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MEMORANDUM **Planning Division – PZ Memo No. 16-004**

DATE: FEBRUARY 3, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: LUP15-0024 STARBUCKS

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

Location: 4985 W. Ray Road
Southeast corner of Rural and Ray roads

Applicant: Andrea Luwkowitz, Lewkowitz Law Office PLC

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 at the southeast corner of Rural and Ray roads, within the Corona Del Sol Plaza. The plaza contains a mix of restaurants, commercial businesses, and a vacant Fry's Food & Drug store. Starbucks is a free standing building with frontage along Ray Road, which has been open since 2012. Starbucks is introducing a new concept for the evening hours to serve craft beer and wine. Starbucks presently provides this concept within several cities of the valley as well as nine other states. This is the first request within the City of Chandler.

The current request is for a Liquor Use Permit to sell and serve liquor as permitted under a Series 12 Restaurant License for an existing restaurant. 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. Starbucks plans to sell craft beer and wine during the afternoon and evening hours along with savory small plates to compliment the current operations. Beer and wine sales at presently licensed locations accounts for only 2% of total sales.

The subject 2,536 square-foot restaurant, seats 42 persons, with a 871 square-foot 23 seat outdoor patio located on the northwest side of the building. The restaurant is open from 4:30 a.m. to 9 p.m. daily. In order to comply with Arizona State Statue, Starbucks will use reusable glassware, dishes, and utensils. The restaurant will also have employees who will be at least 19 years of age and managers, all of which will be trained in responsible alcohol sales and service: they will employ approximately 20 employees. Starbucks will continue to utilize the speaker system to play recorded music at a controlled volume and will not have live music or entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 27, 2016, and two residents attended. A resident had concerns about increased traffic at the intersection and the amount of establishments serving alcohol in the area.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP15-0024 STARBUCKS, subject to the following conditions:

1. 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.

2. 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.

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

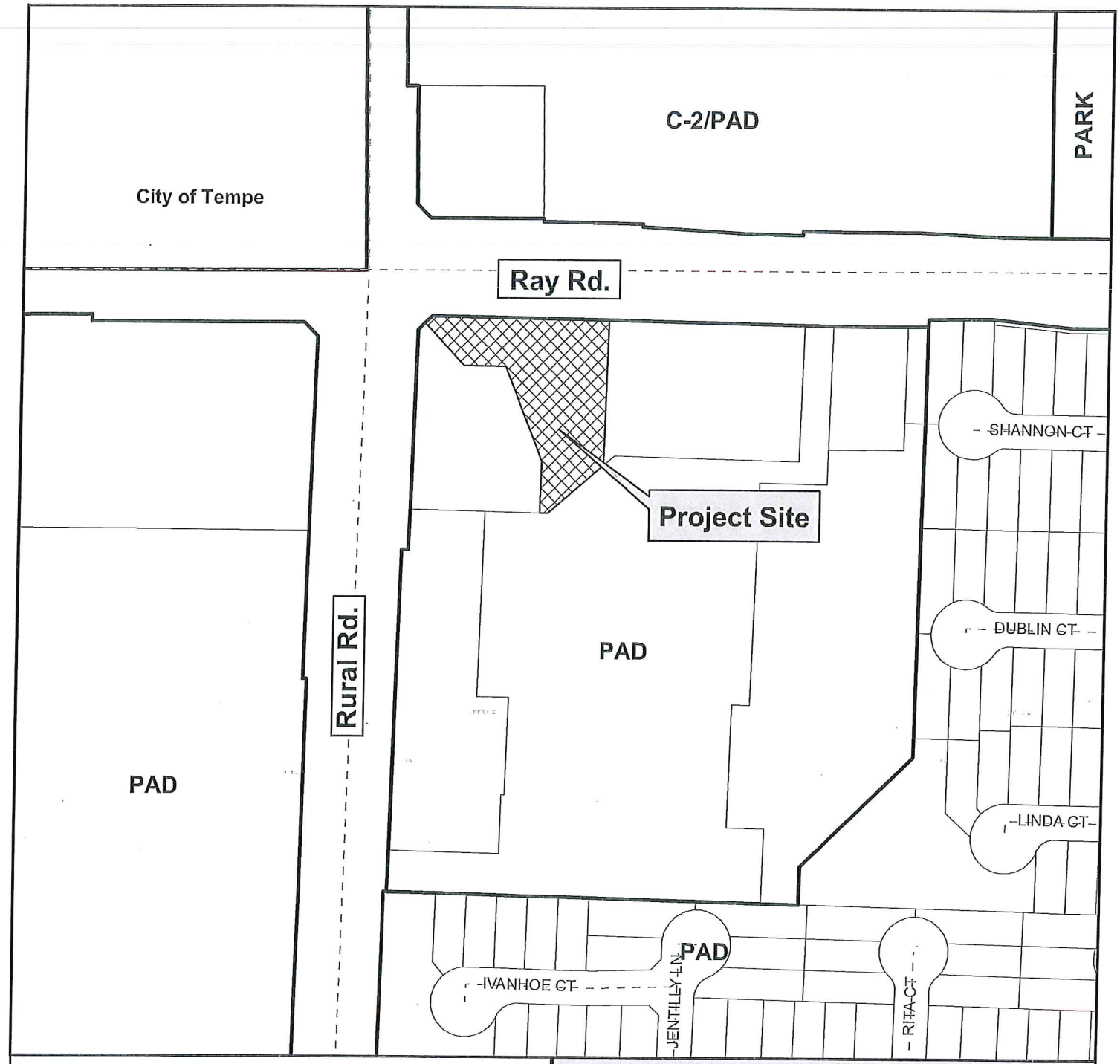
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

