



MEMORANDUM Transportation & Development – PZ Memo No. 14-010

DATE: MARCH 5, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER
SUBJECT: LUP14-0002 AXIOM BREWING COMPANY LLC

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 13 In-State Domestic Farm Winery License within a manufacturing and distribution business with a tasting room
Location: 6503 W. Frye Road, Suite 12, which is east of 56th Street and north of the Loop 202 Santan Freeway
Applicant: Cody Brown, business owner

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 13 In-state Domestic Farm Winery License which allows a winery to produce at least 200 gallons but not more than 40,000 gallons of wine annually. A Series 13 allows wine produced on-site to be sold to consumers who order by telephone, fax, mail, catalogue or internet only. These orders must be sent to an Arizona licensed wholesaler, then to an Arizona licensed retailer who will arrange delivery to the consumer in accordance with State statute. This license allows serving of wine produced on the premises for on and off-sale consumption and for the purpose of sampling.

The sale and serving of liquor would occur within a manufacturing and distribution tenant space in an existing General Industrial District (I-2) industrial park, Williamsfield Road Industrial Park. The tenant space is approximately 1,510 square feet in size with a warehouse and ancillary office area. There is one roll-up door on the buildings east side. This is a corner tenant space

adjacent to and across from other small industrial businesses. Axiom Brewing Company will manufacture, store, and serve meads and ciders (which is wine made from honey and apple juice). Mead is made by mixing honey and water then transferring it to fermentation tanks for up to a month. After fermentation the mead is transferred to storage tanks for aging/flavoring. Equipment includes one 165 gallon tank, two 165 gallon fermenters, eight 50 gallon again tanks, a bottling machine, and a corking machine. All processes and storage will occur inside the warehouse. There will be delivery of honey to the site in large quantities requiring a fork lift to move product into the warehouse.

The tasting room and production hours are typically 3 to 7 p.m. Thursday and Friday, 11 a.m. to 7 p.m. Saturdays. The rest of the week the tasting room is closed during production. The tasting room allows customers to sample the product and see the business. There is no outdoor patio or outdoor storage.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed in lieu of a neighborhood meeting due to no residential in the surrounding area.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP14-0002 AXIOM BREWING COMPANY LLC, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 13 (In-state Domestic Farm Winery License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.

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PROPOSED MOTION

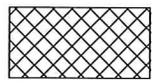
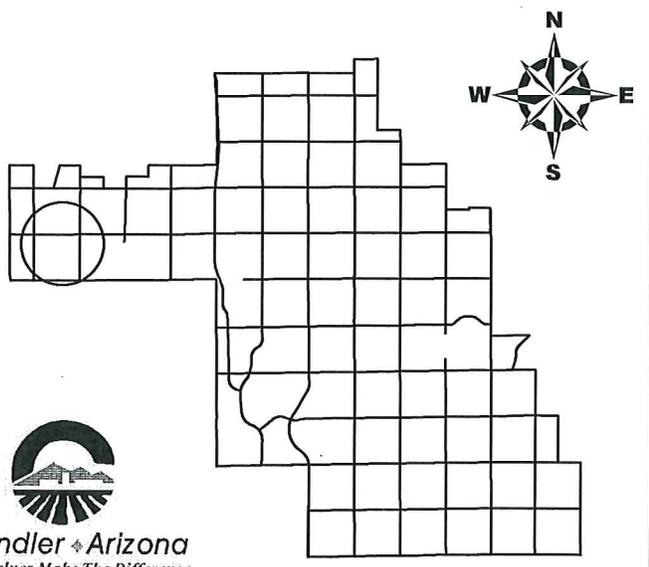
Motion to recommend approval of Liquor Use Permit case LUP14-0002 AXIOM BREWING COMPANY LLC, subject to the conditions recommended by Planning Staff.

