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MEMORANDUM **Planning Division – PZ Memo No. 15-072**

DATE: AUGUST 5, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR KH for JK
KEVIN MAYO, PLANNING MANAGER KH

FROM: LAUREN SCHUMANN, CITY PLANNER LS

SUBJECT: LUP15-0013 THE LOCAL PLAY YARD BAR & GRILL

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant

Location: 3002 N. Arizona Avenue, Suite 1, West of the Northwest Corner of Arizona Avenue and Elliot Road

Applicant: Jennifer Mehnert, Business 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 west of the northwest corner of Arizona Avenue and Elliot Road, within the Pollack Plaza commercial center. The Local Play Yard Bar & Grill is located at the southwestern end of the center on the end cap of a section of inline shops. Directly east of the subject site within the inline shops is a jiu jitsu studio, and beyond that a small convenience market. East of the inline shops is a freestanding urgent care. North of the plaza is the Palm Plaza Commerce Center. East of the subject site across Arizona Avenue is the Pollack Business Park North. South, across Elliot Road is a vacant parcel. West of the subject site, across San Marcos Place within the Chandler Business Plaza is a truck parts center, specialty automotive shop, and a cabinetry shop.

Within the Pollack Plaza commercial center there are a variety of commercial uses including, convenience markets, hair salon, furniture stores, fitness center, Korean BBQ restaurant, and a childcare day care center.

The subject site was rezoned Community Commercial (C-2) in 1977 as part of a 1,500-acre rezoning. The subject site was previously operating as the Dirty Drummer with a Series 6 liquor license since 1986 and was contained within three suites. The property owner has since reduced the large suite into two suites. The applicant is proposing a new restaurant within one suite, which will operate with a Series 12 Restaurant License. The suite is approximately 3001 square feet, which can accommodate 125 seats, and a 140 square foot enclosed patio that seats eight. The patio is located on the west side of the building, which can be accessed through the restaurant and has a gate used only as an exit.

The Local Play Yard Bar & Grill will serve lunch and dinner along with full bar. Their hours of operation will be Sunday through Thursday 11 a.m. to 11 p.m. and Friday through Saturday 11 a.m. to 2 a.m. Full menu will be available until 11 p.m. daily with appetizers available until close. The site will also provide indoor air hockey table, a pool table, four televisions, and music from speakers controlled by management.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 30, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff has not received any phone calls or letters in opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP15-0013 THE LOCAL PLAY YARD BAR & GRILL 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 license only, and any change of license shall require reapplication and new Liquor Use Permit approval.

3. The Liquor Use Permit is non-transferable to other store location.

4. 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.

