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2010

MEMORANDUM

Transportation & Development – PZ Memo No. 12-009

DATE: JANUARY 24, 2012

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: LUP11-0021 JERSEY D’S TAVERN & GRILL

Request: Liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License for on-premise consumption indoors and within an outdoor patio area and live entertainment indoors at an existing bar/restaurant

Location: 5945 W. Ray Road, Suite 13, southeast corner of Ray and Kyrene Roads

Applicant: Dennis Delaney, business owner

RECOMMENDATION

The request is for liquor Use Permit approval to allow liquor sales as permitted under a Series 6 Bar License for an existing bar/restaurant’s interior dining and outdoor patio area, and live entertainment indoors. This is an existing development in west Chandler, Laguna Village Shopping Center. Planning Staff, finding consistency with the General Plan and C-2/PAD (Community Commercial with Planned Area Development overlay) zoning, recommends approval.

BACKGROUND

The request is for a Series 6 Bar License to allow the on-site sale of beer, wine, and spirits for on-site consumption without a limitation on gross revenue from the sale of food. The bar/restaurant currently has a Series 6 Bar License and was approved a Liquor Use Permit for a Series 6 in September 2006 when the business was Copper Canyon Grill and Brew Pub. Jersey’s purchased the business and received a Series 6 State Liquor License for this establishment in April 2007.

The 2006 Liquor Use Permit was approved with a two year time limit, expiring in September 2008. The approval conditioned any addition or expansion of entertainment related uses

requiring a new Liquor Use Permit and conformance with the exhibits and representations submitted with the request. The outdoor patio remained as-is without expansion at that time. The business had been Copper Canyon Brewery since about 1997. The brewery had various liquor licenses including a brewery, beer and wine bar, restaurant, and bar license. The business had changed owners a few times. With the last liquor approval in 2006, the floor plan included two pool tables and multiple freestanding video game machines, and represented daily events including Texas Hold 'em tournaments, acoustic bands, karaoke, live amplified bands, and free pool. The music occurred in a small area by the front entrance. No stage existed and a new Liquor Use Permit was required if a stage was desired.

There were concerns with the existing outdoor patio during the last case. Council had requested additional information due to a neighbor concern about noise from the patio. Two zoning conditions were added stating the patio shall not be open to patrons after 10 p.m. Sunday through Thursday, and decibel levels of recorded or live music shall be controlled so as not to present a nuisance to residential properties beyond the boundaries of the shopping center.

Jersey's recently submitted building permits to the City and through this process the contractor and owner were notified of the expired Liquor Use Permit. Staff was made aware of a stage inside for live music and changes to the outdoor patio as well as building improvement violations that have no building permits. Changes to the outdoor patio are in violation of the development's Preliminary Development Plan (PDP) approved with the C-2/PAD zoning and being addressed separately from the Liquor Use Permit.

The bar/restaurant is approximately 4,500 square feet in size with an outdoor patio approximately 380 square feet in size. The interior of the bar includes table seating, booths, and bar seating with approximately 150-200 seats. That patio was originally designed to seat approximately 30 patrons; however, due to changes to this area, it appears that number has increased slightly. The patio is adjacent to an existing pedestrian walkway to and from the adjacent single-family residential subdivision south of the shopping center. The patio was originally walled off from the interior and accessed by a doorway. A portion of the wall is removed and now is built with a sliding window system with roll-up metal doors providing an outdoor bar top. This area is located at the patio's north end.

An indoor stage was constructed at the northwest corner of the interior. The stage is triangular in shape and covers approximately 150 square feet of interior space. Live music is represented to occur on Friday and Saturday from 9 p.m. to 1 a.m.; however, days and times may vary pending customer demand and events. Dancing does occur in front of the stage.

The business is open seven days a week from 11 a.m. to 2 a.m. During football season, the business opens at 8:30 a.m. The patio has a couple of televisions. Breakfast is served during the football season with lunch and dinner regularly served.

