



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

F.



**MEMORANDUM**

**Planning Division – PZ Memo No. 15-082**

**DATE:** SEPTEMBER 2, 2015

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:** LUP15-0015 SIDELINES GRILL AND TAVERN

**Request:** Liquor Use Permit extension approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors and on an outdoor patio at an existing restaurant

**Location:** 2980 S. Alma School Road, Suite #2  
West of the northwest corner of Queen Creek and Alma School Roads

**Applicants:** Amy Nations; AZLIC

**RECOMMENDATION**

Planning Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval subject to conditions.

**BACKGROUND**

The subject restaurant is located west of the northwest corner of Alma School and Queen Creek roads, within the Ocotillo Plaza shopping. The restaurant occupies the southern end of a pad building along Queen Creek Road. A vacant suite that previously housed a Washington Mutual Bank shares the building with the restaurant.

The restaurant first received a Use Permit for alcohol service under a Series 12 Restaurant License in 2002. It received a new Use Permit in 2009, to accommodate a patio expansion. In April 2011, it received a Use Permit, limited to one (1) year, to allow the addition of live music on the outdoor patio, and received an extension in 2012 for an additional three years. The request is to extend the Use Permit indefinitely, as the owners have decided to eliminate the live music component that historically generated complaints.

The restaurant has an estimated seating of 202 persons including the outdoor patio. The restaurant is approximately 2,652 square feet; the patio provides an additional 800 square feet. The patio is enclosed with 36-inch tall decorative railing and includes a fireplace and six televisions. The restaurant has been in operation since 2002 (always under a Series 12 Restaurant License) and is open Sunday and Monday from 11 a.m. to 11 p.m., Tuesday through Thursday from 11 a.m. to 12 a.m., and 11 a.m. to 1 a.m. on Fridays and Saturdays.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

### **DISCUSSION**

Planning Staff recommends approval of the request without a time limit. The restaurant has hosted live music many times over the past years, which has raised concerns in the past; however, with the current application the live music component is being eliminated, therefore making the restaurant operate like any other restaurant with a Series 12 liquor license.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 27, 2015; no neighbors attended.
- Planning Staff is not aware of any opposition or concerns to the request.

### **RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP15-0015 SIDELINES GRILL AND TAVERN, to allow liquor sales as permitted under a Series 12 Restaurant for on-premise consumption indoors and on an outdoor patio, subject to the following conditions:

