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MEMORANDUM **Planning Division – PZ Memo No. 15-101**

DATE: NOVEMBER 4, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: LUP15-0020 EKLECTIC PIE

Request: Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-premise consumption indoors and within a new outside patio.

Location: 2990 E. Germann Road, Suite #1, northwest corner of Gilbert and Germann roads, within Crossroads Towne Center

Applicant: Charlie Harmon

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is located within the Crossroads Towne Center within the Harkins Theater portion of the center. Eklectic Pie is locally owned and the second location within Arizona, offering custom pizza combinations, and including beer and wine.

The subject site will be open Monday through Sunday 10 a.m. to 10 p.m. The restaurant will have approximately 25 employees. The restaurant is approximately 2,625 square feet and propose a 355 square feet new patio along the west side of the building. The indoor dining area will provide seating for 68 patrons and the new outdoor patio will provide seating for 26 patrons.

The request is for Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within a new outdoor patio.

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.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed in lieu of a neighborhood meeting.
- 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 recommends Planning Commission motion to recommend approval of LUP15-0020 EKLECTIC PIE, 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 addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

3. 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.

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

5. 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.

6. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).

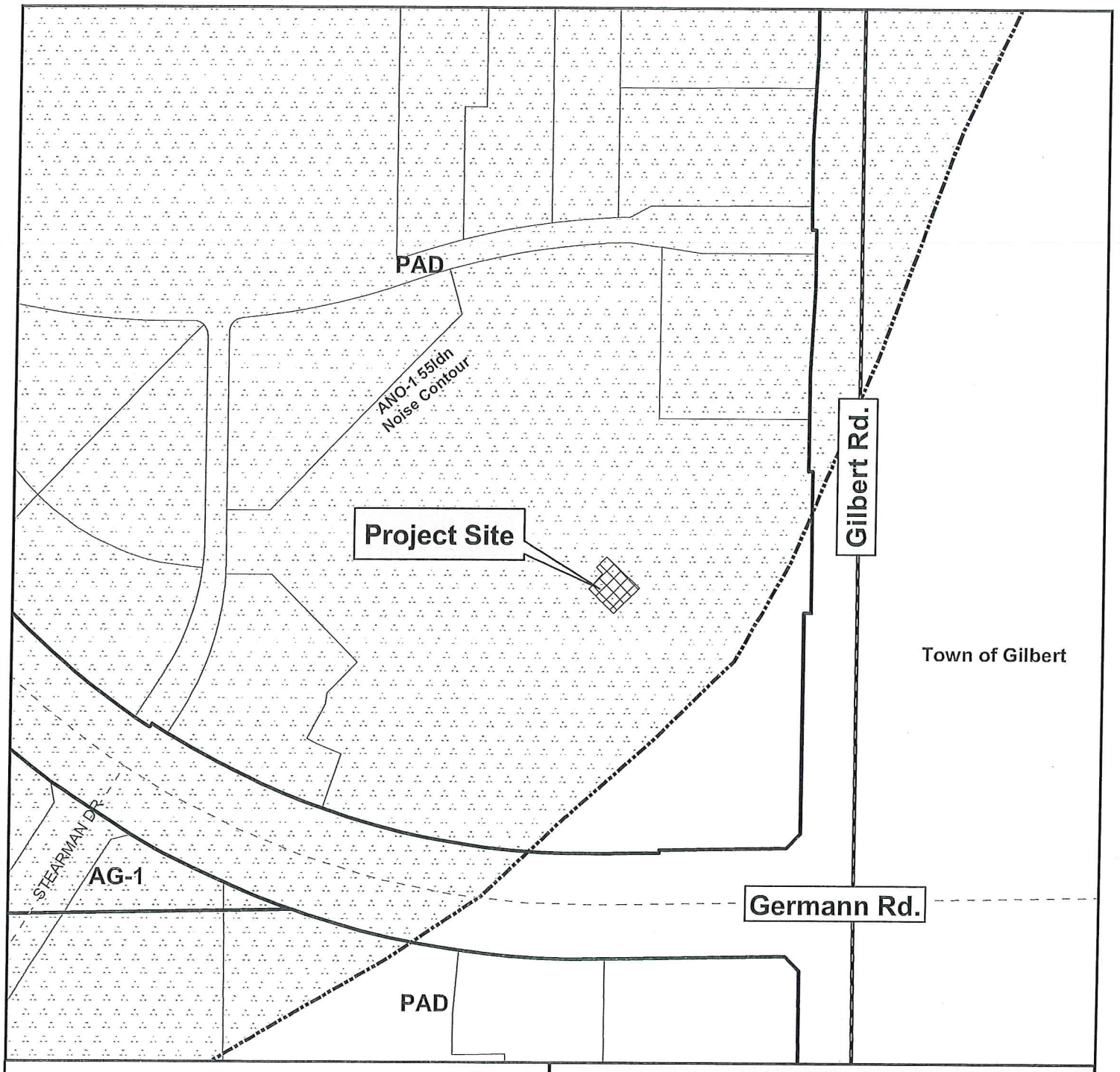
7. The site and patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