Planning Staff recommends approval of this request finding that the business operations, as they exist, including a Series 6 bar liquor license, live entertainment, pool tables, and the like have operated for several years and have been compatible with the surrounding area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on January 24, 2012. No one attended other than the applicant.
- The Police Department has been informed of the application and has not responded with any concerns.
- At the time of the memo, Planning Staff received two phone calls from area residents. One person does not support approval for liquor at this business, and the other resident does not want music on the patio, which is not proposed.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and C-2/PAD zoning, recommends approval of Use Permit LUP11-0021 JERSEY D'S TAVERN & GRILL, subject to the following conditions:

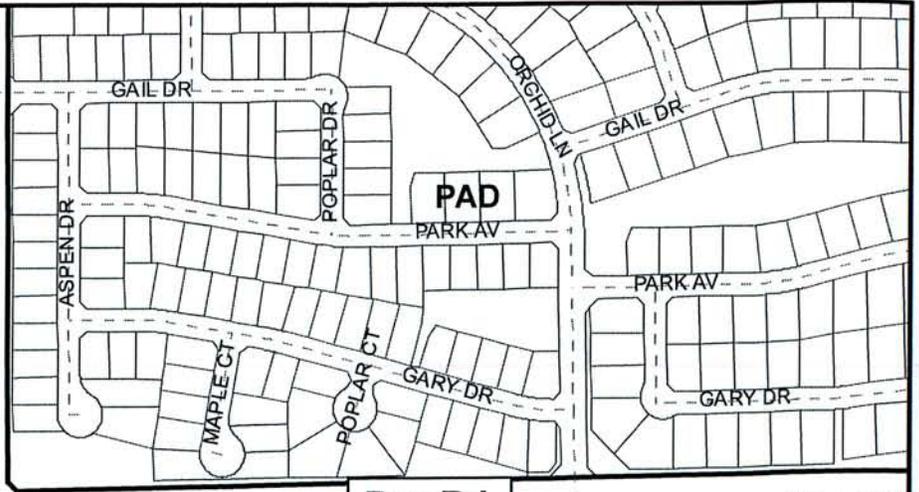
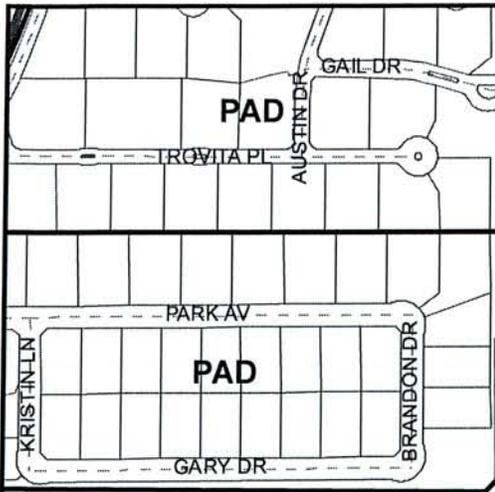
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 6 Bar License only, and any change of licenses shall require re-application and new liquor Use Permit approval.
3. The liquor Use Permit is non-transferable to other restaurant locations.
4. The site shall be maintained in a clean and orderly manner.
5. The patio shall be maintained in a clean and orderly manner.
6. Music, including live music and speakers, are prohibited on the outdoor patio.
7. Live music and entertainment as represented shall occur indoors only and shall be controlled so as to not unreasonably disturb area residences or adjacent businesses and shall not exceed the ambient noise level as measured at the commercial property line.

PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP11-0021 JERSEY D'S TAVERN & GRILL, subject to the conditions recommended by Planning Staff.