Attachments

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

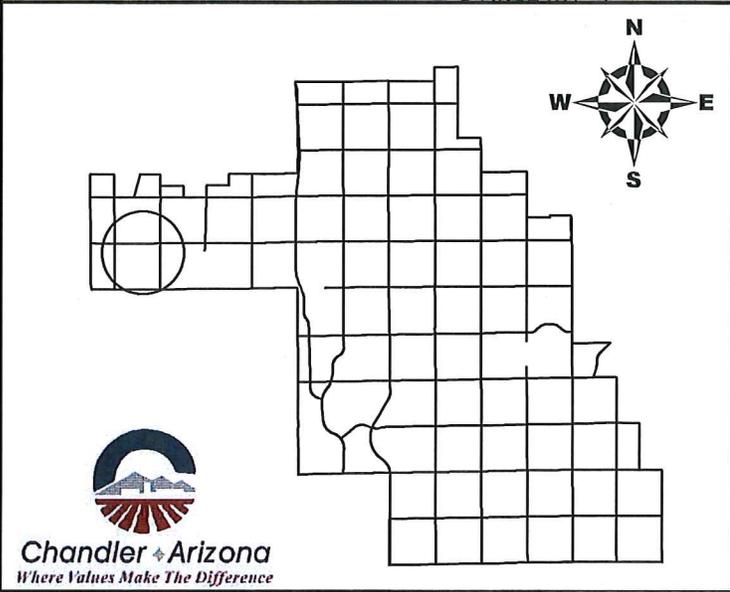


Vicinity Map

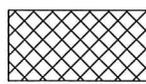


LUP14-0002

Axiom Brewing Company LLC.



Vicinity Map



LUP14-0002

Axiom Brewing Company LLC.



Axiom Brewing Company, LLC
6503 W Frye Rd Ste 12
Chandler, AZ 85226
Contact: Cody Brown
480 406 4793
codyshadoebrown@gmail.com
2/3/14

- Series 13 Liquor License requested
- Axiom Brewing Company, LLC will be manufacturing, storing and serving meads and ciders (wine made from honey and apple juice).
- The proposed hours of operation are 3-7pm Thursday and Friday and 11am-7pm Saturday. Closed other days for production.
- The only people who will be working there are the two owners.
- There will be no entertainment.
- 1510 sqft with no patio. We will open with 5 seats in the tasting room.

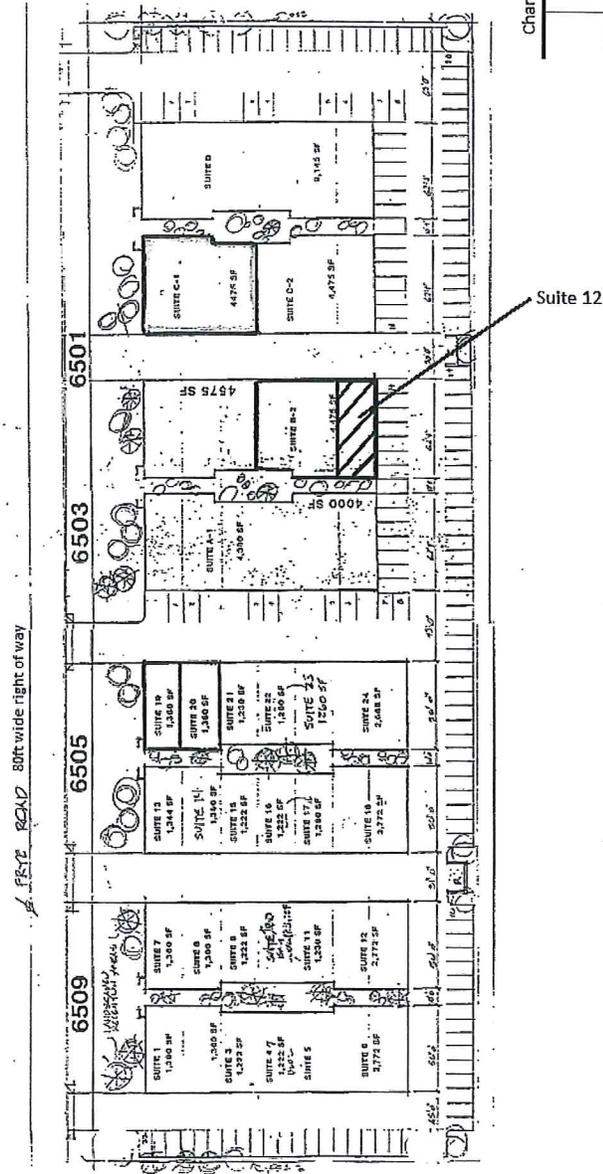
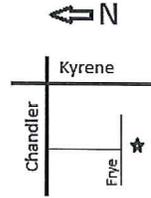
We will primarily be focused on manufacturing and distributing meads and ciders. There will be a tasting room on site but this will not be the focus of the business, it's more of a way to allow customers to come by and check out our business and participate in small tasting groups. We are not trying to be a bar or a regular hangout.