5. The site and patio shall be maintained in a clean and orderly manner.

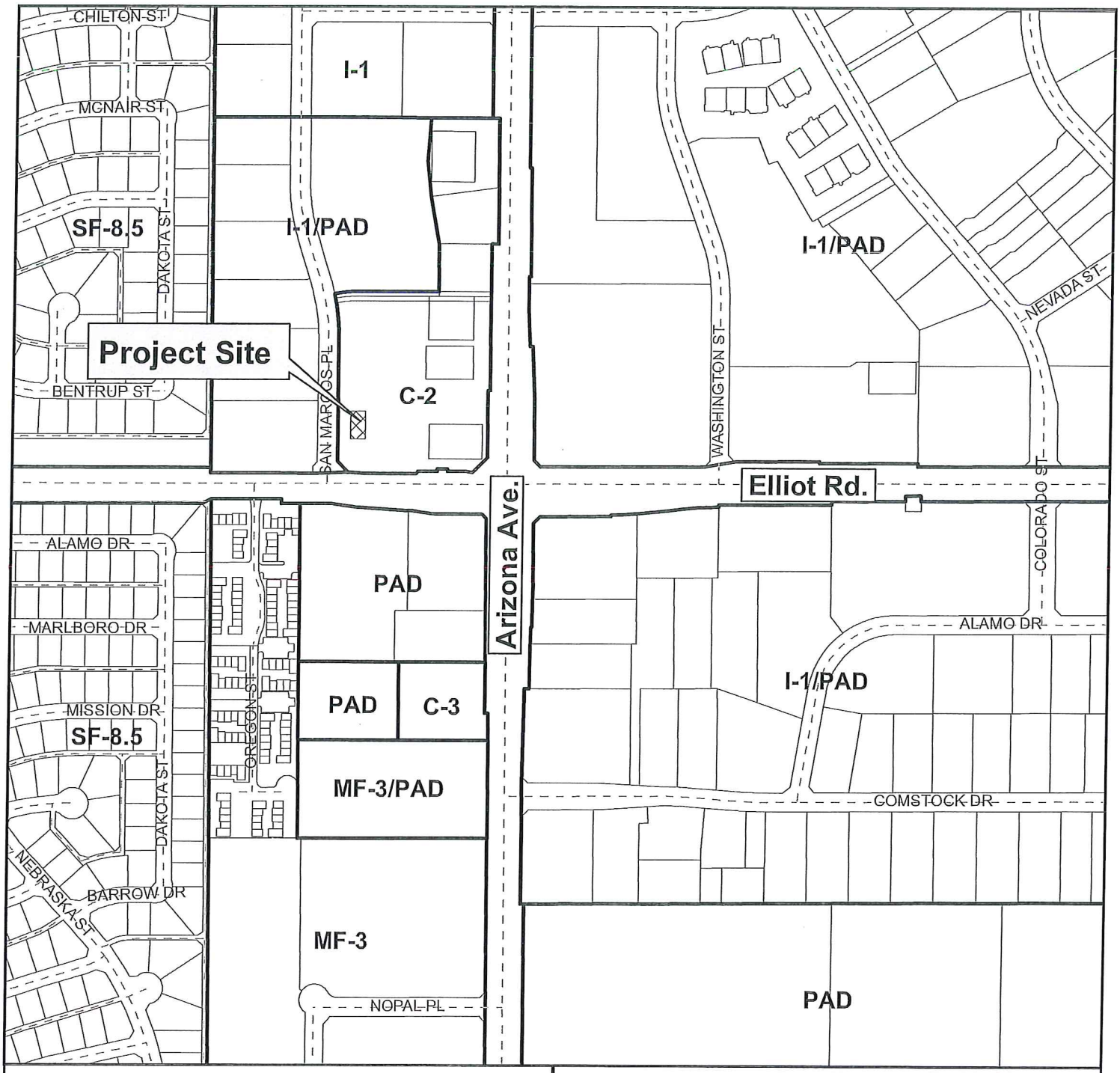
6. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

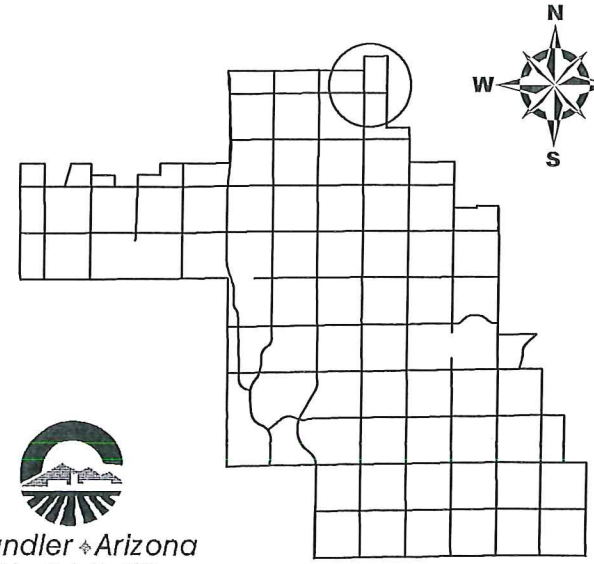
PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP15-0013 THE LOCAL PLAY YARD BAR & GRILL, subject to the conditions as recommended by Planning Staff.