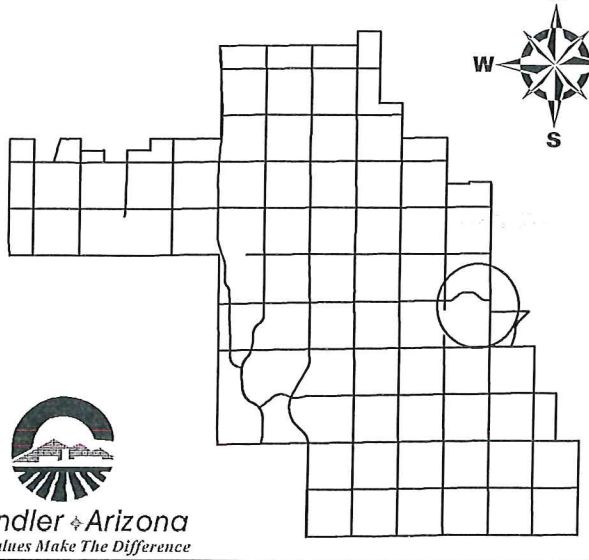
Motion Planning Commission to recommend approval of Liquor Use Permit LUP15-0020 EKLECTIC PIE, subject to the conditions as recommended by Planning Staff.

Attachments

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



