



**MEMORANDUM**                      **Planning Division – PZ Memo No. 15-093**

**DATE:**            OCTOBER 7, 2015

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*  
KEVIN MAYO, PLANNING MANAGER *[Signature]*

**FROM:**            JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *[Signature]*

**SUBJECT:**        LUP15-0016 THE BRICKYARD DOWNTOWN

**Request:**            Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within outside patios along with an extension of premises for an outdoor patio along Boston Street including live entertainment indoors and outdoors at a new bar/restaurant in downtown Chandler

**Location:**            85 W. Boston Street

**Applicant:**            Jared Repinski

**Project Info:**        Approximately 1,863 square feet of interior space with two outdoor dining areas totaling 531 square feet and live entertainment indoors and outdoors

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and City Center District (CCD) zoning, Planning Staff recommends approval of the Liquor Use Permit subject to conditions.

**BACKGROUND**

The application requests Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License within a new bar/restaurant including an extension of premises for an outdoor patio along Boston Street including live entertainment indoors and outdoors in downtown Chandler.

October 7, 2015

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

The bar/restaurant will have approximately 68 seats inside and 35 seats outside. Hours of operation will be 3 p.m. to 11 p.m. Sunday through Wednesday and 3 p.m. to 2 a.m. Thursday through Saturday. Live entertainment is proposed seven days a week during business hours which may include acoustic guitar, bass, vocals, and small jazz bands. Music will occur both indoors and on the rear outside patio. A one-year time limit condition is recommended for the live music/entertainment.

In September 2015, Planning Staff managed an Architectural Review Committee (ARC) application for façade renovations. The ARC request was approved and the building is currently undergoing renovations. There is a patio in the rear of the property and one along Boston Street. The front patio is designed to meet the CCD zoning standards including location, distance from public infrastructure, passing space, and fence height as required for an extension of premises with liquor in the City's right-of-way.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 29, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

#### **RECOMMENDED ACTION**

Planning Staff recommends Planning Commission motion to recommend approval of LUP15-0016 THE BRICKYARD DOWNTOWN, subject to the following conditions:

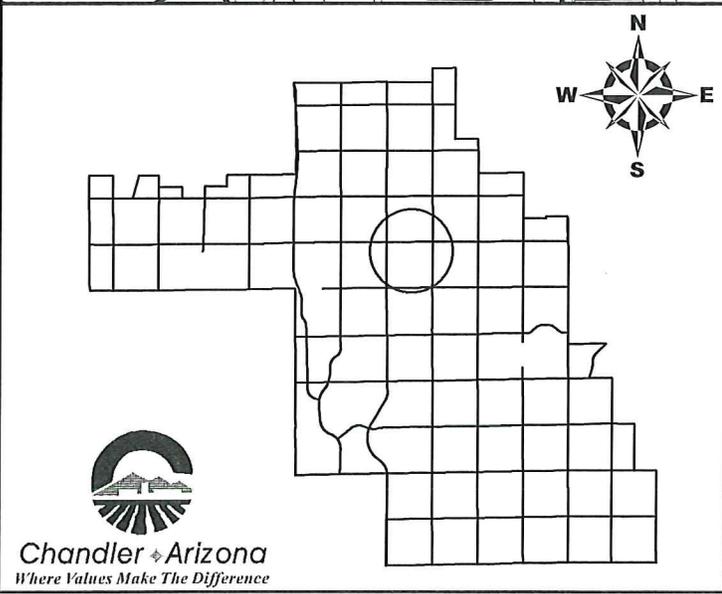
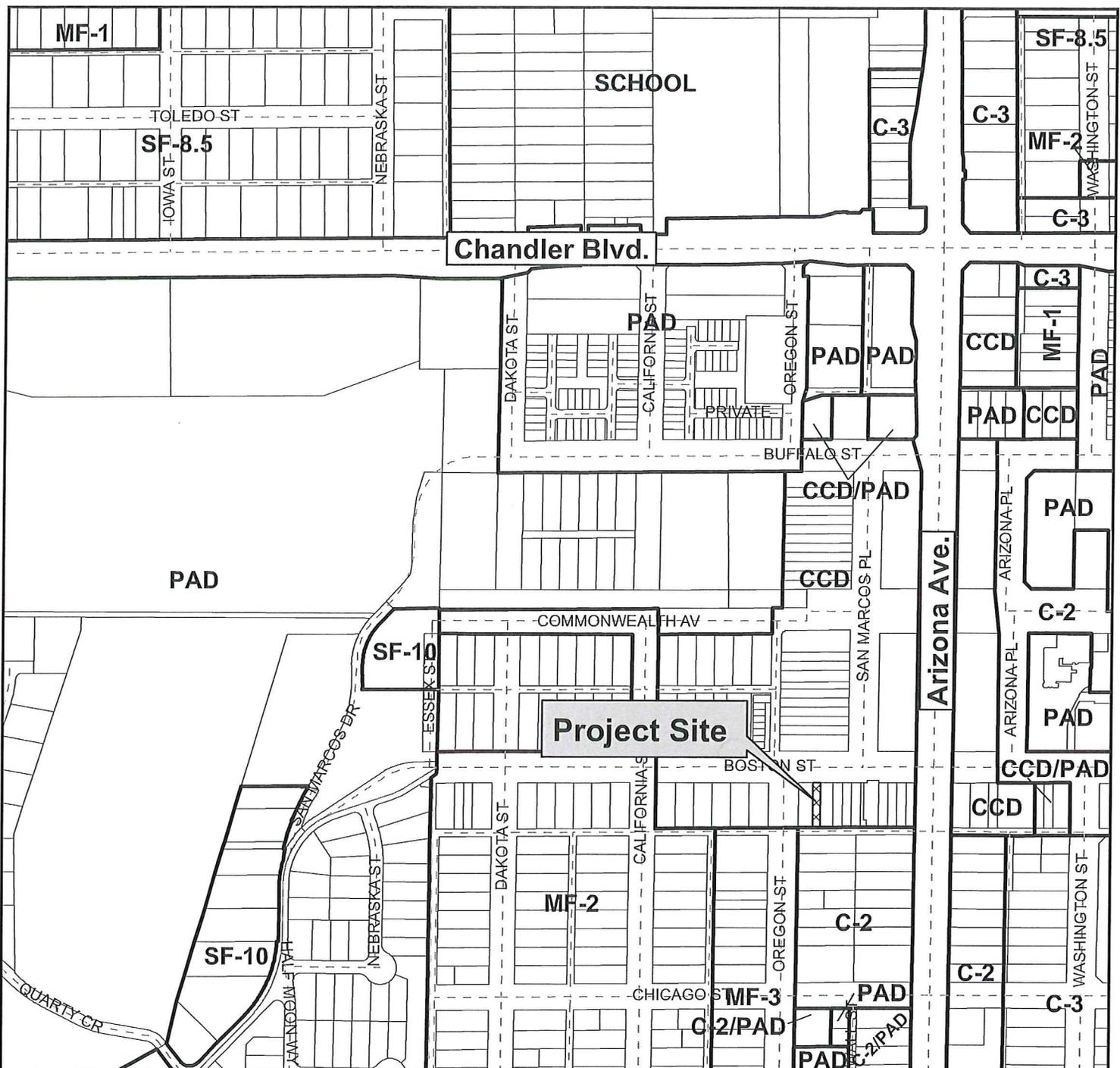
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents and businesses and shall not exceed the ambient noise level as measured at the commercial property line.
6. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

**PROPOSED MOTION**

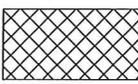
Motion Planning Commission to recommend approval of Liquor Use Permit LUP15-0016 THE BRICKYARD DOWNTOWN, subject to the conditions as recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Patio Railings
6. Sample Menu