PROPOSED MOTION

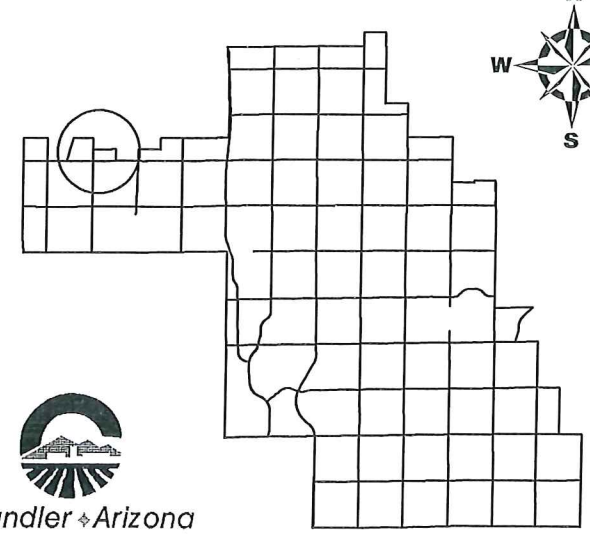
Motion Planning Commission to recommend approval of Liquor Use Permit case LUP15-0024 STARBUCKS, subject to the conditions as recommended by Planning Staff.

Attachments

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



Vicinity Map



LUP15-0024

Starbucks
Liquor Use Permit

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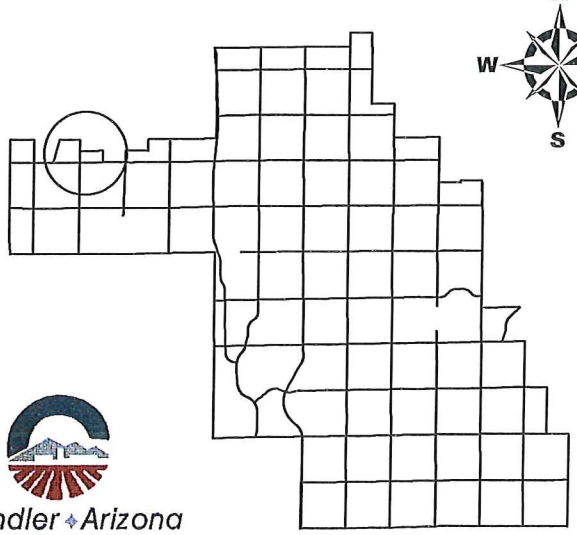
CITY OF CHANDLER 12/16/2015