Attachments

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





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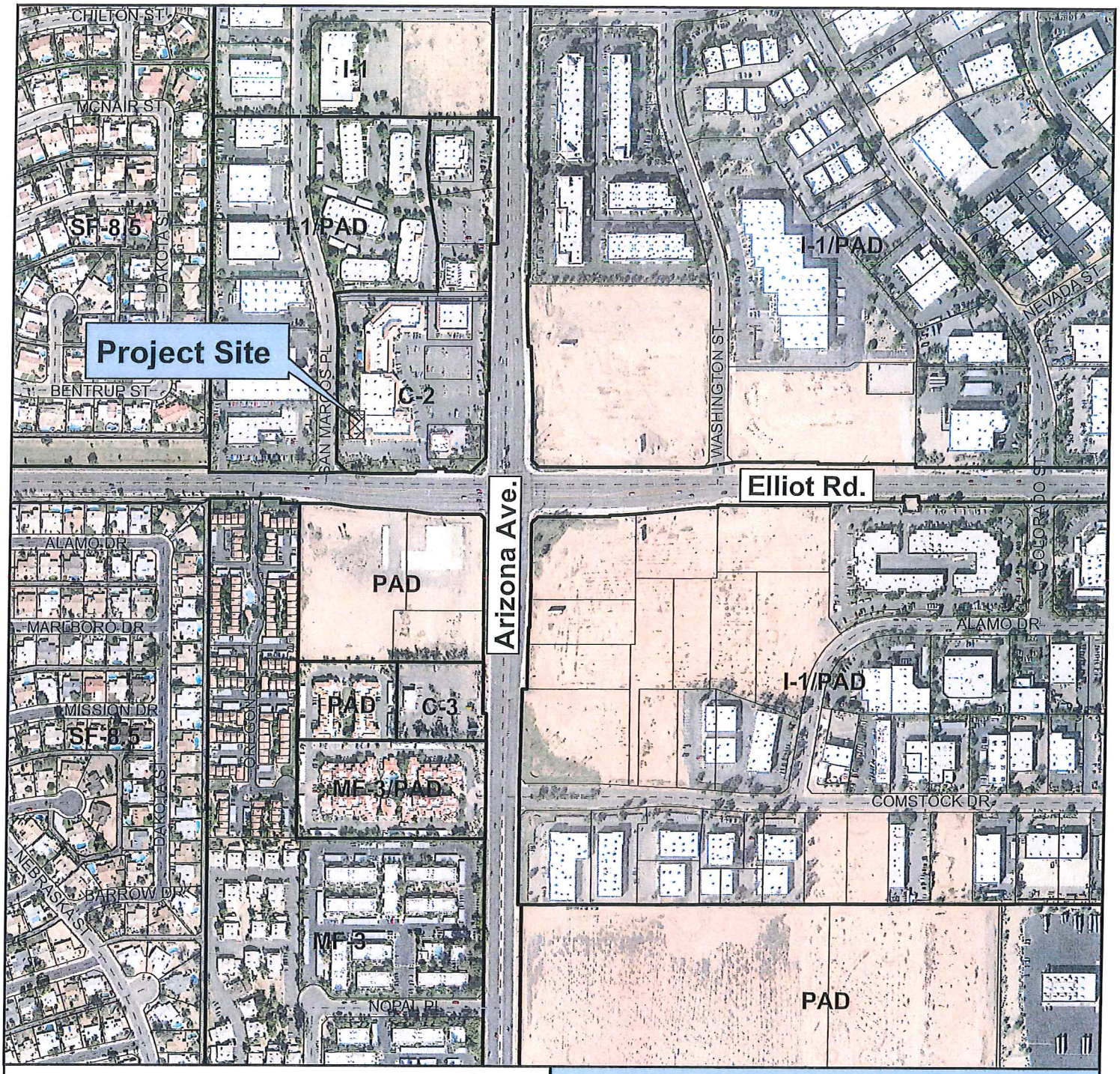
Vicinity Map