Attachments

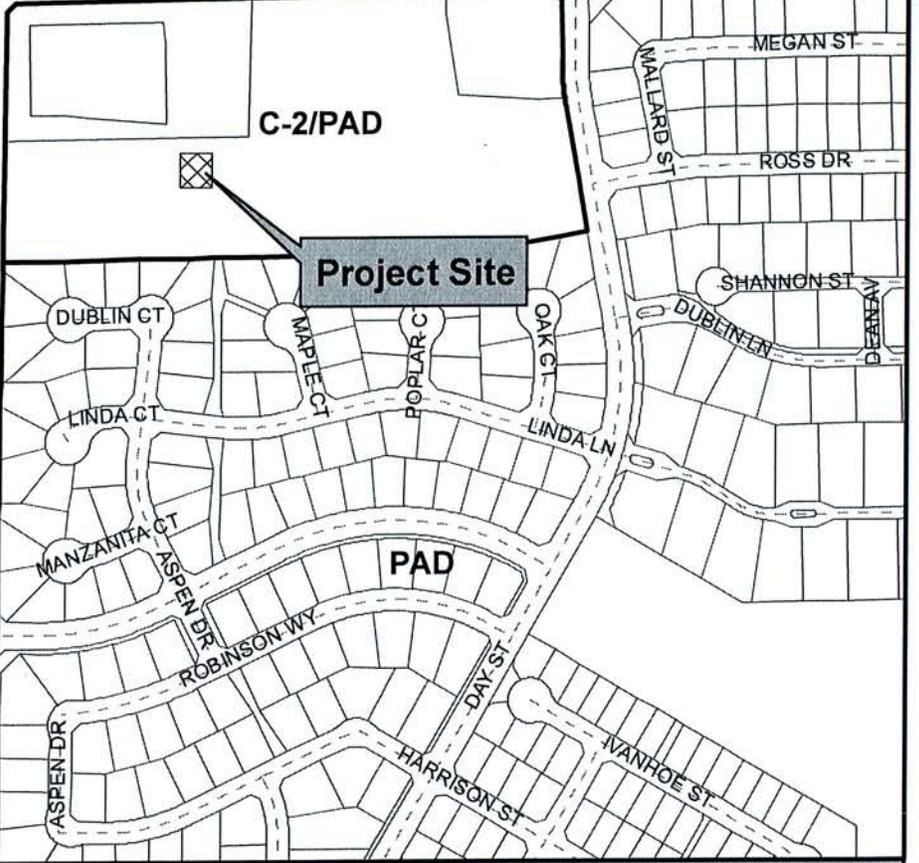
1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Menu
6. Photos



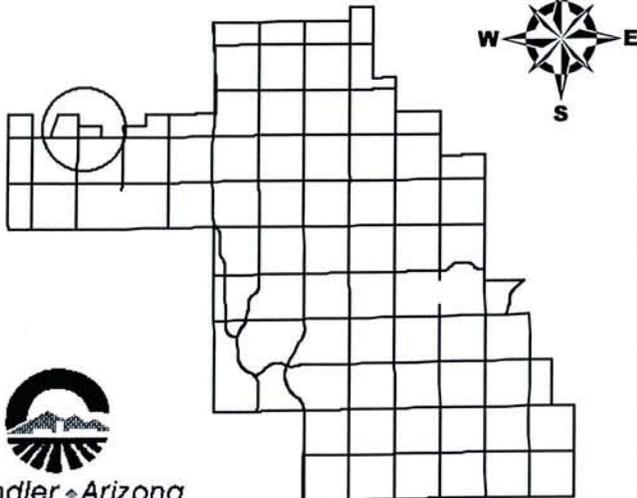
Ray Rd.



Kyrene Rd.