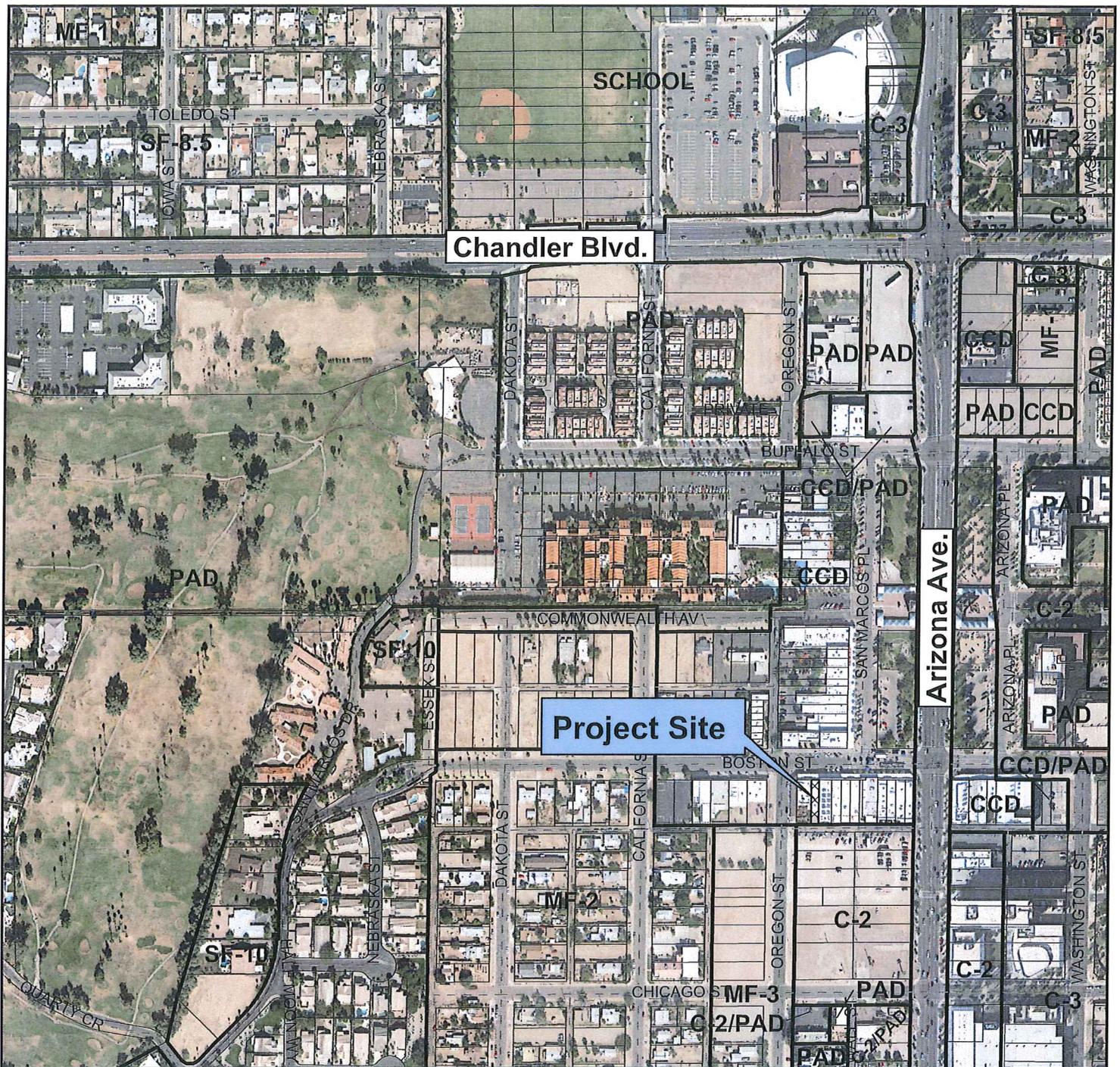
## Vicinity Map



**LUP15-0016**

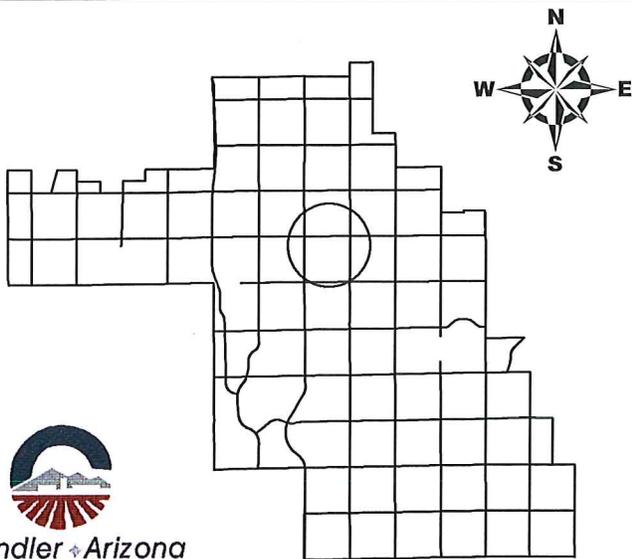
**The Brickyard  
Liquor Use Permit**

CITY OF CHANDLER 8/4/2015



**Project Site**

## Vicinity Map



**LUP15-0016**

**The Brickyard  
Liquor Use Permit**

## The Brickyard Narrative

Our goal at The Brickyard is to bring to the Old Town Chandler Historic District (a prominent suburb of the Phoenix, Arizona, Metropolitan Statistical Area) an upscale and contemporary local neighborhood restaurant and bar with a relaxed and comfortable atmosphere. We will be located at 85 W. Boston St. Chandler, AZ 85225, parcel #303-09-002A. The license The Brickyard is requesting is for a **Series 12** liquor license.

The Building identified 85 W Boston St, contains approximately 1854 square feet of Floor Area inside, and 383 square feet of are in rear (south) patio. Only The 138 square feet in north front, a premise extension on city sidewalk, shown by areas on Exhibit "A".

The liquor The Brickyard requires will be spirits, beer, and a little wine. Liquor, beer, and wine will be stored behind both bars on the west side of the building. There will be an additional dry storage in the office unit approximately 50 feet south of the bar where we will be storing additional beer and spirits.

Safety is our number one priority at The Brickyard. Our patios are well defined and separated from all public walkways. The patios are clearly marked as the gates are easily accessible on all patios from the interior and exterior of the restaurant. Parking is available in many areas of Chandler's Historic District. There are enough spots in the front of The Brickyard (on Boston Street), behind the back easement of the property (parking lot off Oregon street) and in the surrounding area to accommodate parking for our patrons without causing any significant vehicular or pedestrian traffic in adjacent areas.