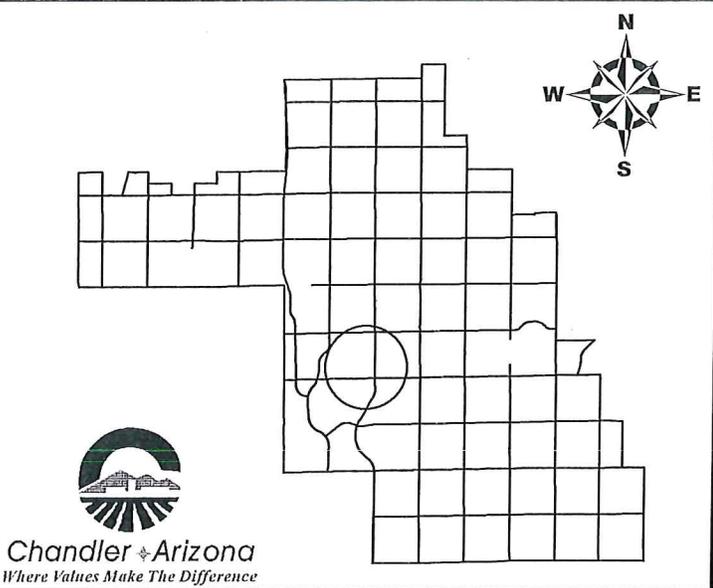
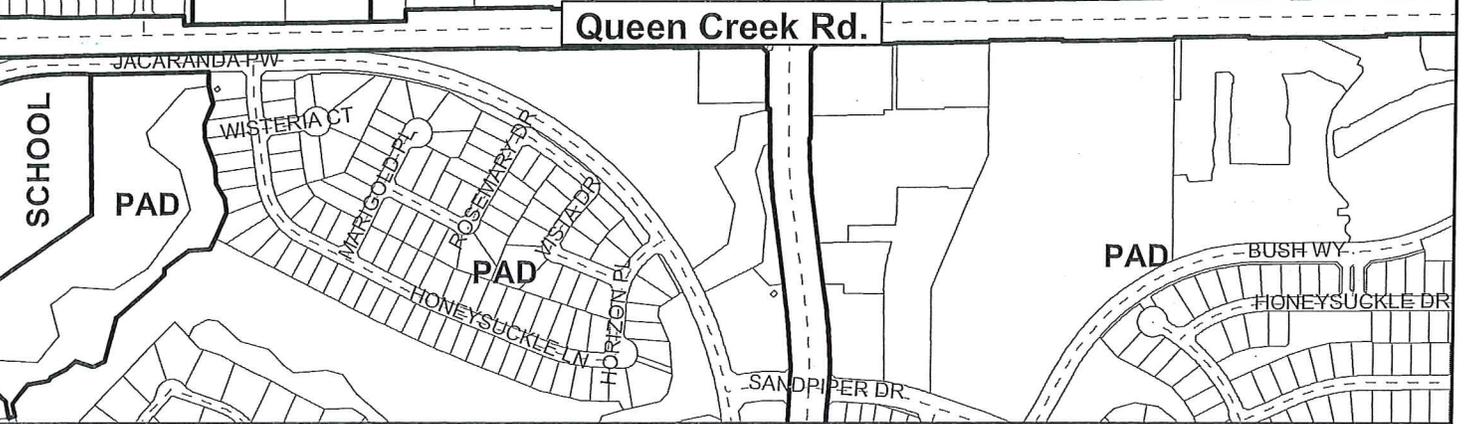
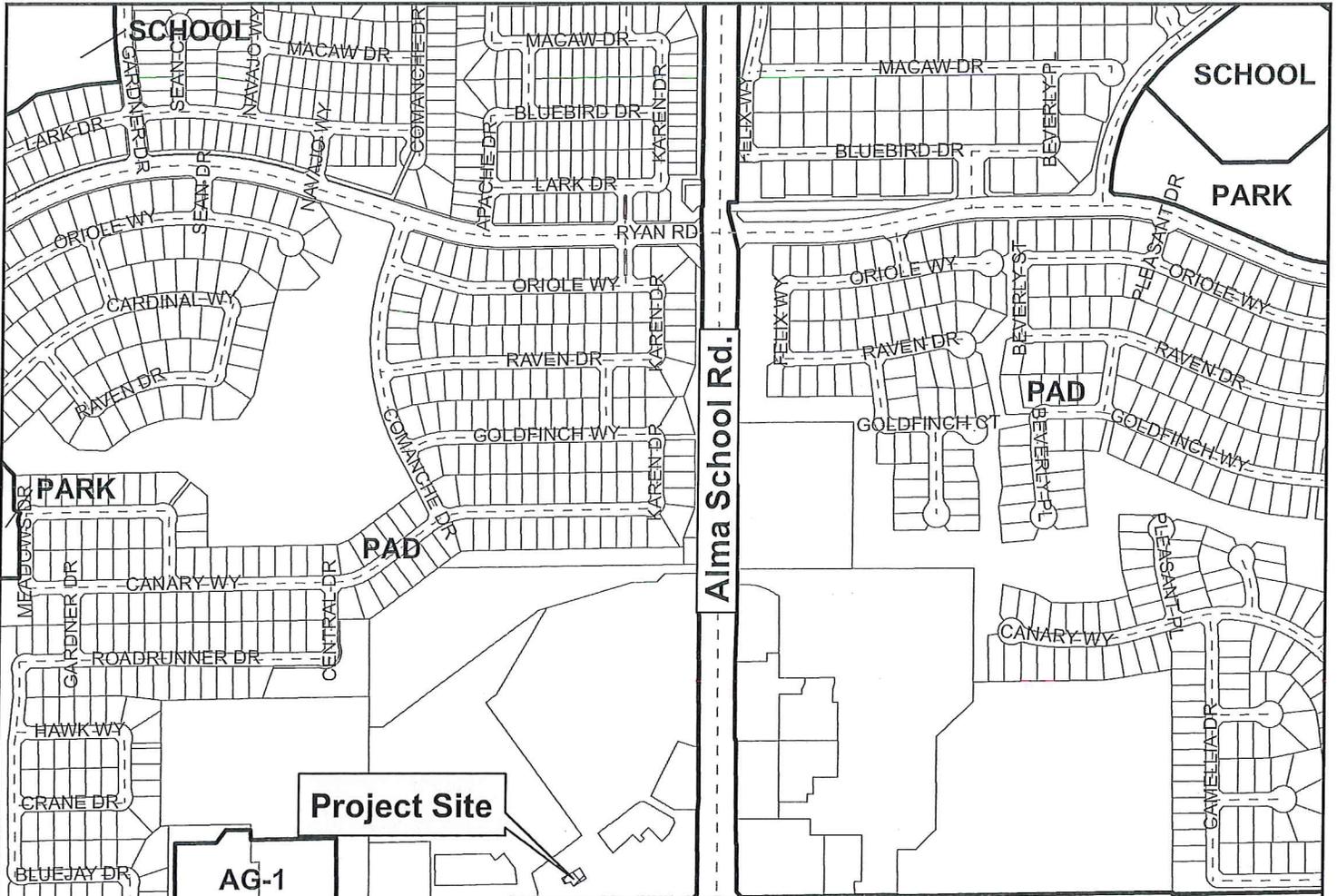
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion beyond the approved Floor Plan shall void the Use Permit and require new Use Permit application and approval.
3. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication of the Use Permit.
4. The Use Permit is non-transferable to any other store location.
5. The patio and area adjacent to the restaurant entrance shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Motion to recommend approval of Liquor Use Permit LUP15-0015 SIDELINES GRILL AND TAVERN, subject to the conditions recommended by Planning Staff.