Vicinity Map



LUP15-0020

Eklectic Pie
Liquor Use Permit

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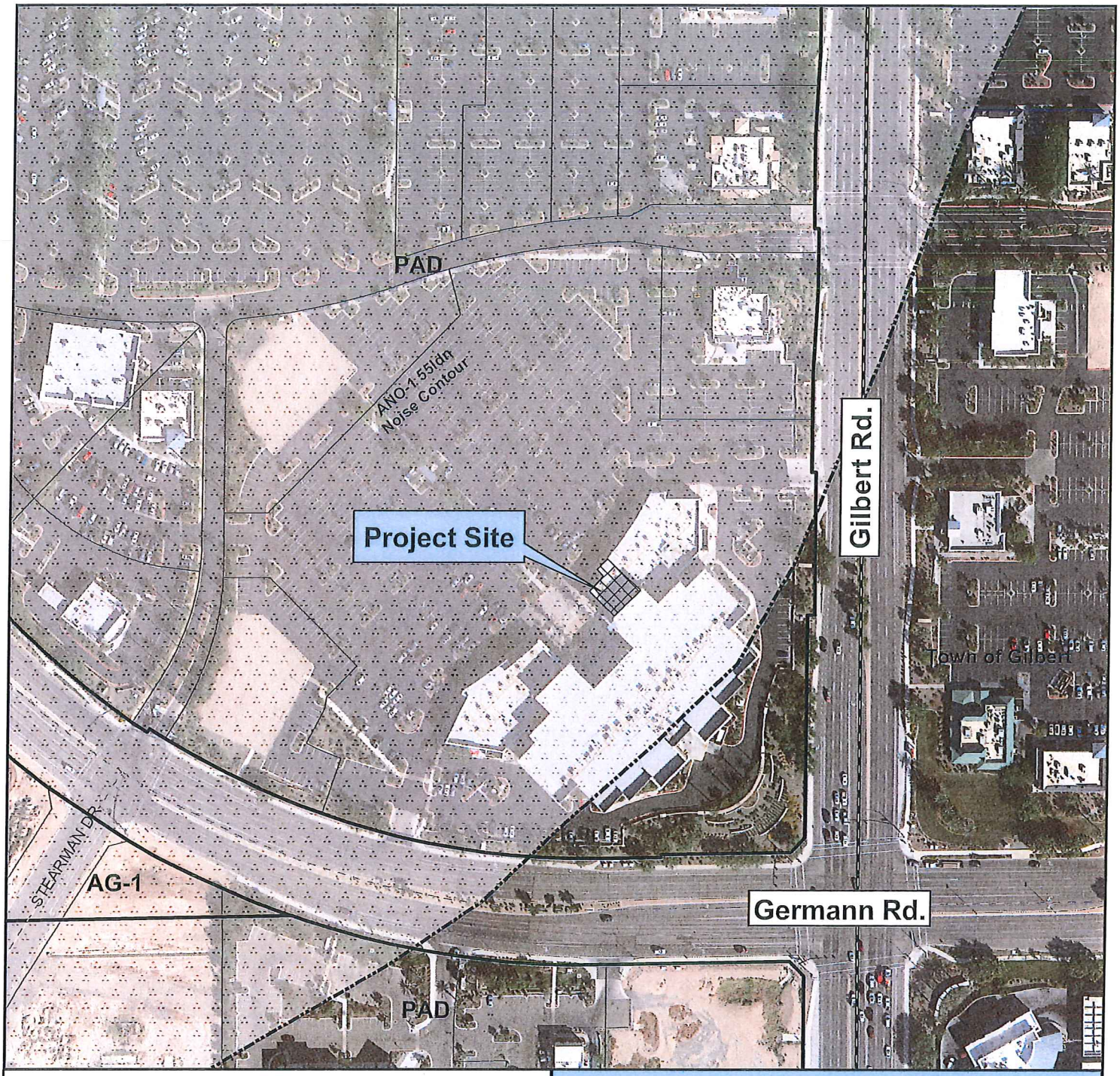
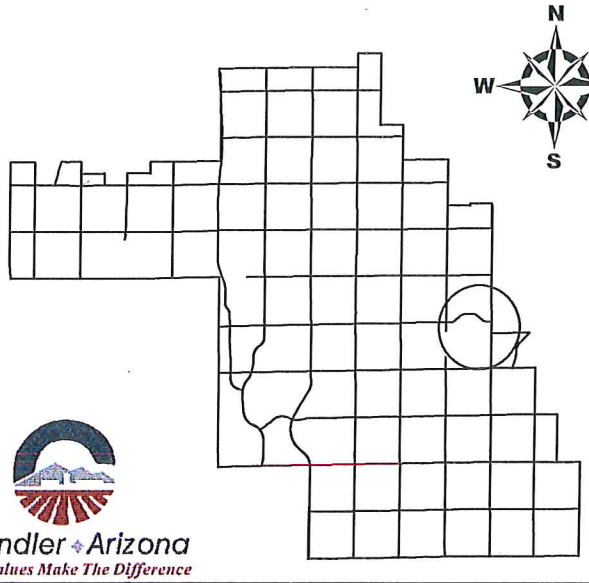
CITY OF CHANDLER 10/14/2015