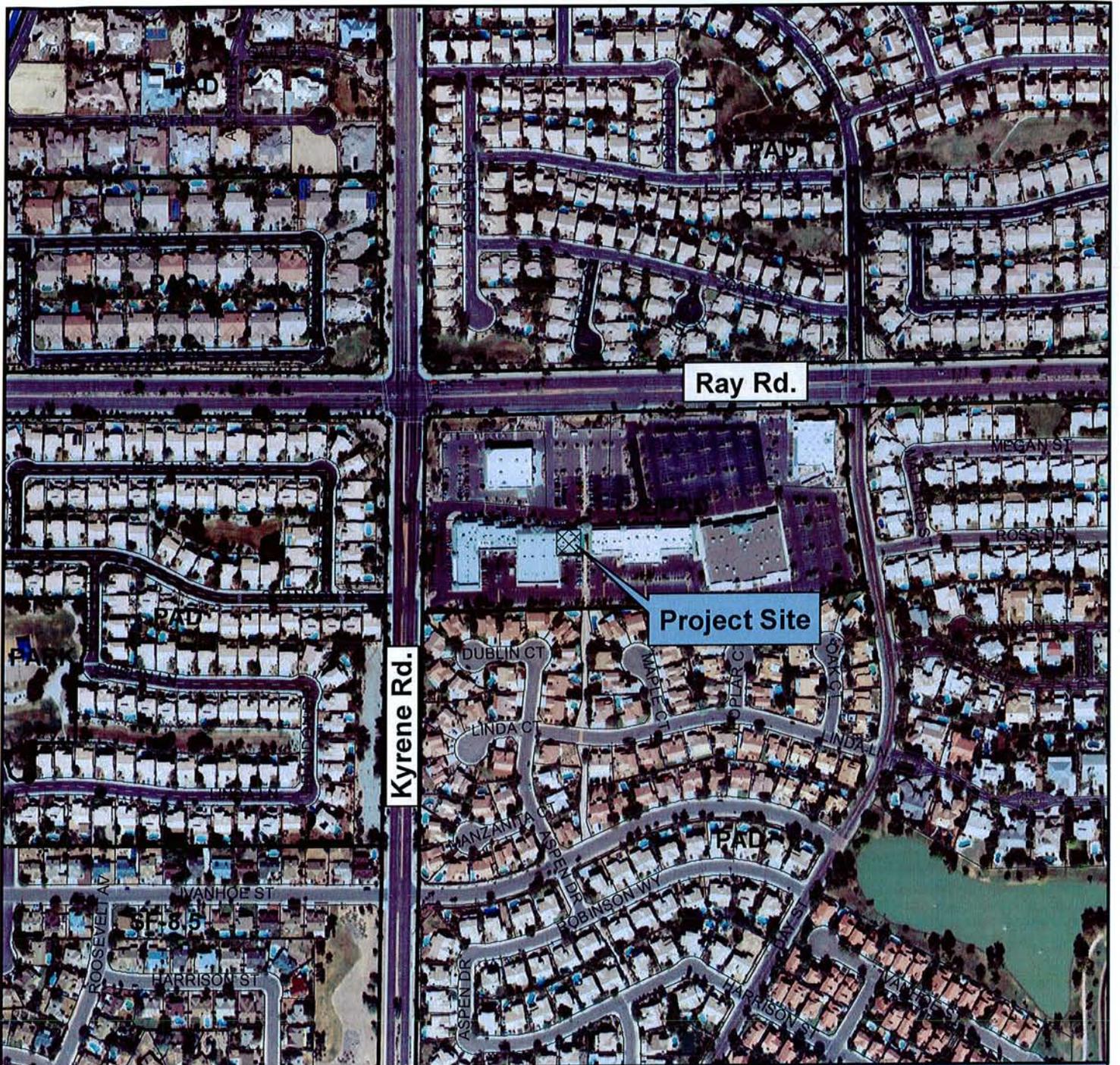


Vicinity Map

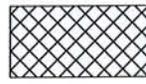
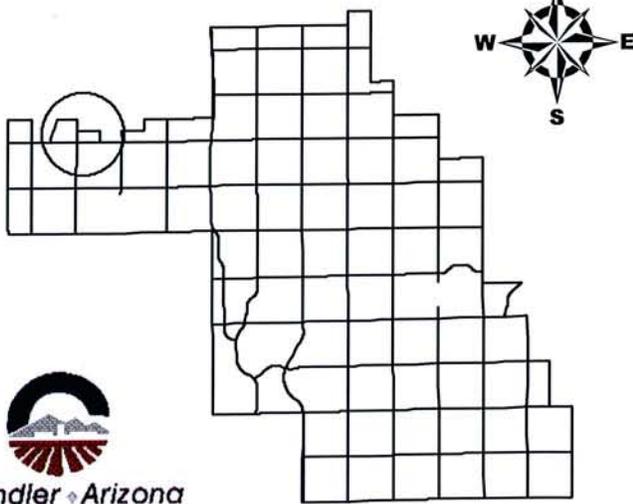


LUP11-0021

**Jersey D's Tavern & Grill
Liquor Use Permit**



Vicinity Map



LUP11-0021

**Jersey D's Tavern & Grill
Liquor Use Permit**



5945 W. Ray Road, Ste. 13
 Chandler, AZ 85226
 (480) 705-9700

November 8, 2011

Transportation & Development Department Planning Division

Attn: Jodi Novak
 215 E. Buffalo St.
 Chandler, AZ 85225

Re: Renewal of Liquor Use Permit at 5945 W. Ray Road, Suite 13, Chandler, AZ 85226

Dear Ms. Novak:

My name is Dennis Delaney, I am the owner of Delaney Enterprise, LLC dba Jersey D's Tavern & Grill currently leasing at Laguna Village Shopping Center, 5945 W. Ray Road, Suite 13, Chandler, AZ 85226.