**Attachments**

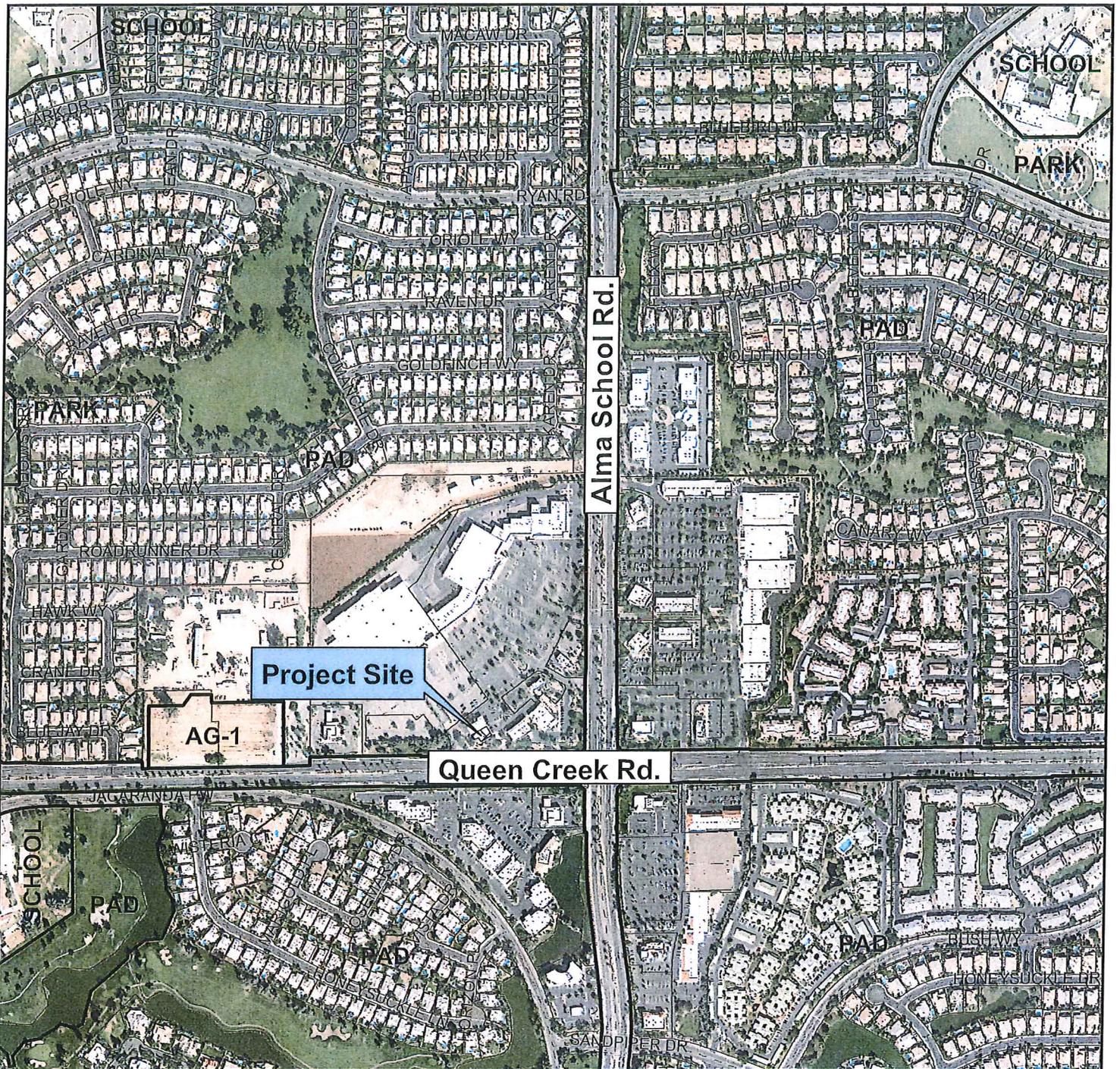
1. Vicinity Maps
2. Patio Floor Plan
3. Indoor Floor Plan
4. Applicant Narrative



## Vicinity Map

**LUP15-0015**

**Sidelines Grill and Tavern  
Liquor Use Permit**



Alma School Rd.

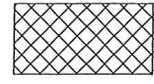
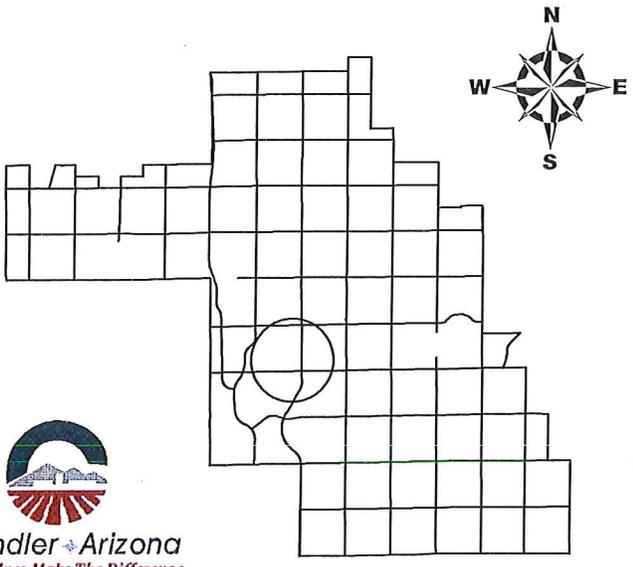
Queen Creek Rd.