Vicinity Map



LUP15-0024

Starbucks
Liquor Use Permit

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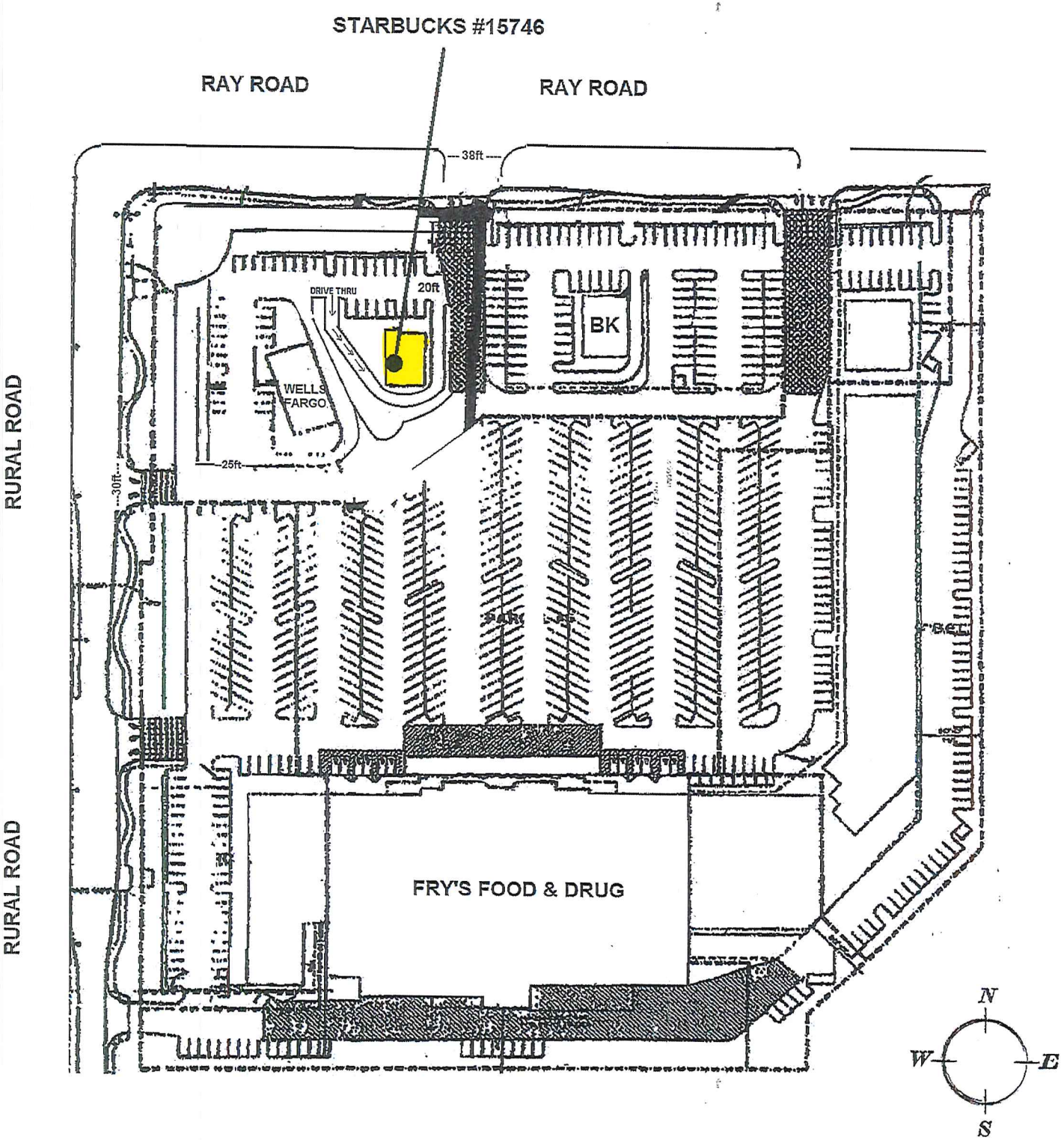