I respectfully submit this letter to request an amendment to what currently exists and renewal of our Series 6 Bar License. Jersey D's Tavern & Grill is appropriately 4,500 sq. ft. which allows an occupancy capacity of 196. We are open seven days a week and our hour of operation is Monday-Sunday 11:00 a.m. to 2:00 a.m. During football our hour of operation is Monday-Friday 11:00 a.m. to 2:00 a.m. and Saturday and Sunday from 8:30 a.m. to 2:00 a.m. We have an existing patio which includes seating and two T.V.'s. The patio is approximately 42' X 9'. It will be covered with an awning as it gets hot. This will be a smoking/lounge area for the customers. This is exactly what is needed to accommodate our customers.

Inside the bar a triangular stage in the northwest corner that is approximately 15' x 10' to accommodate live music consisting anywhere between 1 to 5 members in a band. We request approval to have live entertainment indoor on the weekends (Friday and Saturday from 9 p.m. to 1 a.m.). Occasionally, live entertainment during the week from 7 p.m. to 11 p.m. or 11 p.m. to 1 a.m. Sometimes there is dancing associated with the music that is approximately 12' x 20'.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dennis Delaney'.

Dennis Delaney, Owner

Narrative

JERSEY'S BREAKFAST MENU

HAVE BREAKFAST AND CATCH YOUR FAVORITE GAME HERE



INCLUDES HASH BROWNS



JERSEY'S SCRAMBLED PLATTERS



FLAT IRON STEAK AND EGGS

JERSEY'S SIGNATURE BREAKFAST

FLAT IRON STEAK AND EGGS

TWO EGGS, CHOICE FLAT IRON STEAK, HASH BROWN POTATOES AND TOAST. \$8.99

ONE EGG BREAKFAST

ONE EGG, HASH BROWN POTATOES AND YOUR CHOICE OF 3 BACON STRIPS OR 3 SAUSAGE LINKS. \$4.99

TWO EGG BREAKFAST

TWO EGGS, HASH BROWN POTATOES AND YOUR CHOICE OF 3 BACON STRIPS OR 3 SAUSAGE LINKS. \$5.99

BISCUITS AND GRAVY

BISCUITS SMOTHERED IN COUNTRY GRAVY, SERVED WITH THREE STRIPS OF BACON OR 3 SAUSAGE LINKS. SERVED WITH HASH BROWNS. \$4.99

SCRAMBLED EGG PLATTERS

ALL SCRAMBLED EGG PLATTERS ARE SERVED ON A BED OF GRILLED POTATOES AND INCLUDE YOUR CHOICE OF TOAST(WHITE, WHEAT, RYE OR SOURDOUGH)

SUPER SCRAMBLE

SCRAMBLED EGGS TOPPED WITH AMERICAN AND CHEDDAR CHEESE, ONIONS, MUSHROOMS, DICED TOMATO, BACON AND SAUSAGE. \$6.99

CHEESIE SCRAMBLE

SCRAMBLED EGGS TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE. \$5.99

BACON CHEESIE SCRAMBLE

SCRAMBLED EGGS TOPPED WITH CRUMBLLED BACON, AMERICAN, CHEDDAR AND JACK CHEESE. \$6.49

HAM CHEESIE SCRAMBLE

SCRAMBLED EGGS TOPPED WITH DICED HAM, AMERICAN, CHEDDAR AND JACK CHEESE. \$6.49

MEXICAN SCRAMBLE

TOPPED WITH PEPPER JACK, CHEDDAR AND JACK CHEESE, JALAPENO PEPPERS, SALSA AND SOUR CREAM. \$6.99

GARDEN SCRAMBLE

SCRAMBLED EGGS TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE, MUSHROOMS, ONIONS, BLACK OLIVES AND DICED TOMATOES. \$6.99