The Brickyard will have live acoustic music on Weekends and select Weekdays during the evening hours. Additionally, The Brickyard will have two 50" T.V's connected to a standard sound system - the sound system will be utilizing speakers indoors and outdoors on the patios.

The Brickyard will have an industrial kitchen setting accommodating the dinner crowd along with a prohibition feel throughout. The early evening crowd will enjoy the natural ambient light while the night crowd can expect to have a comfortable dimmed light setting amongst warm, rich colors and a historic, brickyard feel. Not only is the bar accessible from the inside but from the outside patio as well. Seating will be available for about 68 people inside or 25 people outside on our patio and in addition we will provide a quaint, intimate atmosphere for smaller parties.

Approximately - 68 seats inside  
Approximately - 25 seat on patios

### IDENTITY:

As part of the Old town Chandler district The Brickyard will be primarily focused on being a beer and spirits bar with a menu consisting of a variety of appetizers (Tapas), salads, and specialty entrees. We will offer an impressive happy hour to accommodate all patrons as well as a small late night menu.

**Our hours of operation will be as follow:**

Dinner 3:00pm – 11:00pm – Sunday thru Wednesday

Dinner 3:00pm – 2:00am – Thursday thru Saturday

**Number of Employees:**

Management – 2 managers

Kitchen staff – 3 to 4 cooks plus 1 head line cook and 1 dishwasher

Bartenders – 4 to 5

Servers – 5 to 6

Hostesses – 2

**Total – 16 to 19 employees**

The Brickyard agrees to follow City of Chandler's signage requirement which is set forth in section 39-9.18 of the Chandler City Code.

