



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



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 11-105**

**DATE:** NOVEMBER 6, 2011

**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:** LUP11-0022 RUDY’S COUNTRY STORE AND BAR-B-Q

**Request:** Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License for a new restaurant’s interior dining and patio area, and as permitted under a Series 10 Beer and Wine Store License for the restaurant’s retail store

**Location:** Northwest corner of 54<sup>th</sup> Street and Chandler Boulevard, 7300 W. Chandler Blvd.

**Applicant:** Amy Nations, ALIC

**RECOMMENDATION**

The request is for liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License for a new restaurant’s interior dining and patio area, and as permitted under a Series 10 Beer and Wine Store License for the restaurant’s retail store. This is a new development under construction in west Chandler within the Chandler Technology Center Industrial Park. Planning Staff, finding consistency with the General Plan and C-2 (Community Commercial) zoning, recommends approval.

**BACKGROUND**

The request for a Series 7 Beer and Wine Store liquor license allows the restaurant to sell and serve beer and wine only, which includes the restaurant’s indoor dining and outside patio area. The business also requests approval for a Series 10 Beer and Wine Store liquor license, which allows a retail store to sell beer and wine only.

The subject site was formerly developed as a Mobil/Exxon gas station with convenience store. The business closed down several years ago and has remained unoccupied. The property recently came under new ownership which includes the vacant, undeveloped lot west of the site next to the existing Denny’s restaurant. A Rezoning with Preliminary Development Plan zoning case

was recently approved by City Council for the restaurant's surface parking lot on the vacant lot. The new property owner is redeveloping the former gas station site including the vacant lot with this new restaurant and retail country store.

The restaurant with store is approximately 7,300 square feet which includes an approximately 770 square foot patio and 590 square foot retail country store. The patio is integrated and covered as part of the building but includes partial garage doors that open up the area to the outside.

Restaurant hours will be from 7 a.m. to 9 p.m. Sunday through Thursday, and 7 a.m. to 10 p.m. Friday and Saturday. There are approximately 210 indoor seats and 60 seats on the patio. The restaurant includes televisions and small speakers throughout.

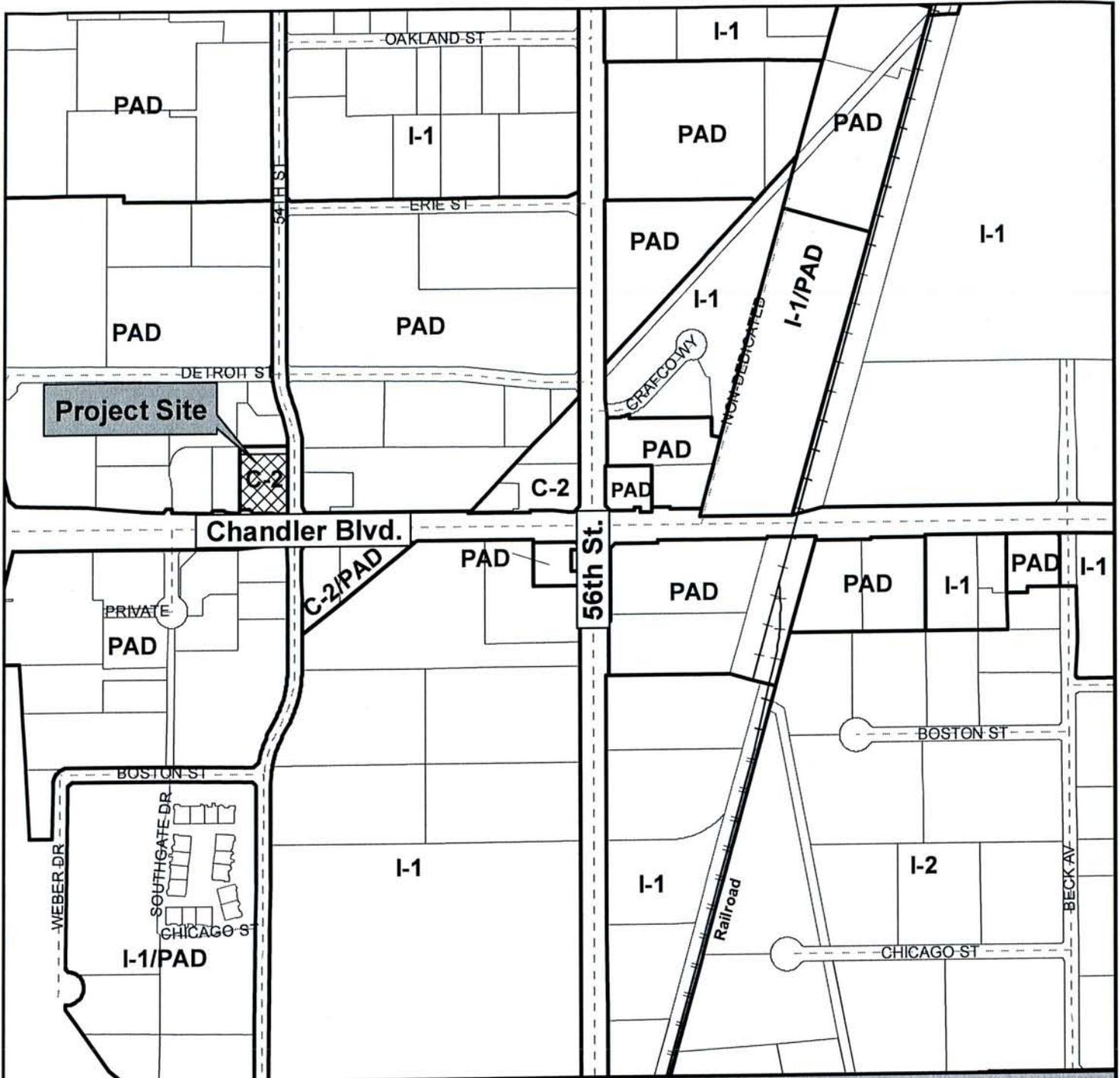
### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting will be held on November 14. Planning Staff will provide a report on the meeting at the hearing.
- The Police Department has been informed of the application and has not responded with any concerns.
- At the time of the memo, Planning Staff is not aware of any opposition to this request.

