



MEMORANDUM Planning Division – PZ Memo No. 15-066

DATE: JULY 1, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: ERIK SWANSON, SENIOR CITY PLANNER
SUBJECT: LUP15-0012 THE WILD VINE UNCORKED

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License and Series 7 Beer and Wine Bar License for on-premise consumption indoors and outdoor consumption on two patios at a new restaurant
Location: 4920 S. Gilbert Road, Suites 1-3; Northwest corner of Chandler Heights and Gilbert roads
Applicant: Kimberly Rubens, Owner

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located along the north end of an inline shops space adjacent to the site's Major Anchor, Bashas'. Various restaurants have operated in the subject suite since 2005. Inline shops are adjacent to the suite's south side. A drive aisle is along the north side of the suite that provides access to the rear of the center.

The Wild Vine Uncorked is a new restaurant that anticipates opening within the next couple of months. While the restaurant is able to utilize the previous restaurants Liquor Use Permit for the Series 12, the applicant is adding an outdoor patio along the north side of the suite, requiring a new Liquor Use Permit. In addition to the request for a Series 12, the applicant is also requesting a Series 7 Beer and Wine Bar license. The combination of the two licenses provides the applicant the convenience of not having to worry about the requirement to have 40% of sales be food and non-alcoholic beverage related.

The 3,646 square foot suite provides capacity for approximately 128 patrons. An existing patio is provided to the south of the entrance that is approximately 300 square feet. The proposed patio is located along the north side of the suite and is adjacent to the drive aisle that leads to the rear of the commercial center. The patio is approximately 280 square feet. The patio will displace some gravel and small shrubs. There are no trees or sidewalks within the proposed area. Pedestrian access to the rear of the center was not provided during the design and construction of the center.

Piped music and five televisions are provided. In addition to the piped music the applicant is requesting the ability to have live music on a limited basis within the restaurant. The music may include a soloist or small three person group. The intent is to not draw patrons strictly seeking a live entertainment venue, but rather to provide background music ambient to the environment of the restaurant. The nearest residence is approximately 700 feet to the west.

The restaurant will be open Monday through Thursday from 2 p.m. to 10 p.m., Friday from 2 p.m. to 1 a.m., Saturday from 11 a.m. to 1 a.m., and Sunday 11 a.m. to 10 p.m. The restaurant will employ 7-12 persons.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, June 18, 2015. No neighbors attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP15-0012 THE WILD VINE UNCORKED, to allow liquor sales as permitted under a Series 12 Restaurant and Series 7 Beer and Wine Bar License for on-premise consumption indoors and outdoor consumption on two patios at a new restaurant, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 12 Restaurant license and Series 7 Beer and Wine Bar license only, and any change of licenses shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store location.
4. Liquor Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Liquor Use Permit shall apply.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