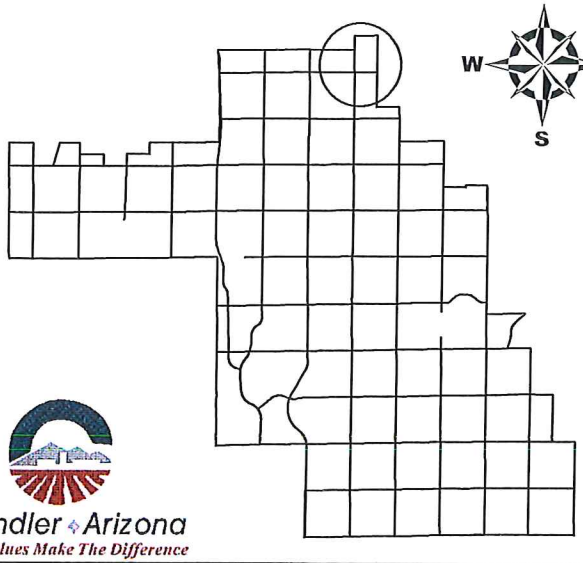
LUP15-0013

The Local Play Yard
Bar & Grill
Liquor Use Permit

CITY OF CHANDLER 7/9/2015



Vicinity Map



LUP15-0013

The Local Play Yard
Bar & Grill