Vicinity Map



LUP15-0020

Eklectic Pie
Liquor Use Permit

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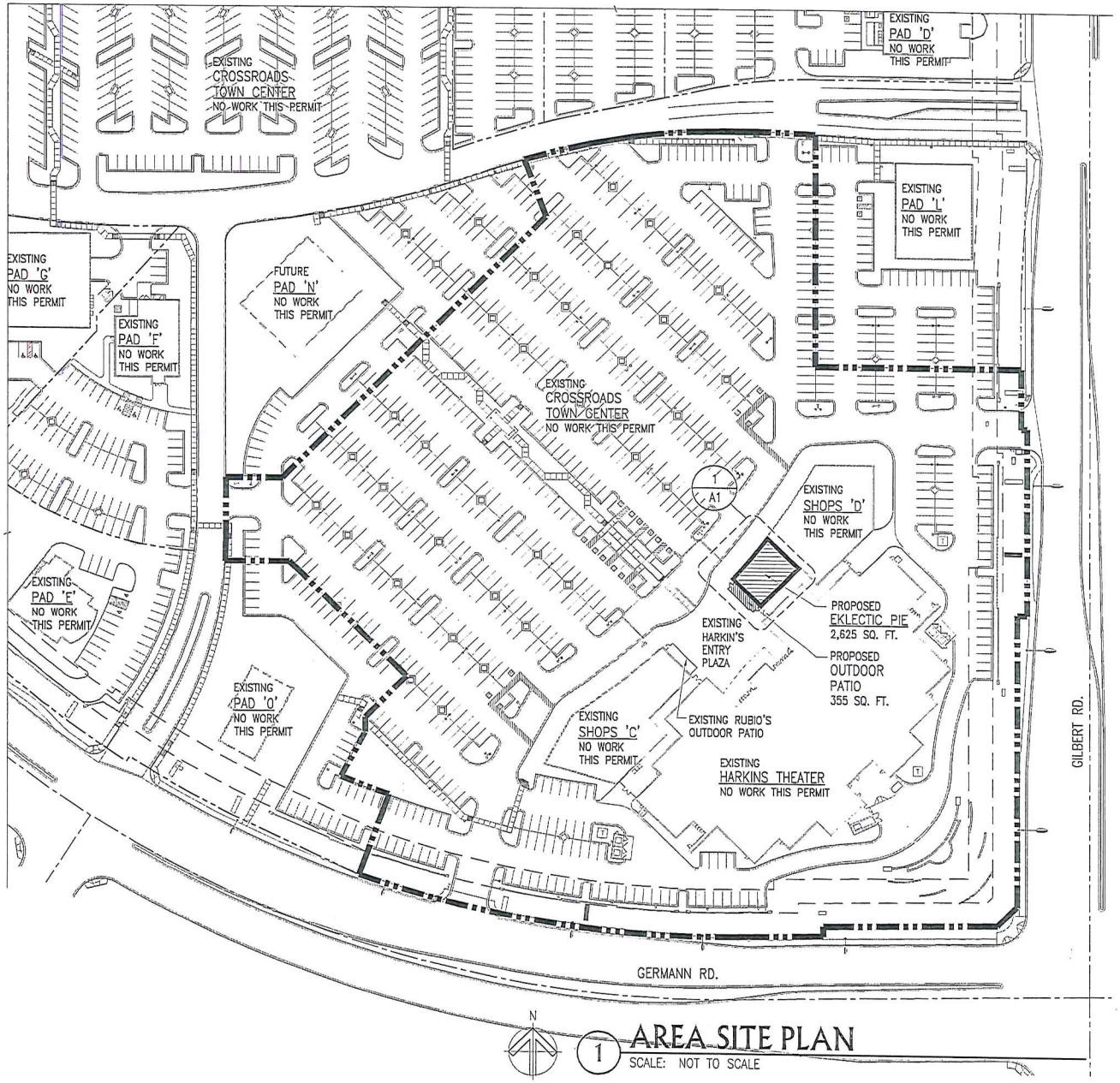
CITY OF CHANDLER 10/14/2015



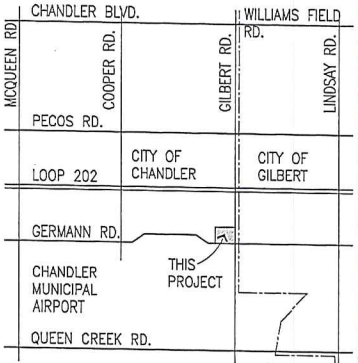
1 AREA SITE PLAN

SCALE: NOT TO SCALE

FOR INFORMATION ONLY

NOTE:
NO EXTERIOR OR SITE WORK TO BE DONE AS A PART OF THIS PROJECT. ALL PARKING, FIRE LANES, EASEMENTS, SITE SCREEN WALLS, DUMPSTERS, DRIVE AISLES, AND ALL OTHER SITE ELEMENTS ARE EXISTING TO REMAIN.