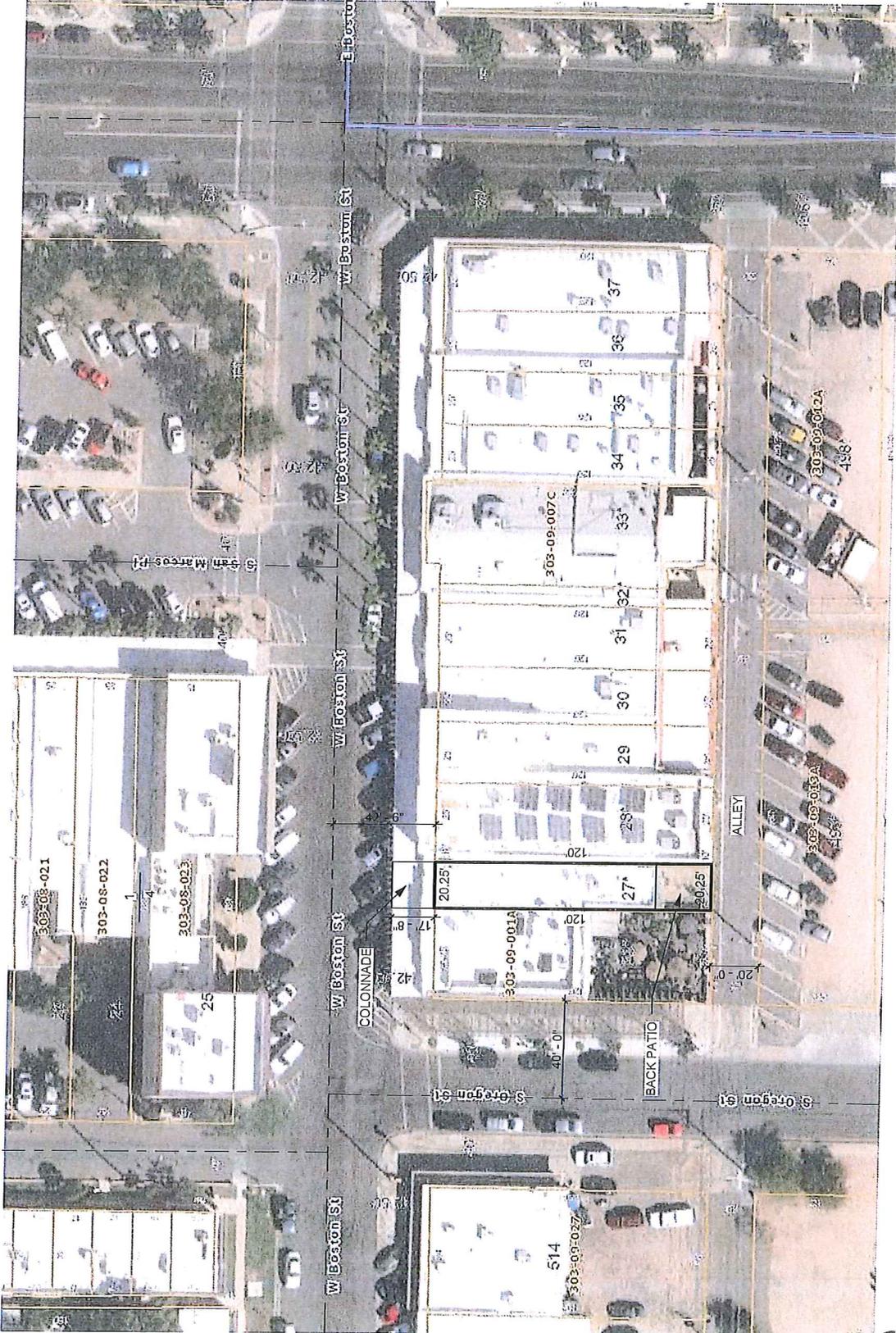
Smoking will not be tolerated inside our establishment. These are the rules and regulations The Brickyard will follow:

- Remove all indoor ashtrays and smoking receptacles
- Move all outdoor ashtrays and smoking receptacles at least 20 feet away from entrances
- Post the required "No Smoking" signs at every entrance into your establishment, available free of charge
- Inform your employees about the new Law
- Prohibit anyone such as employees, vendors, and customers from smoking within 20 feet if all entrances and inside your place of business

We at The Brickyard would like our restaurant to be a city destination in Chandler rather than just another restaurant or bar. We are going to create a great local neighborhood experience for all families, students, teachers, professors, city workers, retirees as well as other adjacent city commuters. The Brickyard wants to provide the community with a place to enjoy this old historic setting while being able to sit back, relax, and enjoy incredible food and drinks.

We at The Brickyard will always be respectful to our neighbors and the community. We will always keep our ambient noise as low as possible and always pay our due diligence to the city's rules and regulations and therefore we will not cause any odor, dust, gas, noise, vibration, smoke, heat, glare, etc. exceeding that of ambient conditions to our surrounding area as well as to our community.

We are very excited to be given this opportunity to help enhance the community as well as being a part in helping it grow and develop. We will always obey the city's rules and regulations as well as help enforce any new rules through Chandler city guidelines if asked to do so.