Project Site

AG-1

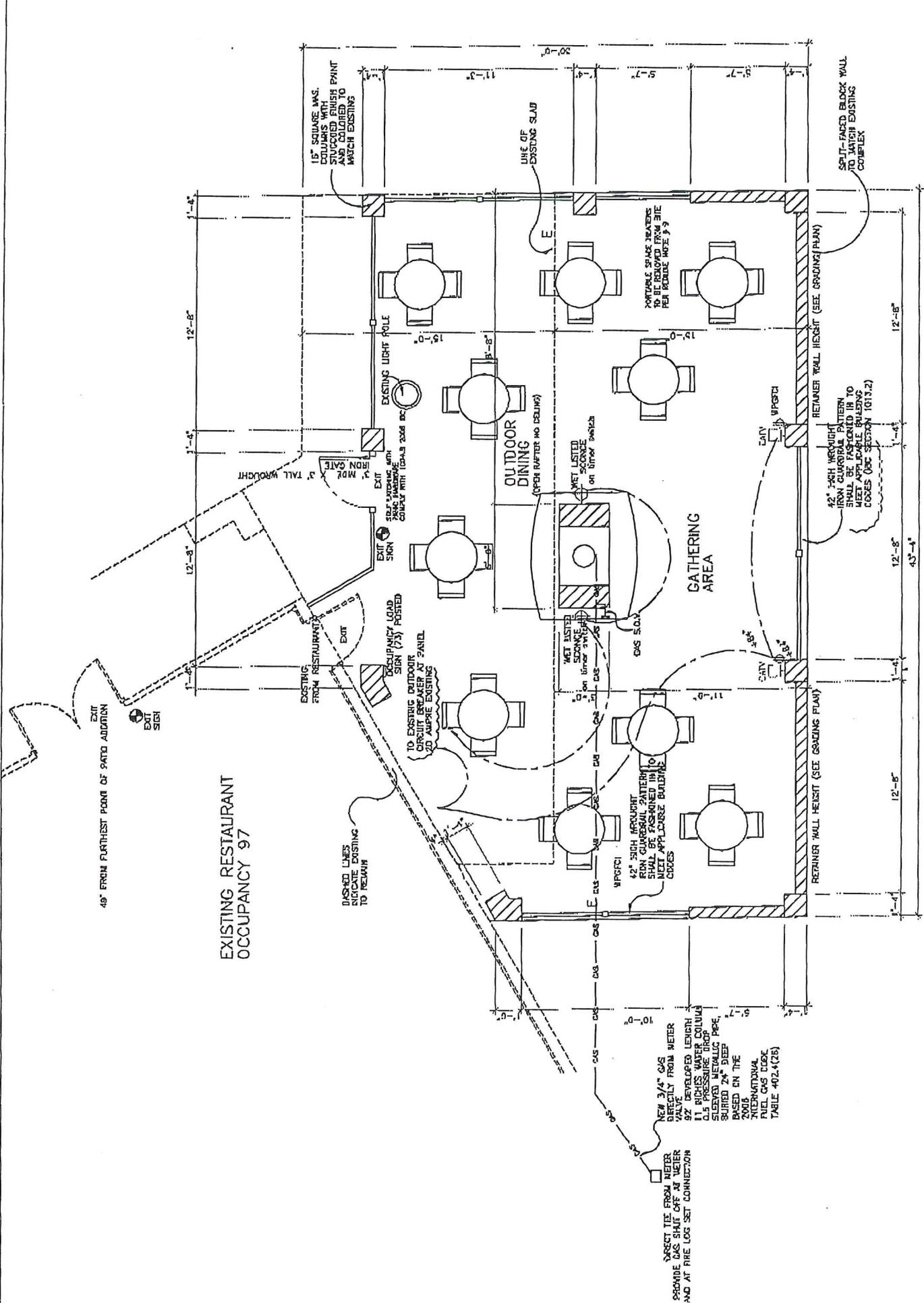


## Vicinity Map



LUP15-0015

**Sidelines Grill and Tavern  
Liquor Use Permit**



**EXPANDED PATIO PLAN**  
SCALE 1/8"=1'-0"

49' FROM FURTHEST POINT OF PATIO ADDITION

EXISTING RESTAURANT  
OCCUPANCY 97

DASHED LINES  
INDICATE EXISTING  
TO REMAIN

TO EXISTING OUTDOOR  
CIRCUIT BREAKER AT PANEL  
TO ABOVE EXISTING

OCCUPANCY LOAD  
SIGN (73)