STARBUCKS #15746

4985 W RAY RD
CHANDLER, AZ 85226

INTERIOR: 2536 SF
PATIO: 871 SF

ZONING: PAD

PARCEL: #305-85-681

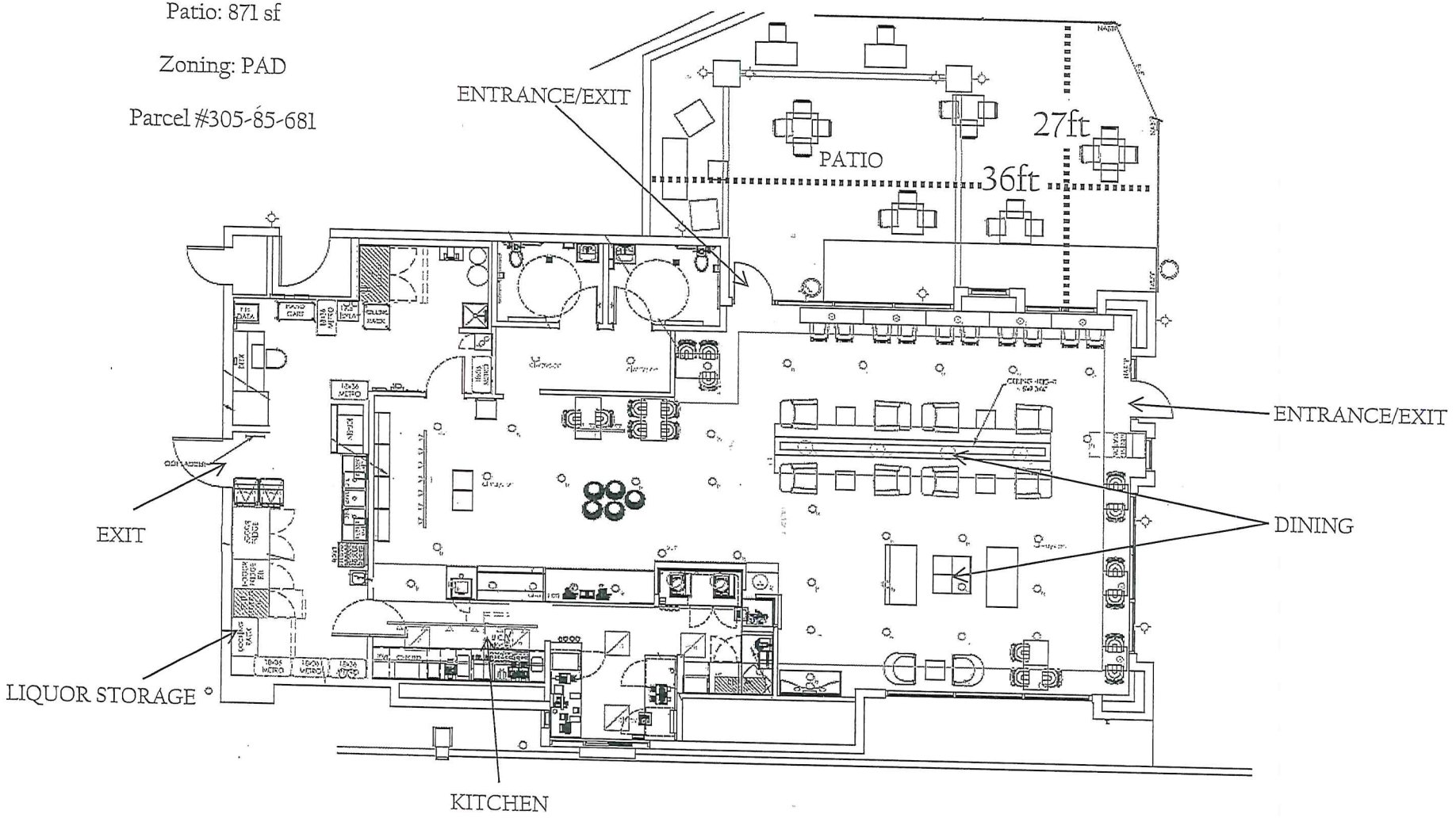
Starbucks Coffee #15746

4985 W Ray Rd
Chandler, AZ 85226

Interior: 2536 sf
Patio: 871 sf

Zoning: PAD

Parcel #305-85-681



LEWKOWITZ
LAW OFFICE, PLC

2600 North Central Avenue
Suite 1775
Phoenix, Arizona 85004
602.200.7222
602.200.7234
www.lewkowitzlaw.com

Andrea D. Lewkowitz
H.J. Lewkowitz

andrea@lewklaw.com

December 15, 2015

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85226

Re: Liquor Use Permit / Starbucks, 4985 W. Ray Rd.

Starbucks occupies a free-standing building at 4985 W. Ray Rd. on the southeast corner of Rural and Ray Roads. The restaurant has been open since January 2012, and is known for its coffee, tea, and specialty breakfast, lunch, and snack items. Starbucks proposes to add a series 12 liquor license to the restaurant in conjunction with its introduction of "Evenings," a dine-in concept developed to compliment Starbucks' current operations. Evenings restaurants are now open in nine states. In addition to all current menu items, Evenings restaurants offer savory small plates with limited wine and craft beer selections available through the afternoon and evening.

The restaurant is 2536 square feet inside with an 871 square foot patio on the northwest side of the building. The interior will be updated for increased on-premises dining with new seating layouts (42 interior seats), lighting, and patio enclosures (23 seats), as well as reusable dishes, utensils and glassware for Evenings menu items. The restaurant will employ approximately 20 staff, including managers. There will not be any televisions, games, dancing or live music, but there will be recorded music inside.

To ensure adequate attention is given to the issues related to licensed restaurants, Evenings restaurants will be under separate management by Coffee House Holdings, Inc., a subsidiary of Starbucks. All staff will be at least 19 years old, and trained in responsible alcohol sales and service. The availability of beer and wine will not change the restaurant's core brand. Beer and wine sales at licensed locations account for only 2% of total sales.

Sincerely,

Andrea D. Lewkowitz

Encl.: Menu, Site Plan + Floor Plan