



Chandler · Arizona
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Chandler



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MEMORANDUM

Planning Division – PZ Memo No. 16-014

DATE: MARCH 16, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER *[Signature]*

SUBJECT: LUP16-0005 ALAMO DRAFTHOUSE CINEMA

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption within a new movie theater including a restaurant

Location: 4955 S. Arizona Avenue
Northeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Andrea Lewkowitz, 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 within the Shoppes at Chandler Heights at the northeast corner of Arizona Avenue and Chandler Heights Road. Alamo Draffhouse Cinema is one component of the planned commercial center, which is currently being reviewed by Planning Staff. The movie theater will serve a variety of appetizers, pizzas, sandwiches, complete meals, and offer alcoholic beverages to compliment meals by guest over 21 years of age.

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 within a new movie theater with lounge area. 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.

Alamo Draffhouse Cinema's new location will be the building previously planned for a fitness center and will occupy a 35,328 square foot major tenant suite. The subject site will include nine

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separate theaters seating 972 persons, a 3,000 square foot kitchen, and a bar in the lobby area seating 50 guest. Nearly all food and beverage are ordered from and delivered to guest in the theater, however, full menu is available at the bar in the lobby. The lobby will have recorded music and during special movie previews the theater may feature live theme music or entertainment. Typical hours of operation will be 8 a.m. to midnight. The theater will employ more than 90 employees for its food and beverage service.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 7, 2016. Two residents attended.
- 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 LUP16-0005 ALAMO DRAFTHOUSE CINEMA, 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. 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.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0005 ALAMO DRAFTHOUSE CINEMA, subject to the conditions as recommended by Planning Staff.

Attachments

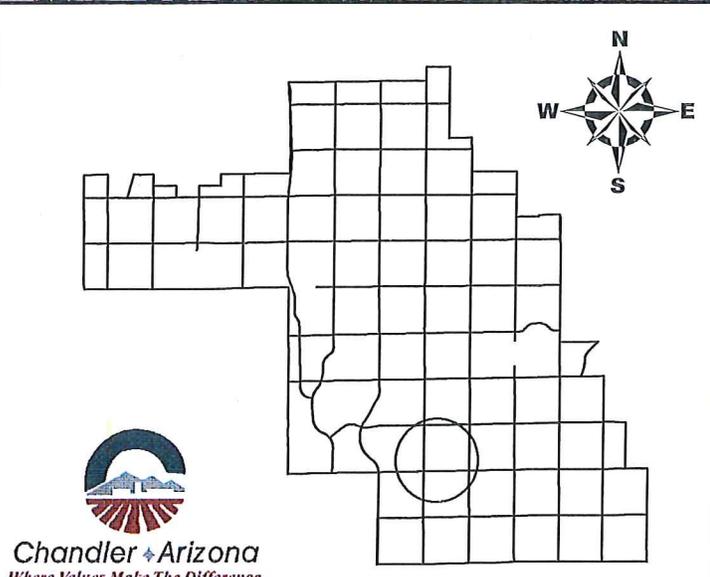
1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan



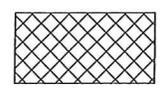
Arizona Ave.

Chandler Heights Rd.