EXIT SIGN  
SELF-ILLUMINATING WITH  
CONVEX MIRROR (ICOLS 2008 BC)

EXISTING LIGHT POLE

15" SQUARE W.S.  
COLUMNS WITH  
STAINLESS STEEL FINISH PAINT  
TO MATCH EXISTING  
MATCH EXISTING

LINE OF  
EXISTING SLAB

PORTABLE STAKE HEATERS  
TO BE REMOVED FROM SITE  
PER FDDC NOTE 3.3

GATHERING  
AREA

RETAINER WALL HEIGHT (SEE GRADING PLAN)

42" X 48" WELDED  
IRON CURVED PATTERNS  
SHALL BE FASHIONED IN TO  
MEET WALL CURVE BUILDING  
CODES (SEE SECTION 1011.2)

RETAINER WALL HEIGHT (SEE GRADING PLAN)

NEW 3/4" GAS  
DIRECTLY FROM METER  
VALVE  
92' DEVELOPED LENGTH  
O.S. PRESSURE RATED COLUMN  
SLEAVED METALLIC PIPE  
BURIED 24" DEEP  
BASED ON THE  
2008  
INTERNATIONAL  
FUEL GAS CODE  
TABLE 402.4(26)

DIRECT THE FROM METER  
SHOULD GAS SHUT OFF AT METER  
AND AT FIRE LOG SET CONNECTION

MET LISTED  
SCENE  
on timer switch

MET LISTED  
SCENE  
on timer switch

NOT SUCH EQUIPMENT  
FROM THIS EQUIPMENT  
SHALL BE FASHIONED IN TO  
MEET APPLIANCE BUILDING  
CODES

EXIT

EXIT

EXIT

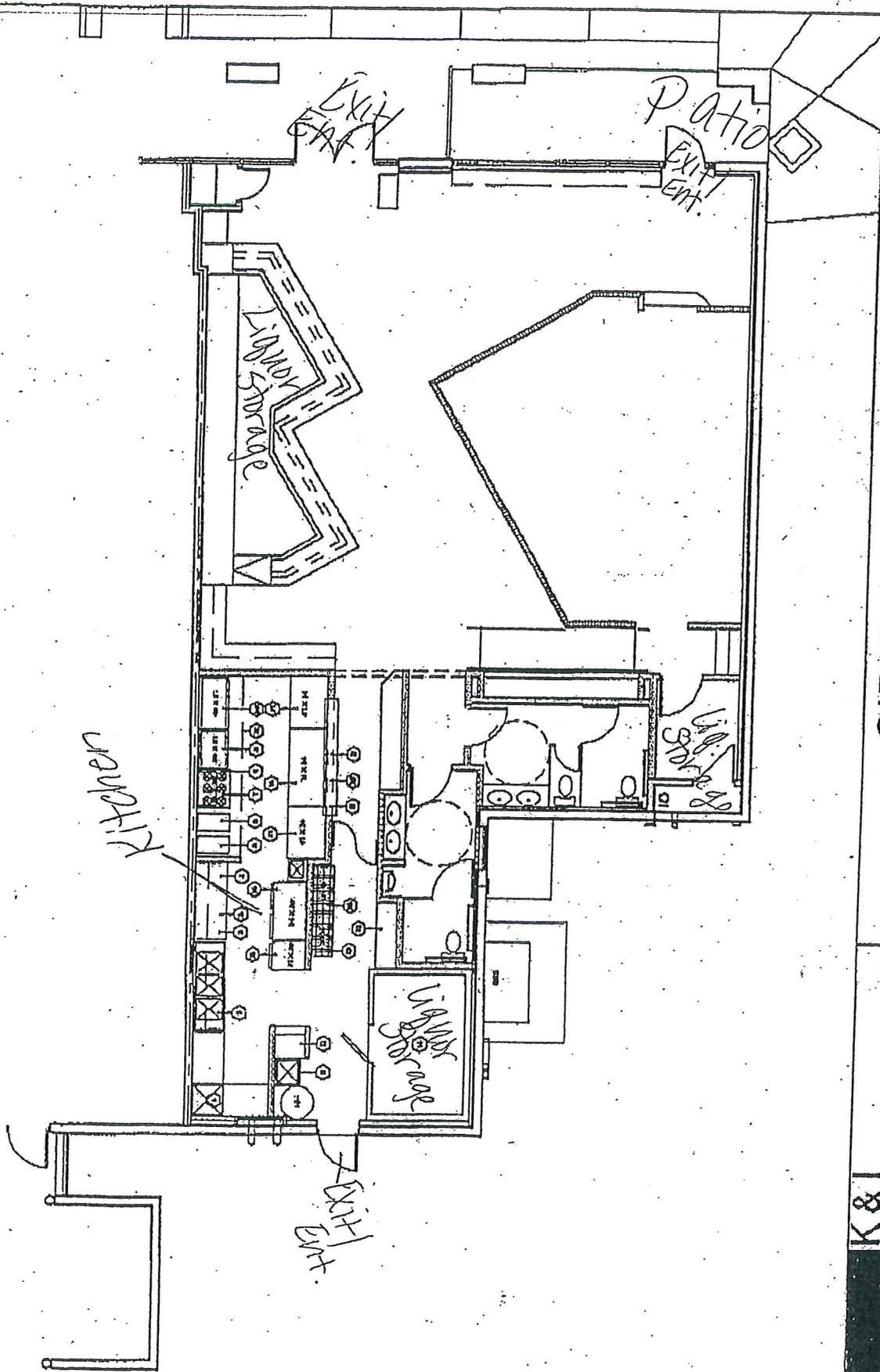
EXIT

EXIT

EXIT

EXIT

INDOOR FLOOR PLAN



**SIDELINES TAVERN**  
 2900 E. QUEEN CREEK RD. SUITE 2  
 CHANDLER, ARIZONA  
**SPACE PLAN**

01080  
 DATE: 3/20/02  
 2,652 USF.

**K&I**  
 ARCHITECTS & INTERIORS LLC.  
 1850 N. CENTRAL AVE. #335  
 PHOENIX, AZ 85004  
 PH: 602-252-5202  
 FAX: 602-252-5203



SCALE: 3/32" = 1'-0"

P.O. Box 2502  
Chandler, Arizona 85244  
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR  
INDUSTRY CONSULTANTS

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

July 1, 2015

To Whom It May Concern:

Sidelines Grill & Tavern is an existing restaurant located at 2980 S Alma School Rd Ste 2 in Chandler within the Ocotillo Plaza Shopping Center. Sidelines Grill & Tavern has already qualified and holds a Series 12 restaurant liquor license #12075162 and has a Chandler liquor use permit already in place but need to renew the Use Permit.

Sidelines Grill & Tavern is open for business Sunday & Monday 11am-11pm, Tuesday & Thursday 11am until 12am, Friday and Saturday 11am-1am. Sidelines is a family friendly sports grill with a menu that consists of hamburgers, chicken, pizza, fish, salads and appetizers. We currently employ 30 people. Our interior square footage is 2,652 and our patio is 800 square feet seating 202 inside and out. Our parking lot is not assigned by the property manager it is shared with other businesses.

Sidelines Grill & Tavern will no longer utilize the live entertainment portion of the use permit. Therefore we are requesting a permanent extension.

Sincerely,



Amy Nations