1 SITE PLAN  
 1" = 40'-0"

Site 8-28-15  
 Date  
 Scale 1" = 40'-0"

Site Plan

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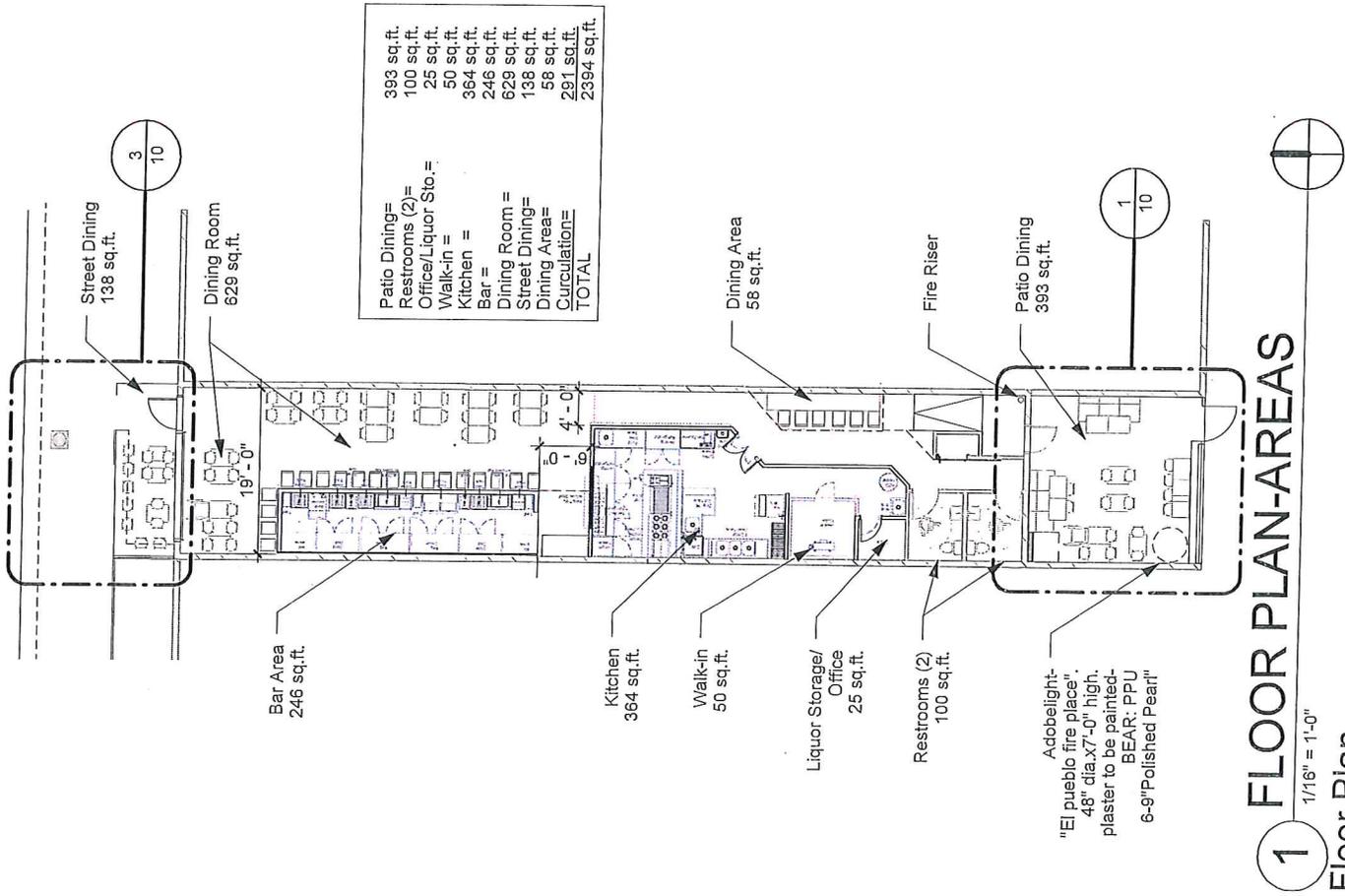
# The Brickyard Downtown