Liquor Use Permit

Chandler Arizona
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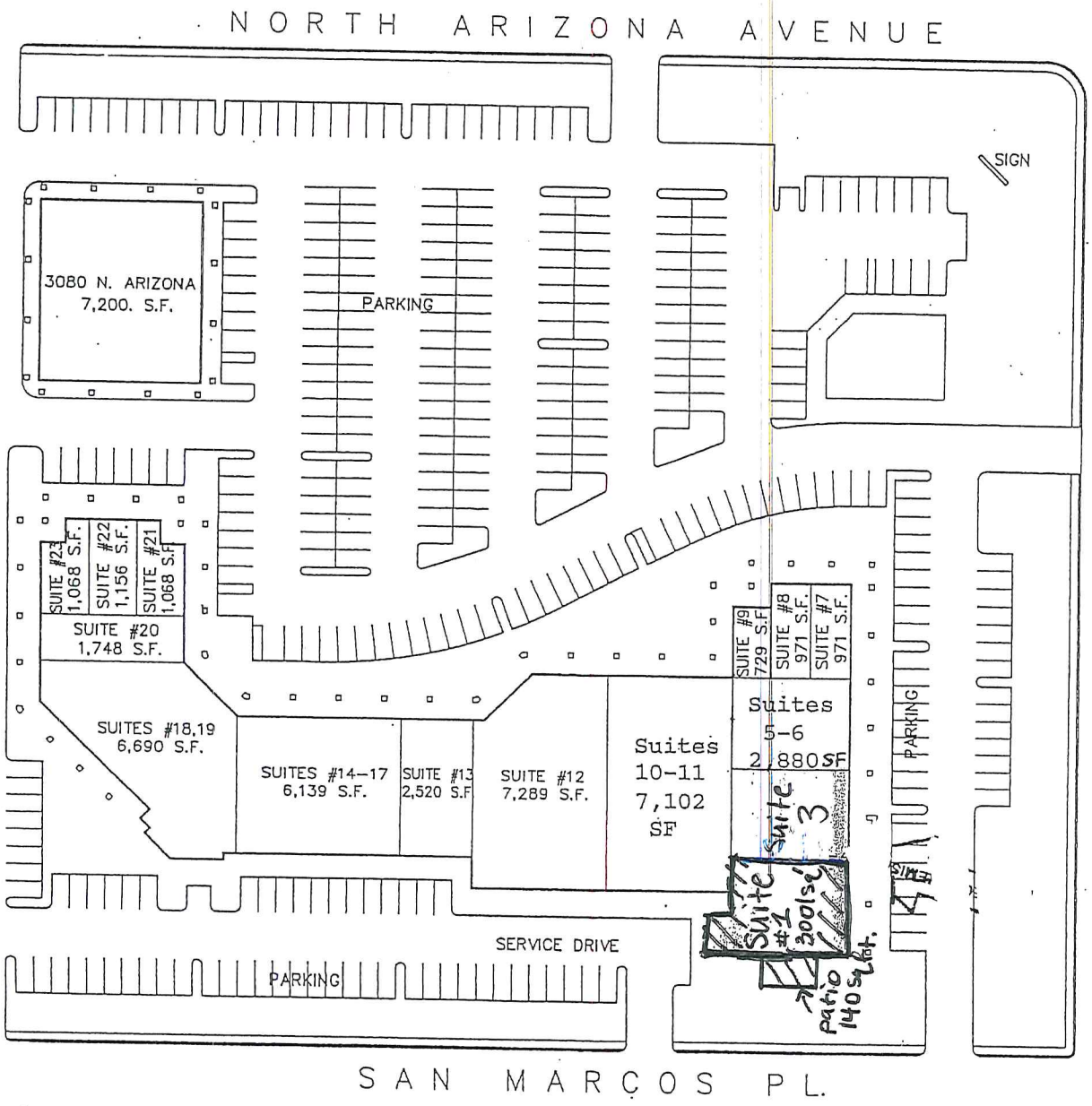
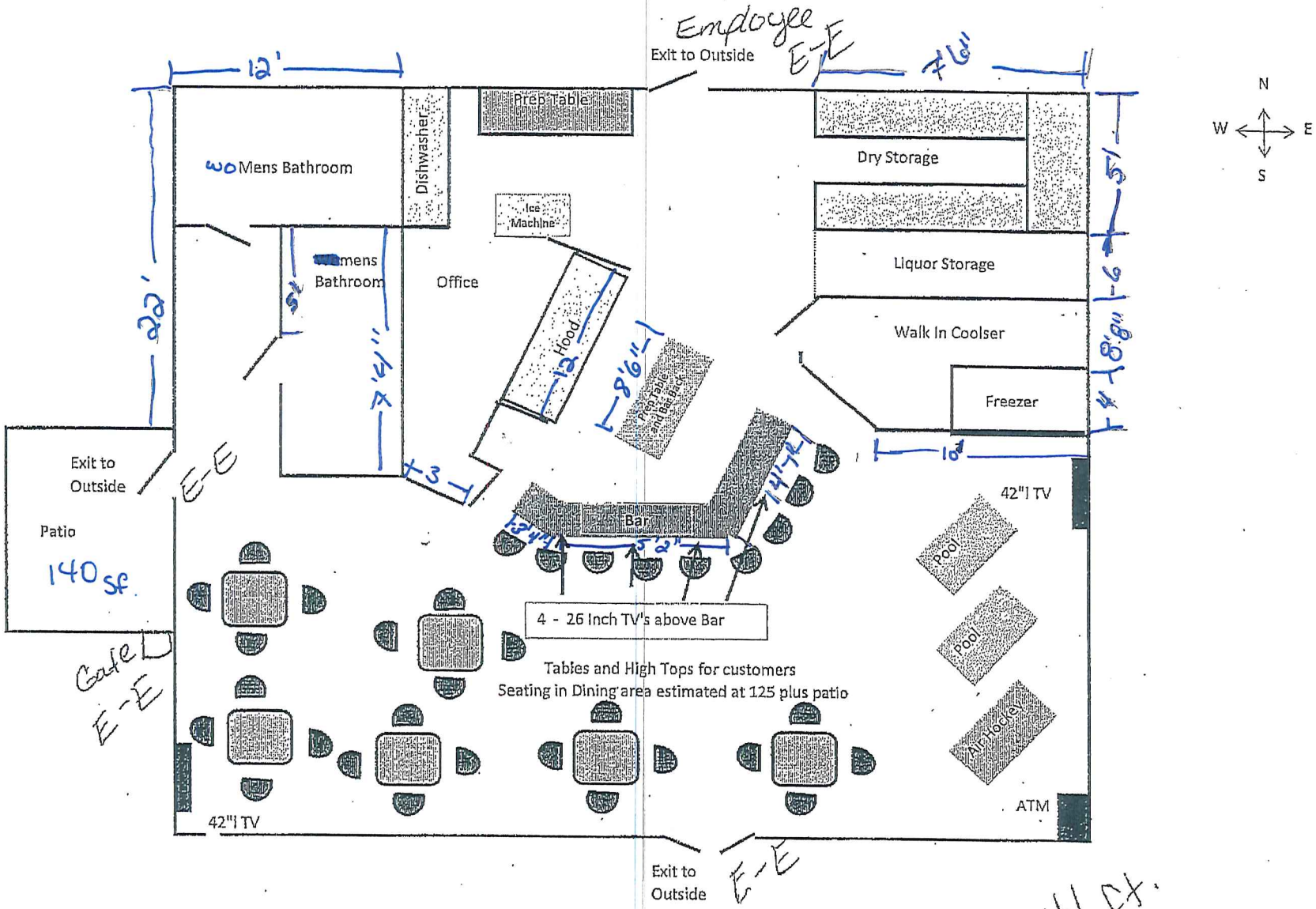
CITY OF CHANDLER 7/9/2015