LOCATION MAP



NOT TO SCALE

Looker & Cappello
ARCHITECTS INC
2870 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-0571

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EKLECTIC PIE

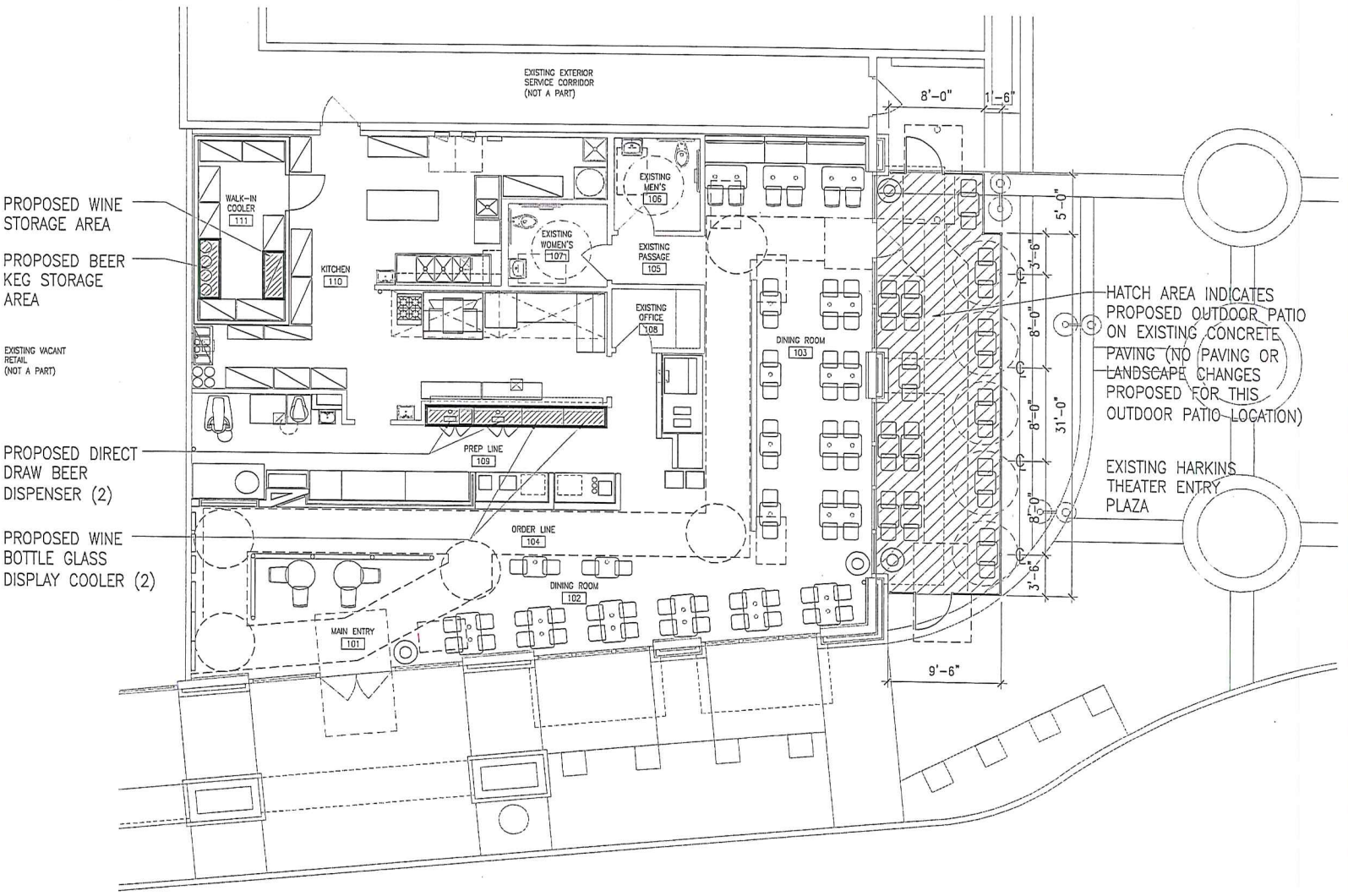
2990 E. GERMANN RD., SUITE 1
CHANDLER, ARIZONA 85286
for: Fx4, LLC