Mead is made by mixing honey and water and then transferring it to fermentation tanks to ferment for up to a month. After fermentation it's transferred to storage tanks for aging / flavoring where it is then bottled. Equipment required will be 1 -165 gallon stainless steel "brew pot" (although really it's not "brewed" it's just heated to roughly 160 degrees for pasteurization of the honey), 2 - 165 gallon stainless steel fermenters, 8 -50 gallon aging tanks, bottling machine and corking machine. All of the production will take place in a production room built inside the warehouse, and the remainder of the warehouse will be used for storage of bottles, cases of mead/cider, honey and anything else.

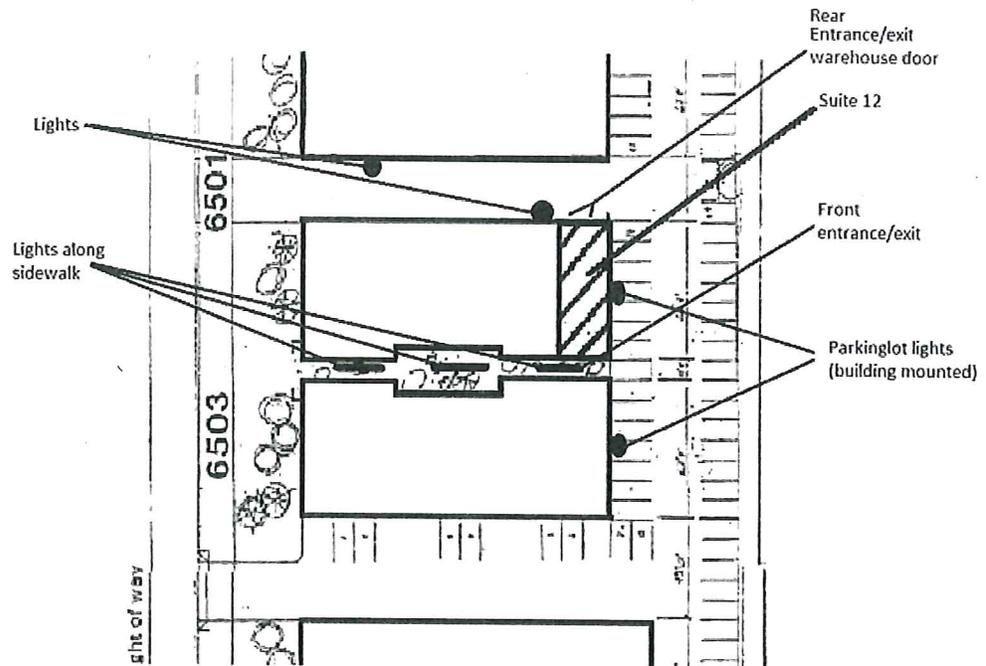
I-2 Zoning. Our application fits into I-2 zoning under manufacturing, warehousing and distribution. Primarily we will be focused on manufacturing and distributing our meads/ciders to off site retailers. The manufacturing will require delivery of large amounts of honey that will be required to be fork lifted into our warehouse in the form of 650lb drums or 3200 lb totes. For example each batch of mead (filling the "brew" pot once) will require over 600 lbs of honey.

Once the mead/cider is made, it will be bottled into standard wine bottles and labeled/cased for distribution. This will require storing many cases of mead which will need to be transferred to a delivery truck for distribution which also may require a forklift (or just a lot of heavy lifting).

Axiom Brewing Company, LLC
 6503 W Frye Rd. STE 12
 Chandler AZ 85226
 Zoning I-2 APN 301-86-041A
 Proposed Manufacturing + Storage of Wine
 2/5/2014



Axiom Brewing Company, LLC
6503 W Frye Rd. STE12
Chandler AZ 85226
Zoning I-2 APN 301-86-041A
Proposed Manufacturing +Storage of Wine
2/5/2014



The other buildings in the complex have similar lights.

Businesses in the same building:

- Desert Valley Electric (Custom Home Specialist)
- Just Plumbing Services, Inc

No Hazmat signs in the entire complex.

Axiom Brewing Company LLC

6503 W Frye Road Suite 12

Chandler AZ 85226

Interior Layout Plan