LEASING PLAN



TOTAL SPACE CONTAINS APPROXIMATELY 46,212 S.F. ALL FOOTAGE AND PARKING SHOWN IS APPROXIMATE, AND IS SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE LANDLORD. THERE ARE APPROXIMATELY 382 PARKING SPACES. THIS DRAWING IS NOT TO SCALE.



Employee E-E
Exit to Outside
12'
7'6"
Prep Table
Dishwasher
Mens Bathroom
Dry Storage
Ice Machine
Mens Bathroom
Office
Liquor Storage
Hood
Walk In Coolser
Prep Table and Bar Back
Freezer
22'
5'
7'4"
12
8'6"
5'
6
8'8"
4
10'
3
Exit to Outside
E-E
Patio
140 sf
Bar
3'4"
5'2"
7'4"
42"l TV
Pool
Pool
Air Hockey
4 - 26 Inch TV's above Bar
Tables and High Tops for customers
Seating in Dining area estimated at 125 plus patio
Gate E-E
42"l TV
ATM
Exit to Outside
E-E
N
W
E
S
3141 sq ft.

Narrative

The business name is the Local Play Yard Bar & Grill. The address is 3002 N. Arizona Ave, Suite 1 Chandler, AZ 85225 (Pollack Plaza). We have requested a series 12 liquor license for a restaurant and bar that will be serving full service lunch and dinner from the hours of 11am to 11pm with appetizers available until close. The hours of operation will be:

Monday through Thursday 11a.m.-12a.m.

Friday and Saturday 11a.m. – 2a.m.

Sunday 11a.m. - 12a.m.

We anticipate having 6-8 employees based off of flow of business. For entertainment, we will be providing a pool table, air hockey table, 4 TV's, radio for music which is controlled by the on premise manager. The lease space is 3001sqft inside and a 140sqft fenced in patio that is designated smoking area. The patio is accessed by an outside gate and a door connecting it to the inside dining area. The patio will have approx. 8 seats. The inside space will be based on fire code capacity, which we anticipate to be around 125.

Our beverage menu will include sodas, teas, water, spirits, wine, draft, and bottled beer. The unopened liquor and wine will be stored in a locked room (only accessible by managers). The (in use) bottles will be displayed behind the bar (out of reach of patrons). The bottled beer will also be stored behind the bar accessible by bar tenders, and the walk in closet. The draft kegs will be stored in the walk in cooler.

There is parking available in front of the establishment. There will be no monumental signage added. There will be a light up sign on the building overhang that says "Local Play Yard bar and grill", which we have submitted a sign permit.

We will be the friendly local neighborhood restaurant and bar for the locals to come eat, drink, and relax.

If you have any questions, please feel free to contact the owners.

Brett Mehnert (864)275-8864

Jenni Mehnert (864)230-8151