85 W. Boston Street  
Chandler, Arizona 85225

KONTEXTURE  
architecture | interiors | urban planning

KONTEXTURE, LLC  
ARCHITECT  
10317 W. CASHMAN DR.  
PEORIA, AZ, 85383  
623.533.7652

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Floor Plan

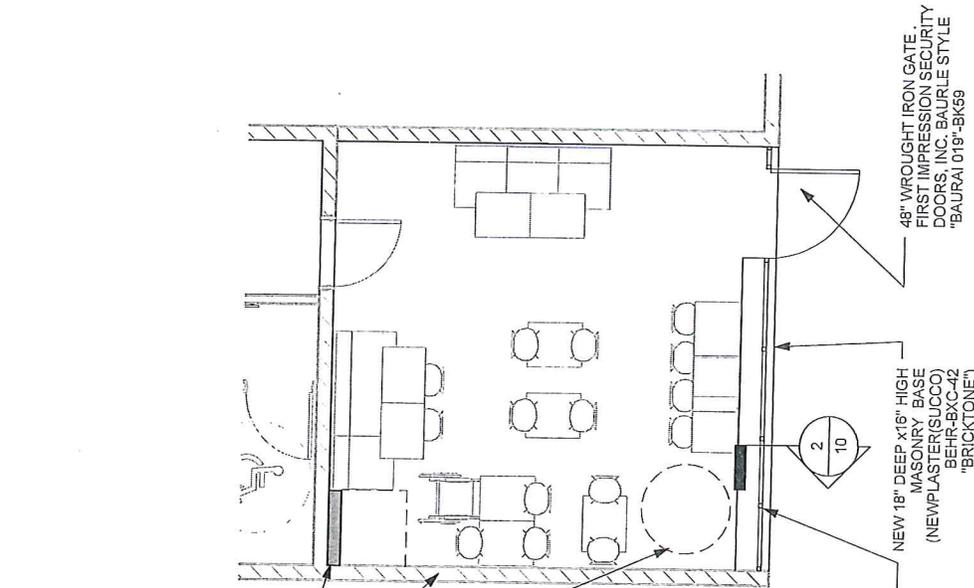
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Chandler, Arizona 85225

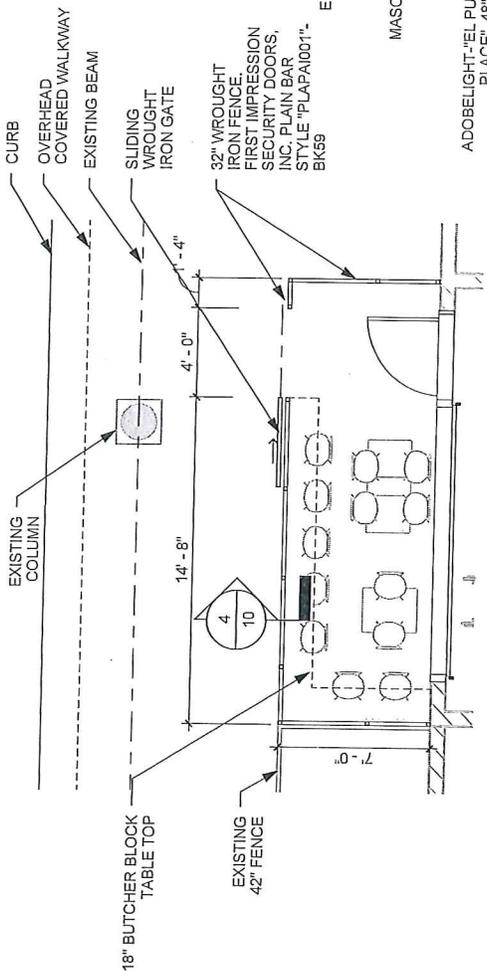
# KONTEXTURE

architecture | interiors | urban planning

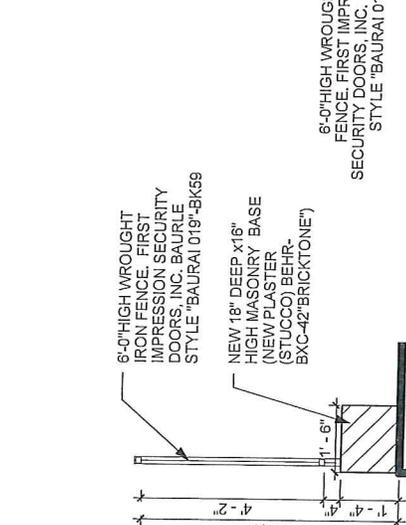
KONTEXTURE, LLC  
ARCHITECT  
10317 W. CASHMAN DR.  
PEORIA, AZ 85383  
602.533.7692