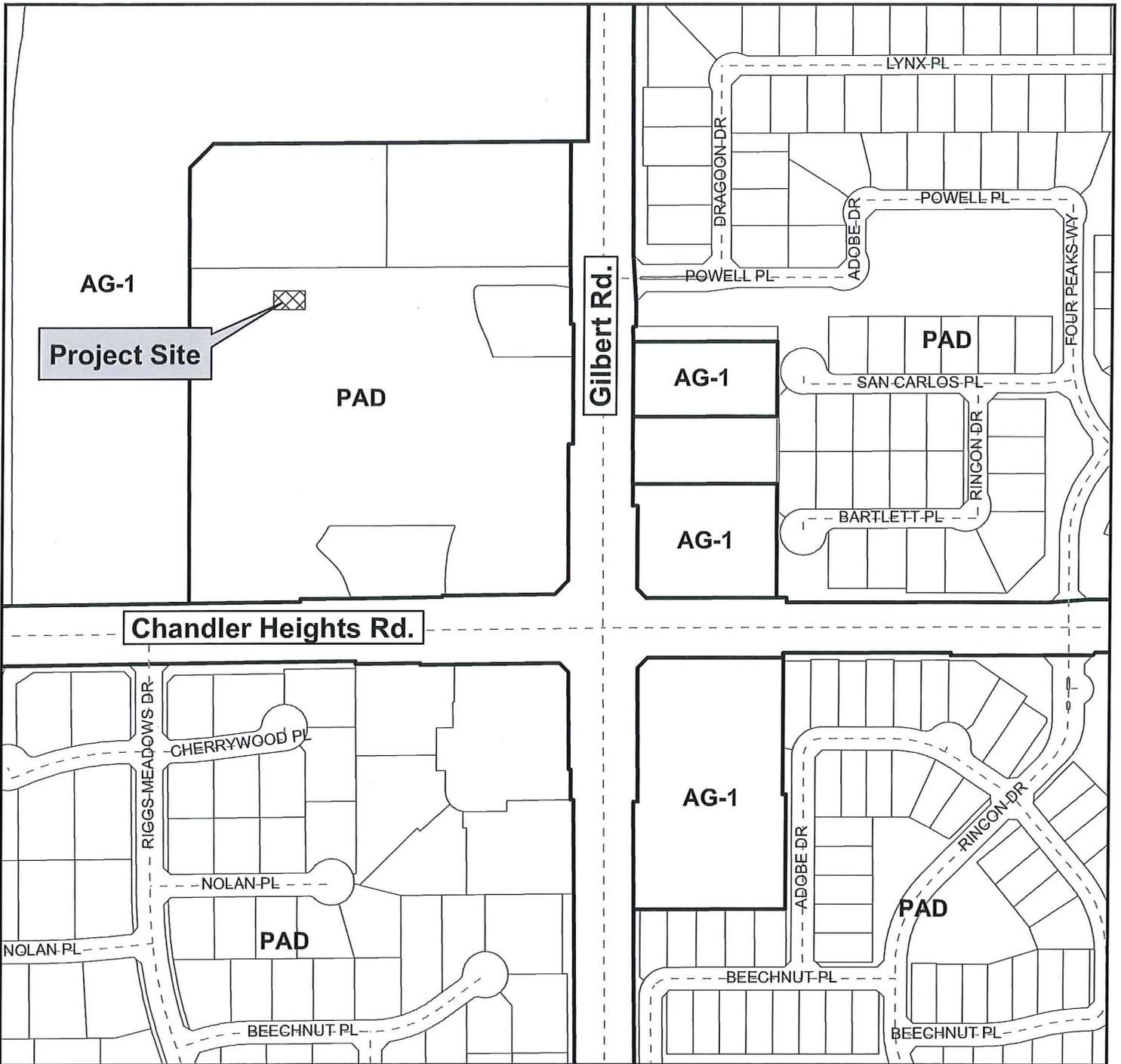
6. The site shall be maintained in a clean and orderly manner.
7. Noise shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

PROPOSED MOTION

Motion to recommend approval of LUP15-0012 THE WILD VINE UNCORKED, subject to the conditions as recommended by Planning Staff.

Attachments

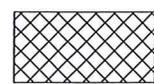
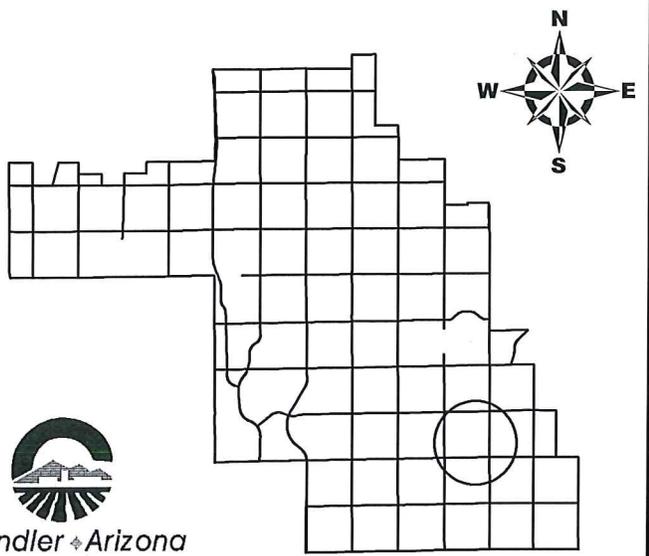
1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative



Gilbert Rd.

Chandler Heights Rd.