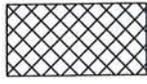
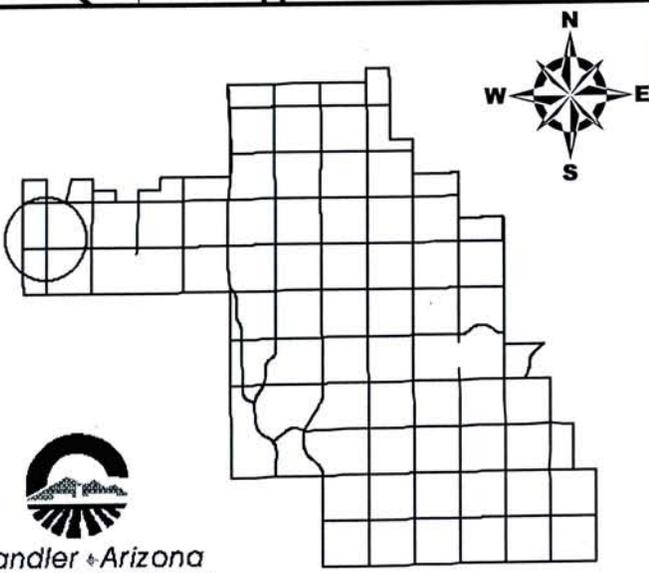
### **RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan and C-2 zoning, recommends approval of Use Permit LUP11-0022 RUDY'S COUNTRY STORE AND BAR-B-Q, 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 7 (restaurant) and Series 10 (retail country store) licenses 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.