SITE PLAN

REVISIONS

ISSUE DATE
OCTOBER 15, 2015
JOB NO.: LC1015

SP1



1 PROPOSED FLOOR PLAN
SCALE: NOT TO SCALE

Looker & Cappello ARCHITECTS INC
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-6571

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EKLECTIC PIE

EKLECTIC PIE
2990 E. GERMANN RD., SUITE 1
CHANDLER, ARIZONA 85286
for: Fx4, LLC

FLOOR PLAN AND DOOR/WIND SCHED.

REVISIONS

ISSUE DATE
OCTOBER 15, 2015
JOB NO.: LC1015

A1

Looker & Cappello
ARCHITECTS INC

Liquor Use Permit Project Narrative

To:	City of Chandler, Arizona
Date:	October 9, 2015
Re:	*Eklectic Pie, Crossroads Town Center, Gilbert/Germann, Chandler, AZ* *2990 E. Germann Rd., Suite 1, Chandler, AZ 85286*

Eklectic Pie is looking to bring their unique, fresh, customizable pizza concept to Crossroads Town Center in Chandler, Arizona.

Proposed Business Information

The proposed Eklectic Pie suite address is 2990 E. Germann Rd., Suite 1, Chandler, AZ 85286. This tenant improvement project will be in a currently vacant 2,624 square foot suite, which formerly housed a Hawaiian BBQ restaurant, located adjacent to the existing Harkins Theaters. The Eklectic Pie hours of operation will be from 10 AM – 10 PM Monday through Sunday. 68 seats are planned inside the restaurant. Eklectic Pie wishes to add an outdoor patio adjacent to the restaurant and that has been planned to hold 26 seats. Eklectic Pie plans to serve beer and wine at this location and will be applying for a Class 12 Liquor License as part of this development. The restaurant plans to have approx. 25 total employees at this location. There will be no live entertainment, dancing, or TV's at this restaurant.

The menu reflects the restaurant concept of allowing patrons to create custom pizza combinations from a wide selection of sauces, toppings, and finishes; or they can select one of Eklectic Pie's pizza creations. Eklectic Pie will use premium imported Italian pizza flour and San Marzano tomatoes, with premium meats and fresh all natural chicken. No freezers, microwaves, or heat lamps will be used. A number of Italian sandwiches and fresh salads round out the menu.

Site improvements

No master site improvements or changes will be needed for this tenant improvement project. Eklectic Pie wishes to add an outdoor patio on an existing concrete paved area adjacent to the restaurant to seat 26 patrons. Access to the patio will be via an existing single man-door in the existing storefront facing the Harkin's Theater entry plaza. No landscape changes will be required for the proposed outdoor patio.

2070 East Southern Avenue - Tempe, AZ 85282 - Fax: 480.968.6571 - Telephone: 480.730.1776

Improvements related to LUP

Since Eklectic Pie will be serving beer and wine at this location, the outdoor patio will be fenced and gated. Two patio gates will be provided since these will also function as a required exit from the restaurant space.

Additional Info

The Eklectic Pie restaurant is a use that is typically found in PAD zoned developments in support of large retail developments and fits into the existing retail mix at Crossroads Town Center. In addition, the existing Rubio's restaurant across the Harkin's entry plaza, also serves beer and wine, and it supported by an outdoor patio.

We believe that this project is consistent with the nature of the area and believe that this development will be a positive amenity to the residents of the surrounding area.

Sincerely,
JD Berryman
Looker & Cappello Architects, Inc.