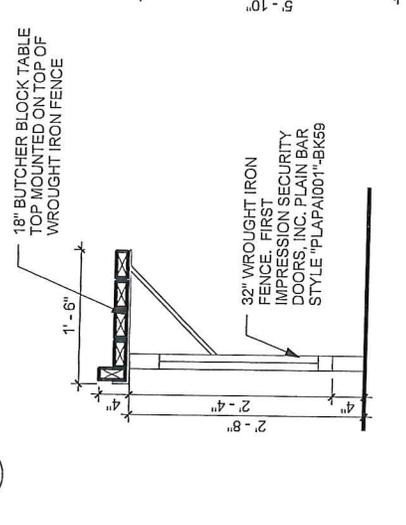
1 BACK PATIO DINNING  
3/16" = 1'-0"



3 FRONT PATIO  
3/16" = 1'-0"



2 REAR FENCE  
3/8" = 1'-0"



4 FRONT RAILING  
3/4" = 1'-0"

Enlarged Floor Plans  
Date 8-28-15  
Scale A's indicated

Patio Railing

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# THE BRICKYARD

## SAMPLE MENU

### Bar Snacks - \$6

- 1) Bowl of Warm Marinated Olives – roasted garlic, fennel, orange zest
- 2) Grilled Shishito Peppers with Salt, Lemon and Togarashi
- 3) Carmel Corn with Peanuts, Pistachios, and Coconut
- 4) Prosciutto wrapped Truffle Fries
- 5) Burnt brussels sprout
- 6) Crispy Chickpeas hot & sweet paprika, mint

### Daily Farmers Market Grilled Vegetable Tasting - \$10

### Cheese and Salumi

\$4 per selction (6 meats to choose from 6 cheeses to choose from)

### Soup

#### Seasonal Soup – Chef's daily Creation

Cup \$5

Bowl \$8

### Salads

#### Pickled Nectarine & Burrata - \$9

Pickled Nectarine – Burrata – Mint – Arugula

#### Grilled Caesar - \$10

Romaine, asiago, cherry tomatos, ciabatta crouton, caesar dressing, light drizzle of reduced balsamic vinaigrette

#### Spring Vegetable Salad - \$11

pea tendrils, tri-color baby carrots, marinated kumquats, roasted romanesco, shaved grana, green garlic-lemon vinaigrette (V, GF) / add grilled chicken 6 / add grilled shrimp 8

#### Dungeness Crab & Beets - \$14

Fresh Dungeness Crab – Roasted Beets – Arugula – Red Miso – Shallots – Chives – Olive Oil

#### Market Salad... - \$12

#### Shredded Balsamic Roasted Beets & Kale Salad - \$10

## **SMALL PLATES**

### **Bison Meatballs & Polenta - \$8**

Strega-Tomato Sauce

### **Charred Asparagus \$8**

Bacon jam, over easy egg, shaved grana, watercress aioli

### **Watermelon Salad- \$9**

With Pan-Roasted Shisito Peppers and Feta

### **Artic Char Gravlax - \$9**

Grapefruit-Champagne Jelly – Black Peper-Chive Goat Cheese – Sweet & Sour Fennel

### **Grilled Octopus - \$12**

Mint, Yogurt, Chili Jam

### **Raw Sushi Grade Ahi - \$14**

With avocado puree, seranno chile, fresh lime juice, topped with spiced toasted ciabatta, radish + micro greens

### **Curried Cauliflower “Steak & Eggs” “Vegetarian” - \$8**

## **PLATES**

### **Filet Mignon - \$29**

With Peruvian chili pepper sauces, Asian BBQ jerky, Smoked Gouda custard over onion cracker, tea-smoked beech mushrooms

### **Grilled Hanger Steak - \$25**

Crispy Fingerling Potatoes, hot paprika, rosemary, lardo, with anchovy, oloroso sherry and mustard butter

### **Grilled Chorizo - \$22**

faro, oloroso caramelized onions, fried quail's eggs, ramp aioli

### **King Salmon - \$25**

English Pea Falafel, Garlicky Yogurt, Various Cucumbers

### **Alaskan Halibut - \$32**

Squash Chowder, Clams, Yukon Potato, Tarragon