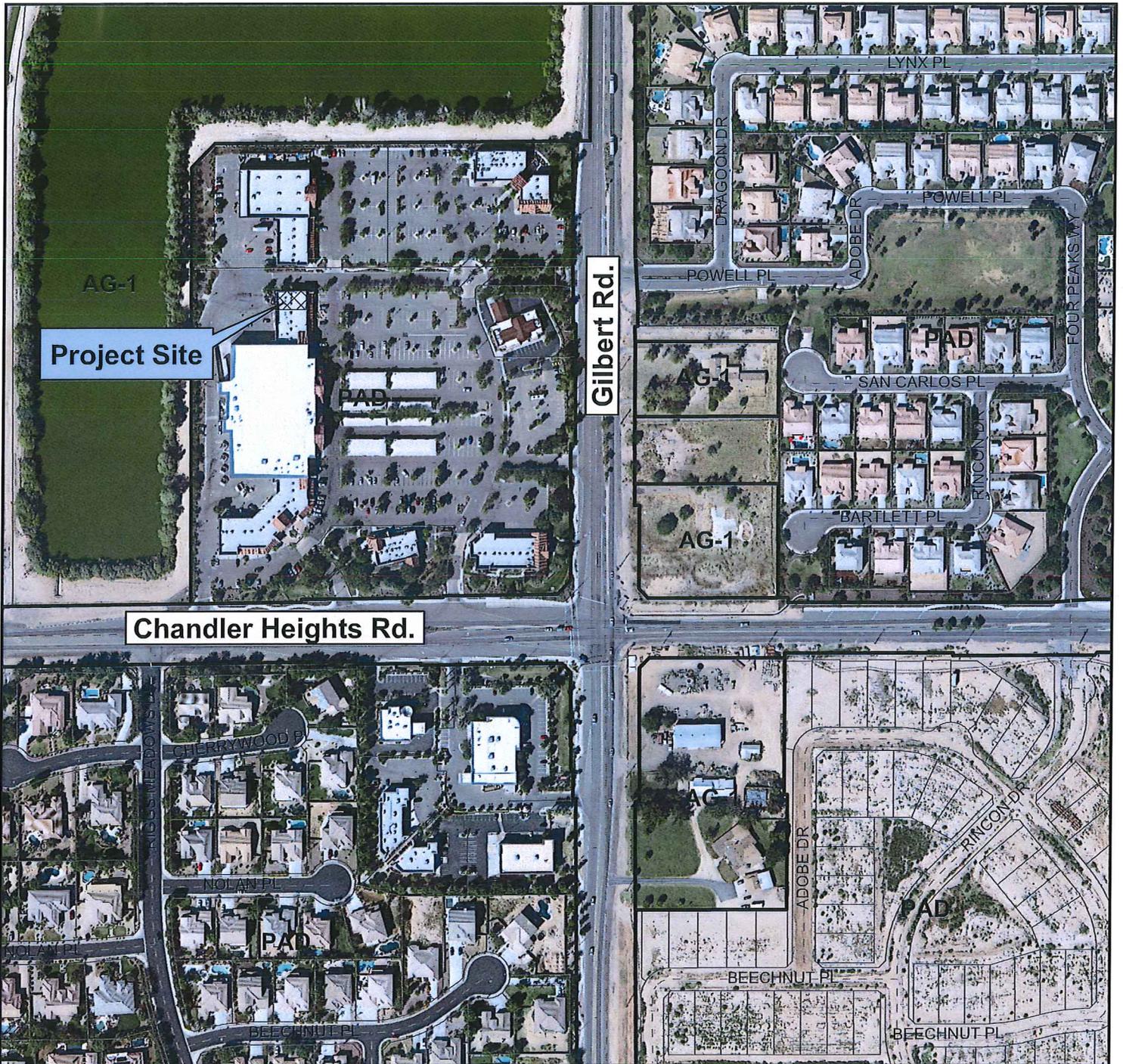
Vicinity Map



LUP15-0012

**The Wild Vine Uncorked
Liquor Use Permit**





Gilbert Rd.

Chandler Heights Rd.