Project Site



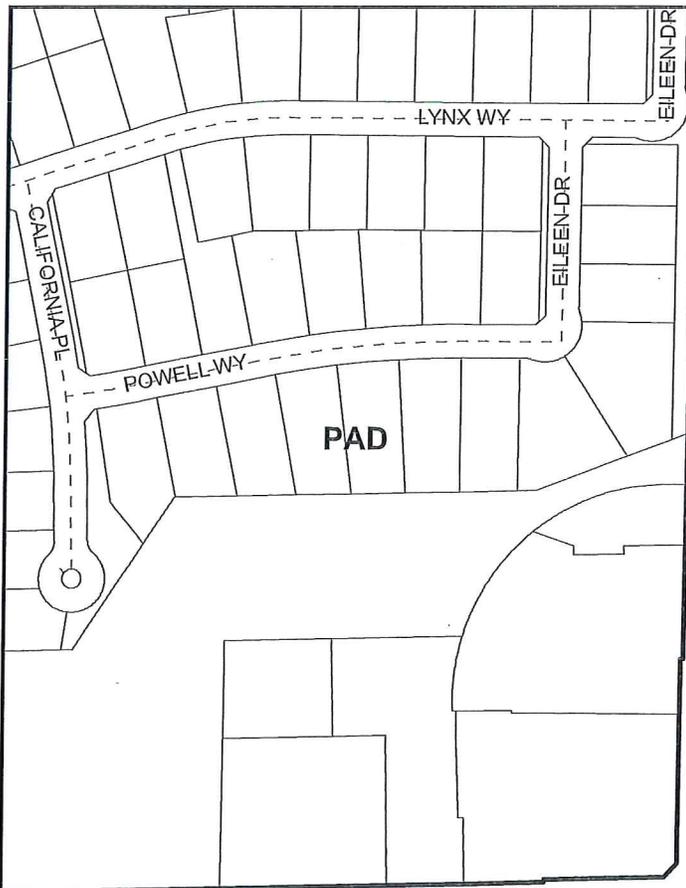
Vicinity Map



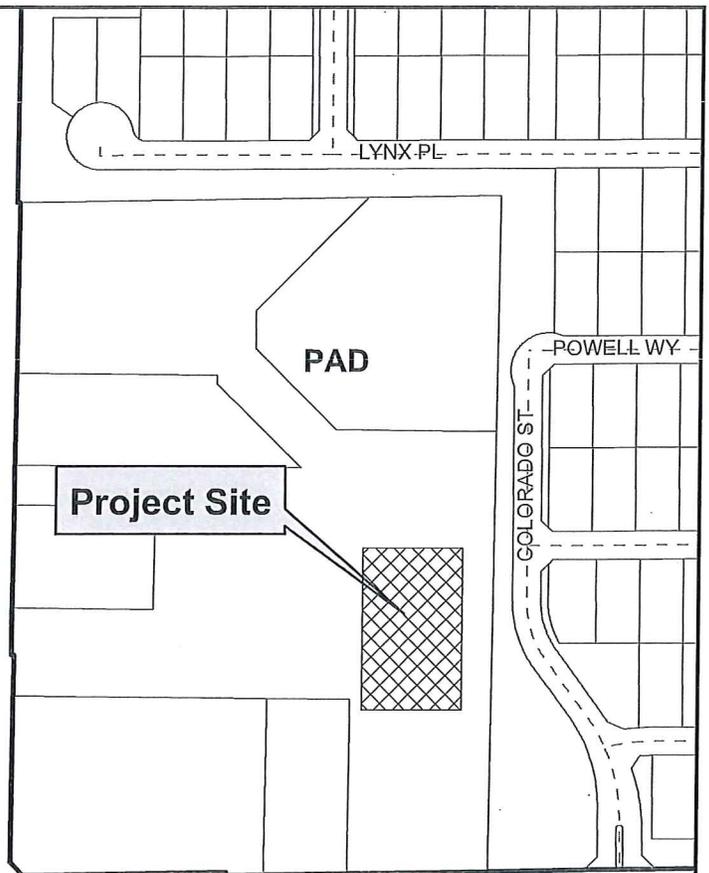
LUP16-0005

Alamo Drafthouse Cinema

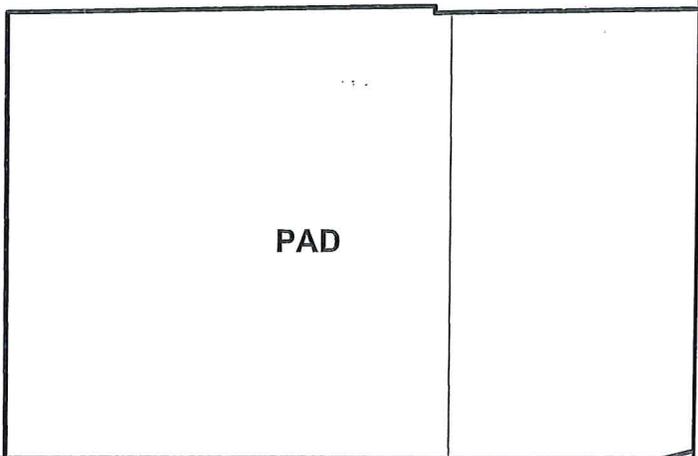
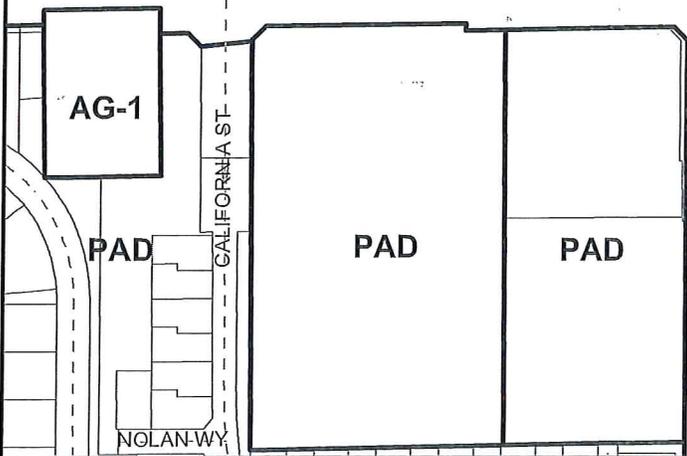




Arizona Ave.