PHILLY SCRAMBLE

SCRAMBLED EGGS TOPPED WITH PHILLY STEAK, PEPPERS, ONIONS, CHEDDAR AND JACK CHEESE. \$6.99

OMELETTES

ALL JERSEY'S OMELETTES ARE SERVED WITH DICED GRILLED POTATOES AND YOUR CHOICE OF TOAST

SUPER OMELETTE

STUFFED WITH MUSHROOMS, ONIONS, DICED TOMATOES, BLACK OLIVES, BACON AND SAUSAGE. THEN TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE. \$6.99

CHEESIE OMELETTE

TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE \$5.99

BACON CHEESIE OMELETTE

STUFFED WITH BACON AND TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE. \$6.49

HAM CHEESIE OMELETTE

STUFFED WITH HAM, AND TOPPED WITH AMERICAN, CHEDDAR AND JACK CHEESE. \$6.49

MEXICAN OMELETTE

STUFFED WITH SALSA, JALAPENO PEPPERS, AND PEPPER JACK CHEESE, THEN TOPPED WITH CHEDDAR JACK CHEESE AND SOUR CREAM. \$6.99

GARDEN OMELETTE

STUFFED WITH MUSHROOMS, ONIONS, BLACK OLIVES AND DICED TOMATOES, THEN TOPPED WITH CHEDDAR JACK CHEESE. \$6.99

eating raw or undercooked meat, poultry or seafood may cause food borne illness.

THE FLIP SIDE

PANCAKES, WAFFLES AND SIDES

PANCAKES

STRAWBERRIES AND WHIP CREAM CAKES

THREE PANCAKES SMOTHERED IN STRAWBERRIES AND WHIPPED CREAM. \$4.99

BERRIES AND WHIP CREAM CAKES

THREE PANCAKES SMOTHERED IN STRAWBERRIES, BLUEBERRIES AND WHIPPED CREAM. \$4.99

SHORT STACK

TWO PANCAKES AND EITHER 3 STRIPS OF BACON OR 3 SAUSAGE LINKS. \$3.99

PANCAKE BREAKFAST

THREE PANCAKES AND EITHER 4 STRIPS OF BACON OR 4 SAUSAGE LINKS. \$4.99

WAFFLE BREAKFAST

BACON AND WAFFLE

ONE 7" WAFFLE WITH 4 STRIPS OF BACON \$4.99

SAUSAGE AND WAFFLE

ONE 7" WAFFLE AND 4 SAUSAGE LINKS \$4.99

STRAWBERRIES AND WHIPPED CREAM WAFFLE

ONE 7" WAFFLE SMOTHERED IN STRAWBERRIES AND WHIPPED CREAM. \$4.99

BERRIES AND WHIPPED CREAM WAFFLE

ONE 7" WAFFLE SMOTHERED IN STRAWBERRIES, BLUEBERRIES AND WHIPPED CREAM. \$4.99

BREAKFAST SIDES

BISCUITS AND GRAVY

TWO BUTTERMILK BISCUITS SMOTHERED WITH COUNTRY GRAVY. \$2.99

HASH BROWN POTATOES

\$1.99

PANCAKE

\$1.99

EGG

\$.99

TOAST, WHITE, WHEAT, RYE OR SOURDOUGH

\$.99

BISCUIT

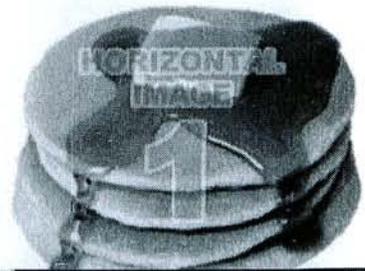
\$.99

SAUSAGE LINKS (4)

\$2.49

BACON (4 STRIPS)

\$2.49



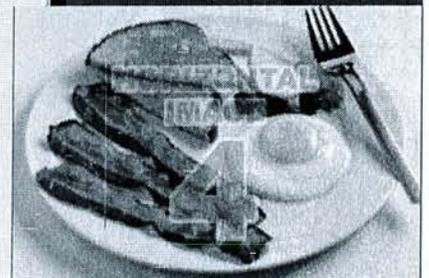
PANCAKES



WAFFLE AND SAUSAGE LINKS



BISCUITS AND GRAVY



SIDES



eating raw or undercooked meat, poultry or seafood may cause food borne illness

STARTERS/APPETIZERS

CHECK OUT OUR NEW APPETIZER MENU!