Vicinity Map



LUP15-0012

**The Wild Vine Uncorked
Liquor Use Permit**

05/05/2015

City of Chandler

Transportation & Development Department

RE: Liquor Use Permit Application – Business Narrative

The Wild Vine Uncorked (WVU) would be a newly established wine and tapas bar restaurant seeking a Series 07 and Series 12 license from the State of Arizona and City of Chandler. Our proposed location is at 4920 S Gilbert Rd, #3 (which was converted by the original business owner in approximately 2009 from units 1-3) and is in the Chandler Heights Marketplace in Chandler, AZ. The location appears to be located in one of the fastest growing and demographically attractive municipalities in AZ, and will be physically located near Bashas' Supermarket the centers anchor store. The opening date for the WVU is planned for mid-July early August of 2015.

With 3646 square feet of existing interior restaurant space which we believe holds a current use permit for the Series 12 Restaurant license, the space would also have just under 800 sq ft (400 of which is newly proposed) of outdoor patio space. The current use has an approved existing Patio space A, which is east facing to the right of the front doors and is approximately 300-400 sq ft. Patio B is the proposed new patio north facing from the existing space and approximately 300-400 sq ft. Seating will be provided in the bar area, as will multi-size tables and couch seating which are located throughout the restaurant guest space. Maximum seating capacity of 128 interior and approximately 46 exterior patio seats (calculations are based on restaurant industry standards of 15-20 ft²/person table and 2.4 linear ft/person at the bar). Access to the patio areas will be provided through a sliding glass doors, which will be appropriately marked per code, as is main entry access and all emergency exits. The restaurant will be a non-smoking establishment with appropriate/law compliant signage on the interior and exterior of the building.

While *The Wild Vine Uncorked* will be a full service bar and restaurant establishment as allowed by the Series 12 license and current use permit, we will focus our position as the best-in-class wine and tapas bar restaurant of choice for area patrons, desiring a sophisticated selection of high quality wines, entrees and small plates (please see sample menu) which will be served in a comfortable and relaxed setting. While the existing space currently allows for wine bar appropriate non-invasive music and 5 televisions already placed throughout the space, an extended use permit is sought for top-rated wine bar appropriate non-invasive live music performed Thursday through Saturday evenings and during brunch on Sunday, selections would include soloist and not more than 3 person groups to compliment the fine dining experience. We believe the restaurant will be a perfect complement to other existing restaurant in the local area, offering the higher end dining experience to consumers in the area, as well as similar entertainment (live music, speaker music, television).

The Wild Vine Uncorked is anticipating hours of operation 7 days per week. Monday through Thursday from 2 p.m. to 10 p.m., Friday from 2 pm to 1 am, Saturday 11 am to 1 am and Sunday 11 am to 10 pm. Once fully established WVU anticipates a staff of 7-12 persons. We believe parking requirements will be within the guidelines of the current use permit for the premises and will not further impact the marketplace. Pedestrian access throughout the center would not be affected by the expanded use permit, the added patio would in no way impeded pedestrian or vehicle traffic in the area. New patio

fencing would be consistent with the current patio design and would comply with all building codes, including the emergency exit gates. We do not believe there are any residential units within 600 feet of the project. *The Wild Vine Uncorked* anticipates placing name signage on the building over the entrance as required by the landlord, and additionally anticipates placing signage on the monument sign located on the south end of the center (Chandler Heights Rd) as required by the landlord.

The Wild Vine Uncorked will be operated by the owner Kimberly Rubens, a Chandler resident who will be onsite full time as the general manager. Husband, Robert Rubens, will join in on weekends to assist with customer satisfaction and our daughter, Kellie Pisano a long time AZ resident will also work full time in the restaurant. We believe this onsite owner/operator/family concept will allow *The Wild Vine Uncorked* to thrive as a terrific neighborhood restaurant for all local area residents. We look forward to becoming a crowning jewel for the Chandler area restaurant community.

Included with our submission please find:

Liquor Use Permit Application

Letter of Authorization from the Property owner/landlord

Sample Menu

11x17 – Site Plan and Floor Plan showing renovations and elevations

24x36 - full set of plan for renovations supplied under separate cover to obtain permit

Thank you for your time and consideration of our project.

Best regards,

Kimberly Rubens, Managing Partner

K&R Rubens Enterprises, LLC dba The Wild Vine Uncorked