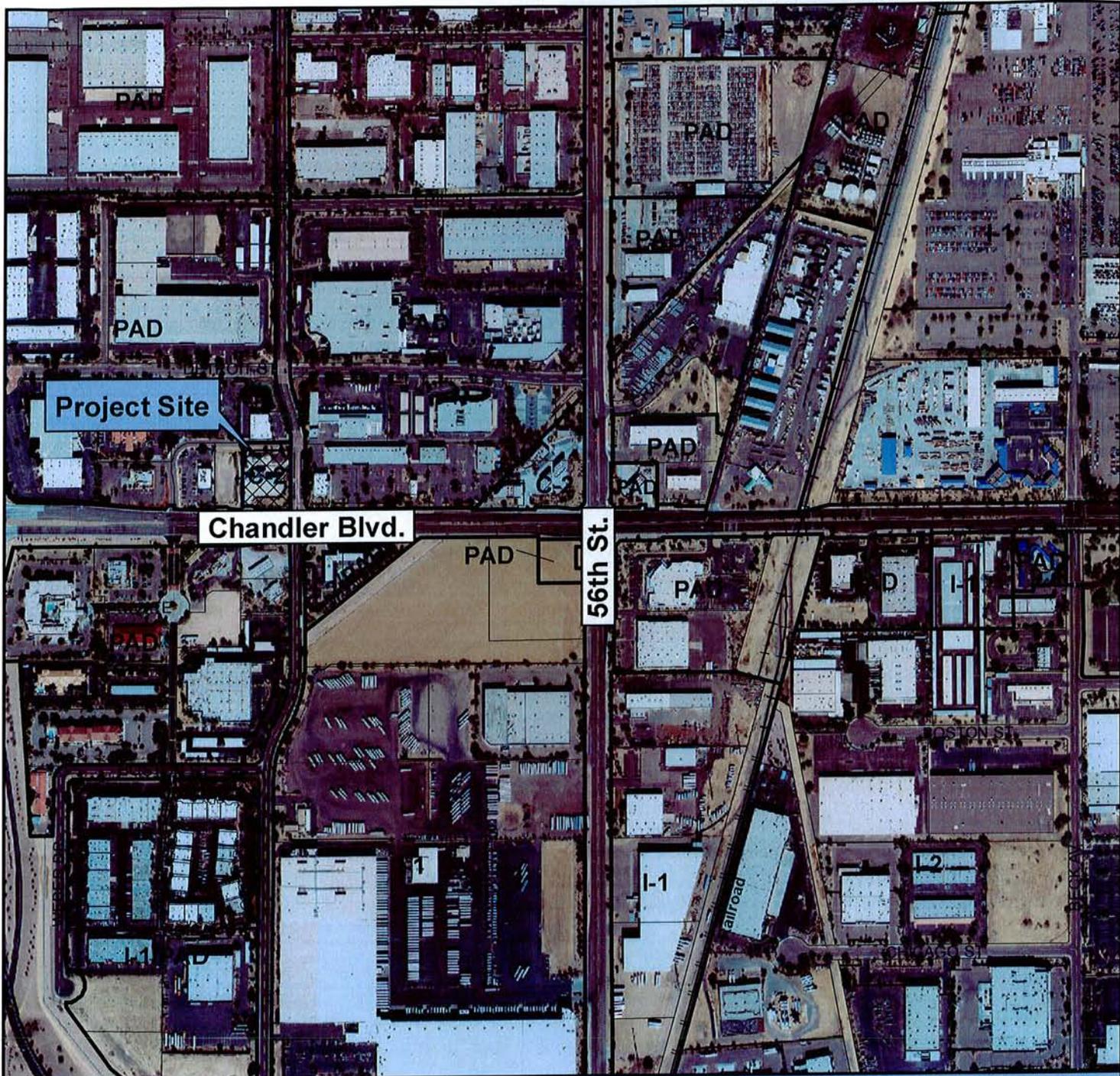


**Vicinity Map**

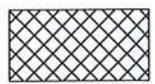
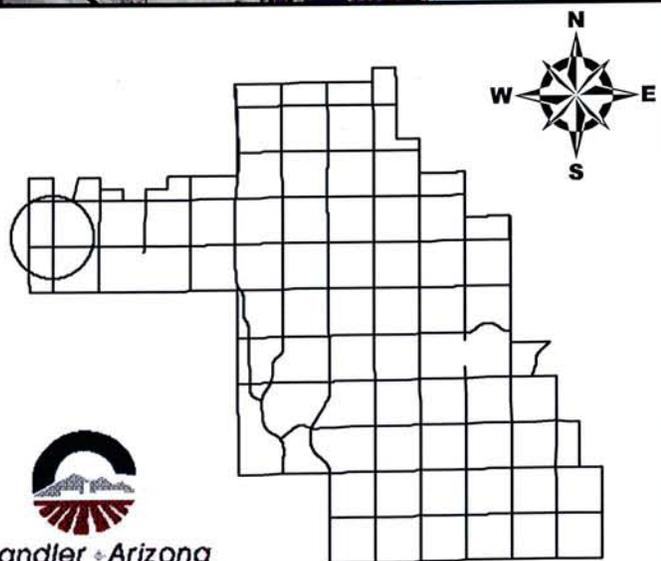


LUP11-0022

**Rudy's 'Country Store' and Bar-B-Q  
Liquor Use Permit**



**Vicinity Map**



LUP11-0022

**Rudy's "Country Store" and Bar-B-Q  
Liquor Use Permit**



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ARIZONA LIQUOR  
INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department  
Planning Division  
215 East Buffalo Street  
Chandler, AZ 85225

October 27, 2011, 2011

To Whom It May Concern:

We would like to respectfully request a Liquor Use Permit for a Series 7 on & off sale liquor license & a series 10 off sale liquor license located at Rudy's "Country Store" & Bar-B-Q 7300 W Chandler Blvd. in Chandler. It's a country store connected to a fast casual restaurant with a menu that consists of Bar-B-Q and we would like to request permission for alcohol consumption indoors and outdoors. The Series 7 liquor license is for the restaurant and the Series 10 liquor license is for the country store. Since Department of Liquor Licenses and Control (DLLC) has implemented a new rule this is why we are required to apply for a Series 7 and a Series 10 liquor license.

Rudy's "Country Store" & Bar-B-Q is a 7,297 square foot restaurant and the patio area is 770 square feet and the country store is 587 square feet. The indoor patio is fully enclosed with garage doors that open. There is a half wall so the garage doors do not go to the ground. The outside patio has a rock wall surrounding it but is open air above the 3.5 ft. (approx.) wall.

The regular business hours will be from 7am to 9 pm Sunday through Thursday, 7 am to 10 pm Friday and Saturday. It will employ 50 full and part time employees. We will have approximately 212 restaurant seats and 60 on the patio. There will be 7 TVs and various small speakers throughout the restaurant.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name.

Amy Nations