FRENCH FRIES

YOUR CHOICE OF SEASONED CURLY OR STEAK
FRIES ONLY \$3.99
LOADED WITH CHEESE \$4.99

☛ SWEET POTATO FRIES

SERVED WITH HOMEMADE JALAPENO RANCH
DIPPING SAUCE \$5.99

JALAPENO POPPERS

GREEN JALAPENO PEPPER STUFFED WITH
WISCONSIN CREAM CHEESE THEN BAKED WITH
A CRUNCHY BREADING
SERVED WITH OUR SIGNATURE CREAM CHEESE
SAUCE \$6.99

☛ BEER BATTERED CHEDDAR CHEESE CURDS

DELICIOUS WISCONSIN WHITE CHEDDAR
CHEESE CURDS BATTERED AND COOKED TO
PERFECTION SERVED WITH OUR JALAPENO
RANCH DIPPING SAUCE. \$6.49

YOU CHOOSE: DEEP FRIED ZUCCHINI, MUSHROOMS, MOZZARELLA STICKS OR JALAPENO BOTTLE CAPS.

\$6.99, TRY THE COMBO PLATTER ONLY \$9.99

CHIPS AND SALSA

A GENEROUS PLATE OF DEEP FRIED TORTILLA
CHIPS SERVED WITH OUR MEDIUM SALSA.
\$3.49

ONION RINGS

THICK ONION SLICES DIPPED IN SEASONED
BEER BATTER, SERVED WITH A SIDE OF RANCH
DRESSING. \$5.49

NACHO PLATTER

NACHO CHIPS PILED HIGH WITH MELTED
CHEDDAR JACK CHEESE, JALAPENO PEPPERS,
OLIVES, SALSA. \$7.99
ADD QUACAMOLE \$1.49
WITH CHICKEN, GROUND BEEF OR CHILI. \$9.99

☛ SPINACH ARTICHOKE DIP

A DELICIOUS COMBINATION OF SPINACH,
ARTICHOKE HEARTS AND ONIONS IN A CREAM
SAUCE WITH PARMESAN AND ROMANO CHEESE.
SERVED WITH PITA SLICES. \$5.99



HOME OF THE \$4.99 BLACK ANGUS BURGER

ALL NATURAL BLACK ANGUS BURGER
SERVED WITH LETTUCE, TOMATO AND
ONION AND YOUR CHOICE OF FRIES

CHICKEN TENDERS

CRISPY CHICKEN TENDERS SERVED WITH
FRENCH FRIES AND YOUR CHOICE OF BBQ
SAUCE OR RANCH DRESSING \$7.99

LOADED POTATO SKINS

HALF BAKED POTATO LOADED WITH MELTED
CHEESE AND BACON BITS. YOUR CHOICE OF
SOUR CREAM OR RANCH DRESSING \$6.99

CHEESE QUESADILLA

CHEDDAR, JACK, AND GOAT CHEESE, GREEN
CHILI, GREEN ONION, SOUR CREAM AND SALSA
\$5.99
WITH CHICKEN OR GROUND BEEF \$6.99

SOFT BAVARIAN PRETZEL STICKS

THREE SOFT BAVARIAN PRETZELS SERVED
WITH JERSEY'S SIGNATURE DIJON & NACHO
CHEESE DIPPING SAUCE. ONLY \$5.49

☛ SOUP OF THE DAY

WE OFFER SEVERAL FLAVORS OF DELICIOUS
SOUPS THROUGHOUT THE WEEK
8OZ-\$2.99, 12OZ- \$4.99

JERSEY'S CHILI

LOADED WITH BEEF, BEANS AND VEGETABLES
WITH SOME FIRE ADDED!
8OZ-\$2.99, 12OZ- \$4.99
*SEASONAL ITEM

JERSEY'S
STARTERS
AND
APPETIZERS

☛ NEW AT JERSEY'S!