Chandler Heights Rd.



Vicinity Map



LUP16-0005

Alamo Drafthouse Cinema



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

January 26, 2016

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

Re: Liquor Use Permit / Alamo Drafthouse Cinemas, 4955 S. Arizona Avenue

Alamo Chandler, LLC, a franchisee of Alamo Drafthouse Cinemas, plans to open a theater at 4955 S. Arizona Avenue in the Shoppes at Chandler Heights on the northeast corner of Arizona Avenue and Chandler Heights Road. The company, which started in Austin Texas in 1997, currently has 21 locations with ten more under construction across nine states. The theaters offer full-service food menus, as well as alcoholic beverage options. Company-wide, approximately 70% of Alamo's gross food and beverage sales are from the sale of food. Applicant will apply for a series 12 restaurant liquor license for the Chandler theater. To qualify for a series 12 license, 40% of the theater's gross food and beverage sales must come from the sale of food.

The Chandler theater will occupy approximately 35,000 square feet that includes 9 separate theaters (972 seats), a 3,000 square foot kitchen, and a large open lobby and bar. The lobby area will have four televisions and recorded music. There will not be any games or dancing; however, the theater may feature live "theme" music or entertainment to promote certain movies. The theater's regular hours will be 8 am – midnight.

Although the lobby will seat approximately 50 guests, nearly all food and beverages are ordered from and delivered to guests in the theaters. The theater will employ more than 90 employees for its food and beverage service, including a full-time executive chef and kitchen manager. The extensive food menu includes complete meals, as well as casual dining options and menu specials. Food and drinks are served on reusable dishes and glassware; alcoholic drinks are served in distinguishable glassware. Only employees over 19 will handle liquor sales and service.

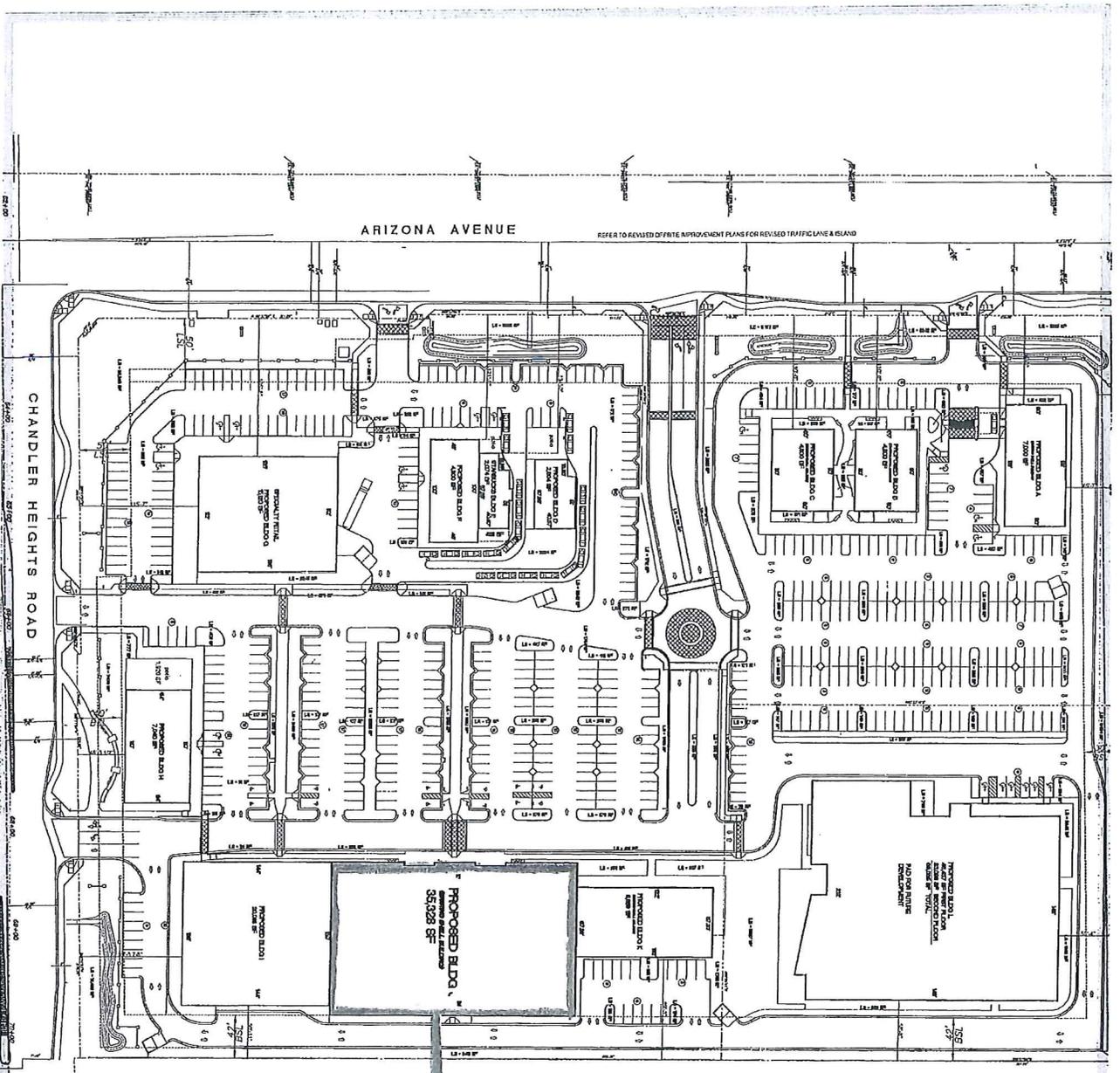
Alamo enforces the following liquor security policies:

- Guests under the age of 18 are not allowed in the theater without a parent/guardian; guests under 18 must sit immediately next to the parent/guardian in the theater.
- Guests who appear under the age of 30 must show ID to purchase alcohol.
- Staff will be trained in responsible alcohol service.

Sincerely,


Andrea D. Lewkowitz

Encl.: Menu, Site Plan + Floor Plan



ARIZONA AVENUE

REFER TO REVISED DRIVE IMPROVEMENT PLANS FOR REVISED TRAFFIC LANE & ISLAND

CHANDLER HEIGHTS ROAD

CONTACT INFORMATION:

DEVELOPER:
TOWN WEST REALTY, INC.
3002 N. CAMPBELL AVE #200
TUCSON, ARIZONA 85718

ARCHITECT:
TOWNWEST DESIGN DEVELOPMENT, INC.
3002 N. CAMPBELL AVE #200
TUCSON, ARIZONA 85718
AZ REGISTRATION NO.: 10991

CIVIL ENGINEER:
RCC DESIGN GROUP, PLLC
4505 E. CHANDLER BLVD.
PHOENIX, ARIZONA
AZ REGISTRATION NO.: 141908

PROJECT CALCULATIONS:

PARCEL NO.: 303-46-001-C

SITE: 17.01 ACRES
GROSS SQUARE FEET: 467,200 S.F.
NET SQUARE FEET: 724,578 S.F.
NET LOT COVERAGE: 50%
MAXIMUM PROVIDED: 21.3%

LANDSCAPE COVERAGE: 5% - 25%
DOES NOT INCLUDE ENHANCED PAVED AREAS OR COLORED CONCRETE SIDEWALKS

CURRENT ZONING: PAD

PARKING PROVIDED: 822 CAR SPACES
177 BICYCLE SPACES
CHANDLER HEIGHTS PREPARED BY UNITED CIVIL GROUP LLC
PROJECT NUMBER TR1517067 FOR TOWN WEST DESIGN DEVELOPMENT, INC. (INCLUDING SHARED PARKING ANALYSIS)

BUILDINGS:

W* RETAIL	7,000 S.F.
T* RESTAURANT	4,800 S.F.
C* RESTAURANT	2,600 S.F.
R* DRIVE THRU RESTAURANT	2,600 S.F.
F* DRIVE THRU RESTAURANT	4,800 S.F.
G* SPECIALTY RETAIL	15,120 S.F.
H* RETAIL	7,040 S.F.
I* RETAIL	35,200 S.F.
J* FITNESS CENTER	8,880 S.F.
K* RETAIL	46,437 S.F. FIRST FLOOR
L* BASIS HIGH SCHOOL	23,095 S.F. SECOND FLOOR
TOTAL BUILDING AREA	162,004 S.F.

