best sauce, and best dry rubs. The list goes on for those of us who are serious BBQ lovers. Chandler, Arizona proudly adds itself to the list of cities that know BBQ.

BBQing should not be confused with grilling!!! BBQing is slow cooking in a closed pit that holds the smoke, giving the meat that distinctive flavor. Great BBQ meat is tender, smoky, and pink in color. At **Chandler BBQ Co.**, we pride ourselves in using mesquite wood which gives a unique flavor. **Chandler BBQ Co.** uses its own special sauce, along with its own special mixed dry rub. A mixture of herbs and spices that blended with pork, beef, ribs and chicken, will leave you wanting more.

"Meat so tender you can leave your teeth at home."

**Chandler BBQ Co. is Proud to Be
Locally Owned and Operated**

**YES!
Of Course
We CATER!
For Details Call John
(480) 688-8351**



Located on the SW Corner of
Germann and Alma School Road
in The Fry's Shopping Center



**YES!
Of Course
We CATER!
BIG PARTY, LITTLE PARTY?**

**WHY NOT LET
CHANDLER BBQ CO.**



**HOURS:
11:00am - 9:00pm
Monday - Sunday**

**2040 S. Alma School Road
Chandler, AZ 85286
480.899.5600
480.899.6300 FAX**

Trans Fat Free

Appetizers

RANCH OR HOUSE DRESSING

Zucchini	\$4.99
- Battered and deep fried until golden Brown	
Mushrooms	\$4.99
- Battered and deep fried until golden brown	
Chicken Tenders	\$6.99
- Battered and deep fried until golden brown	
BBQ wings (Hot or Mild) (6)	\$4.99
(12)	\$7.99
- BBQ sauce ONLY (you're not in Buffalo)	

Sandwiches

SANDWICHES SERVED WITH CORN BREAD AND CHOICE OF 1 SIDE



The Pig	\$6.99
- Tender & Juicy Mesquite Smoked Pulled Pork	
The Cow	\$6.99
- Tender & Juicy Mesquite Smoked Beef Brisket	
The Bird	\$6.99
- Tender & Juicy Mesquite Smoked Chicken	
The Link	\$6.99
- Louisiana Hot Sausage Smoked to Perfection	
The Burrito	\$6.99
- Tender & Juicy Beef, Pork, Chicken on a Tortilla	
The Protein Lunch	\$5.99
- Savory & Juicy 1/4 lb of Beef, Pork or Chicken (NO BUN)	
Half Sandwich (Beef, Chicken or Pork)	\$4.99
Sliders (Beef, Chicken and Pork) (1)	\$2.49
(3)	\$6.99

BBQ Bakers

Enjoy a Fresh Baked Potato with Your Choice of Meat
- Beef, Pork or Chicken \$6.99

BBQ Salad

Crisp Mixtures of Greens Topped with Your Choice of Tender & Juicy Meat

- Beef, Pork or Chicken \$6.99

Savory Sides

Signature Cole Slaw	\$2.00
- Homemade Apple Cider Vinaigrette Dressing	
Homemade Potato Salad	\$2.00
- Mayo Blend, Dijon Mustard & our secret	
French Fries	\$2.00
- Crisp & Golden Brown	
Delicious Sweet Potato Fries	\$2.00
Three Beans & Rice	\$2.00
- Like Mom Used to Make	
Turnip Greens	\$2.00
- A Taste of the South	
Home Style Cowboy Three Beans	\$2.00
- Pinto, Baby Lima & Kidney	
Green Salad	\$2.00
- Mixed Greens Blend	
Grilled Vegetables	\$2.00
- Mixture of Zucchini, Mushrooms, Green & Red Peppers, & Onions	

Take Out

Dinner Plates

DINNER SERVED WITH CORN BREAD AND CHOICE OF 2 SIDES



1/2 lb. Pulled Pork	\$ 9.99
- Tender & Juicy Mesquite Smoked	
1/2 lb. Beef Brisket	\$11.99
- Tender & Juicy Slow Mesquite Smoked	
1/2 lb. Shredded Chicken	\$ 8.99
- Tender & Juicy Mesquite Smoked	
Sampler - Pork, Beef, Chicken	\$12.99
- Try them all	
Full Slab or 1/2 Slab Baby Back Ribs	\$13.99 \$19.99
- Rubbed with our Secret Blend of Spices	
Full Slab or 1/2 Slab Spare Ribs	\$11.99 \$17.99
- Rubbed with our Secret Blend of Spices	
Southern Fried Catfish	\$10.99
- Melt in your mouth delicious	
Whole or 1/2 Chicken Dinner	\$ 9.99 \$14.99

By The Pound

MESQUITE SMOKED MEATS



Pulled Pork	\$10.99
Sliced Beef Brisket	\$12.99
Shredded Chicken	\$10.99
Half Mesquite Smoked Chicken	\$ 7.99
Whole Mesquite Smoked Chicken	\$12.99
Whole Slab of Baby Back Ribs	\$12.99 1/2 Slab \$17.99
Whole Slab Spare Ribs	\$10.99 1/2 Slab \$15.99

By The Pint/Quart

Cole Slaw	\$4.25	\$7.25
Potato Salad	\$4.25	\$7.25
Turnip Greens	\$4.25	\$7.25
Home Style Cowboy 3 Beans	\$4.25	\$7.25

Kids Menu

Served with fries & 6oz. drink



1/2 Sandwich Chicken, Pork, or Beef	\$ 5.29
2 Rib Basket (spare ribs)	\$ 5.29
Chicken Strips	\$ 5.29

Desserts



Signature Sweet Potato Pie	\$ 1.99
Big Cookie	\$ 1.99
Big Brownie	\$ 1.99
Vanilla Ice Cream	\$ 1.25
Banana Pudding	\$ 1.99
Peach Cobbler	\$ 1.99
A la Mode	\$.50

Drinks



Coke	Sweet Tea
Diet Coke	Mr. Pibb
Sprite	Lemonade
Raspberry Tea	
Medium	\$.99 Large \$1.29

Dine In