Eating raw or undercooked meat, poultry or seafood may cause food borne illness.

JERSEY'S SLIDERS

SERVED WITH YOUR CHOICE OF STEAK FRIES, SEASONED CURLY FRIES OR A SIDE OF CREAMY COLE SLAW
SUBSTITUTE SWEET POTATO FRIES FOR \$1.00 MORE

CHEESE BURGER SLIDERS

3 DELICIOUS MINI BLACK ANGUS CHEESE BURGERS TOPPED WITH CARMELIZED ONIONS, AMERICAN CHEESE AND PICKLES. \$7.99

👉 FRIDAY'S NEW CORNED BEEF SLIDERS

3 MOUTH WATERING CORNED BEEF, SWISS CHEESE SLIDERS TOPPED WITH CREAMY COLE SLAW AND THOUSAND ISLAND DRESSING. \$7.99

JERSEY'S OWN PHILLY SLIDERS

3 GRILLED STEAK SLIDERS WITH SAUTE'ED BELL PEPPERS AND ONIONS, WITH PROVOLONE CHEESE. \$7.99

👉 NEW! MINI HOT DOG SLIDERS

3 MINI HOT DOGS OF YOUR CHOICE: REGULAR, POLISH OR SPICEY JALAPENO. ONLY \$5.99

HOT FINGER SLIDERS

3 MINI BREADED CHICKEN TENDER SANDWICHES DIPPED IN YOUR FAVORITE WING SAUCE WITH GRILLED JALAPENO PEPPER AND SWISS CHEESE. \$7.99

FISH TACOS, SOUTH OF THE BORDER! --NEW!

3 DELICIOUS BAJA FISH TACOS MADE WITH RED HOOK ALE BEER BATTERED PANGASIUS, TOPPED WITH CABBAGE, COTIJA CHEESE, AND A TANGY BAJA SALSA SAUCE. \$7.99

PASTRAMI SLIDERS-- NEW!

3 DELICIOUS PASTRAMI AND SWISS CHEESE SLIDERS, TOPPED WITH OUR CREAMY COLE SLAW AND SIGNATURE DIPPING SAUCE. \$7.99

JERSEY'S
SLIDERS
AND
WINGS

JERSEY'S WINGS

JUMBO WINGS SERVED BY THE HALF DOZEN, DOZEN OR PLATTER OF 20

NEW AND IMPROVED SAUCES INCLUDE BOBBY D'S MILD, MEDIUM, HOT, HONEY- MILD, MEDIUM AND HOT AND BBQ.

HALF DOZEN JUMBO WINGS

\$4.99

ONE DOZEN JUMBO WINGS

\$7.99

DON'T WASTE MY TIME, BRING ME 20 WINGS!

\$12.99

👉 BONELESS CHICKEN WINGS

LIGHTLY BREADED BONELESS CHICKEN WINGS, COOKED THEN COATED IN YOUR FAVORITE WING SAUCE. \$8.99

👉 TRY THESE NEW WING SAUCES FOR JUST \$1.00 MORE

KENTUCKY BOURBON
SWEET HEAT ORANGE
HONEY CITRUS PEPPER
CAROLINA TANGY

👉 NEW AT JERSEY'S

Eating raw or undercooked meat, poultry or seafood may cause food borne illness.

Jersey D's

Tavern & Grill

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Specials

friday Posted on September 9, 2011



Every day is a special at Jersey D's... home of the \$4.99 1/2 lb. all Natural Black Angus Burger (includes onion, tomatoe, and lettuce). Your choice of steak fries or seasoned curley fries. Upgrade to sweet potatoe fries for \$1.00.

Comments are closed

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Indoor Stage with Live Band



Outdoor Patio with Bar Top to Interior



Front entrance



Outdoor patio adjacent to pedestrian walkway access to residential (photo is looking south to residential)



Pedestrian access to/from residential which is located next to the outdoor patio (photo is looking south to residential)