CONSTRUCTION TYPE: V/B
OCCUPANCY TYPE: RETAIL, GROUP "W"
BASIS HIGH SCHOOL, GROUP "L"



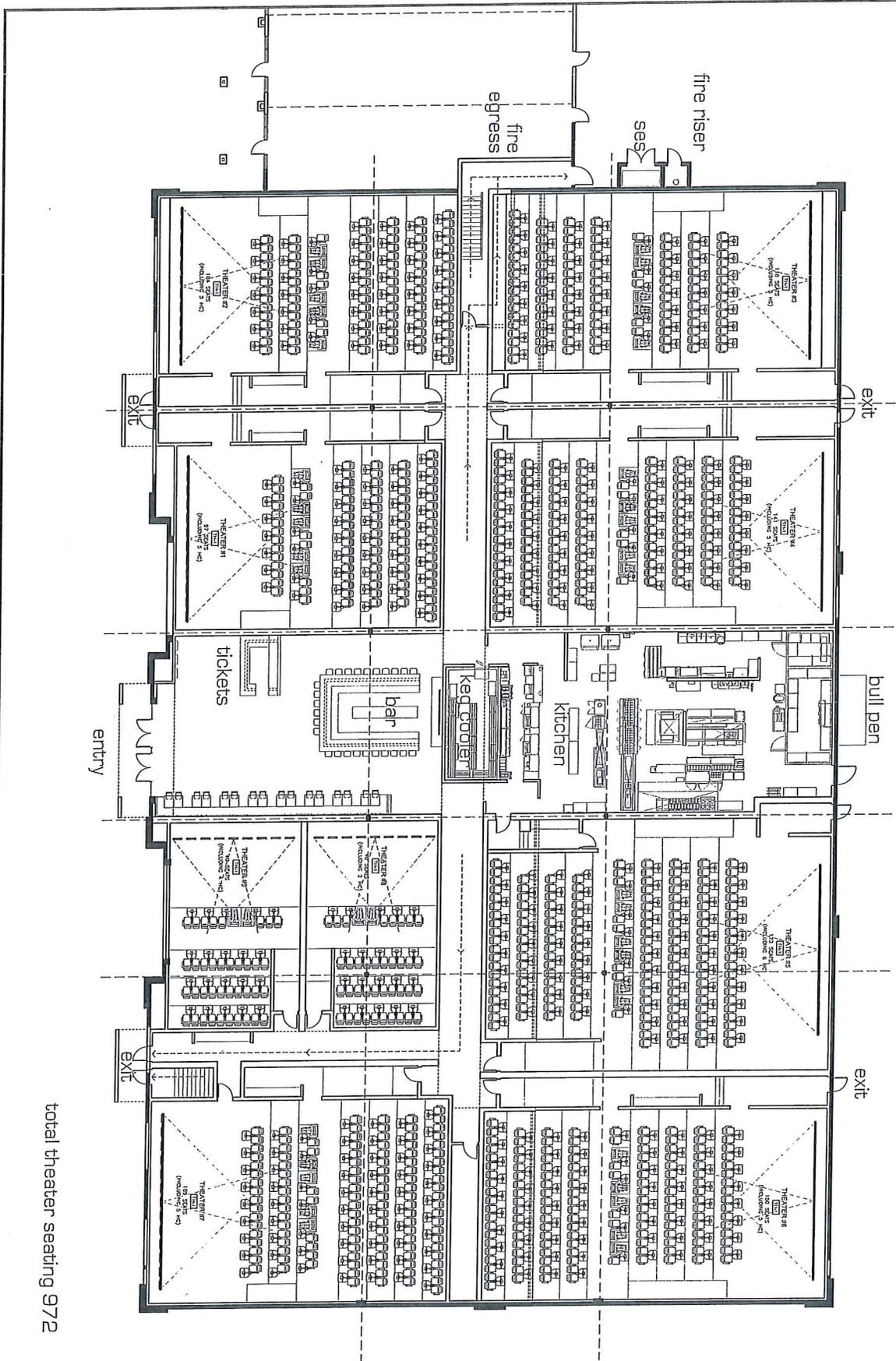
SITE PLAN "C"
SCALE 1" = 50'-0"
GRAPHIC SCALE:
0 50 100 150 200 250'



DATE	REVISIONS
09/23/2015	

SITE PLAN: PRE-APPLICATION SUBMITTAL
THE SHOPS AT CHANDLER HEIGHTS
NEC ARIZONA AVE. & CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

RAUL REYES, AIA
TOWNWEST
DESIGN AND DEVELOPMENT, INC.
3002 N. CAMPBELL AVE. SUITE 200
TUCSON, ARIZONA 85718



total theater seating 972

7340 east main street #220
 scottsdale, az 85261
 t. 480.225.7359
 www.alinedesignstudio.com
 architecture . concepts
aline

alamo drafthouse cinema
 Chandler, az.
 date: december 08, 2015
 scale: 1"=240'-0"

