



Chandler · Arizona
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JUN - 1 2016



MEMORANDUM

Planning Division – PZ Memo No. 16-035

DATE: JUNE 1, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: LUP16-0008 THE CASUAL PINT

Request: Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within a new outdoor patio and to sell liquor “to-go” in original, unopened containers as permitted under a Series 7 Beer and Wine Bar License, including indoor live music.

Location: 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads

Applicant: Theresa J. Morse, Avant Garde Alcohol Training and Education

RECOMMENDATION

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

BACKGROUND

The property is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads, within The Falls at Ocotillo shopping center. The suite formerly was a Christian bookstore. Kinderbugs and Keegan’s Grill are adjacent tenants. The nearest single-family residential subdivision is Stillwater Cove, located to the south.

The request is for Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within a new outdoor patio and to sell liquor “to-go” in original, unopened containers as permitted under a Series 7 Beer and Wine Bar License, including indoor live music. The new business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.

This location is the first Casual Pint franchise located west of the Mississippi River. A craft beer market is a key element of the business's operation. The suite is approximately 2,182 square feet and the new outdoor patio contains approximately 720 square feet. Indoor seating provides approximately 42 seats and 10 bar stools. A pedestrian walkway is proposed to access Jacaranda Parkway from the patio. Indoor live music, such as an acoustical guitar and/or a vocalist, may be scheduled up to four times a month. Business hours are 11 a.m. to 10 p.m. on Monday through Thursday, 11 a.m. until midnight on Friday and Saturday, and 1 p.m. to 8 p.m. on Sunday.

Planning Staff is including conditions to address any potential noise from the indoor live music due to the proximity of the suite to the single-family subdivision. Planning Staff also recommends a one-year time limit to allow evaluation of the compatibility of the indoor live music with the surrounding residential and business developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 9, 2016. Several residents attended. One resident is concerned about the location near the single family homes, noise coming from the indoor live music, and proximity to a pre-school. The other residents voiced their support.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0008 THE CASUAL PINT, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Floor Plan, Patio Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. The patio shall be maintained in a clean and orderly manner.
6. 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.
7. Music shall occur indoors only.
8. 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.

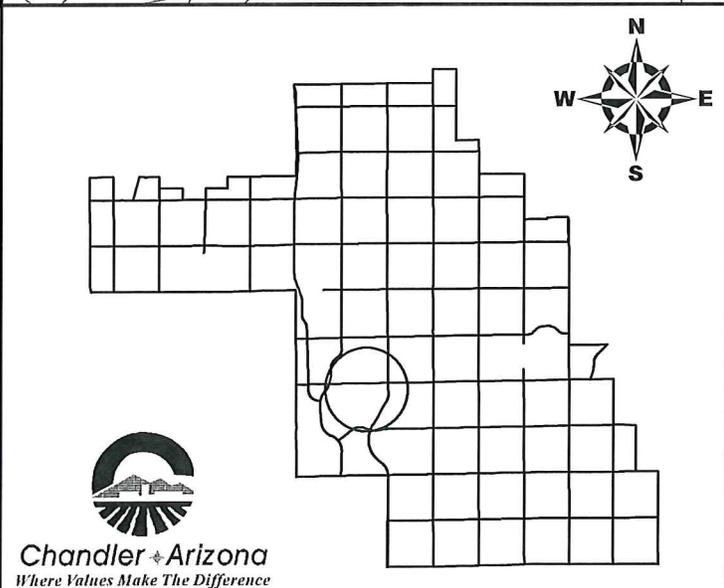
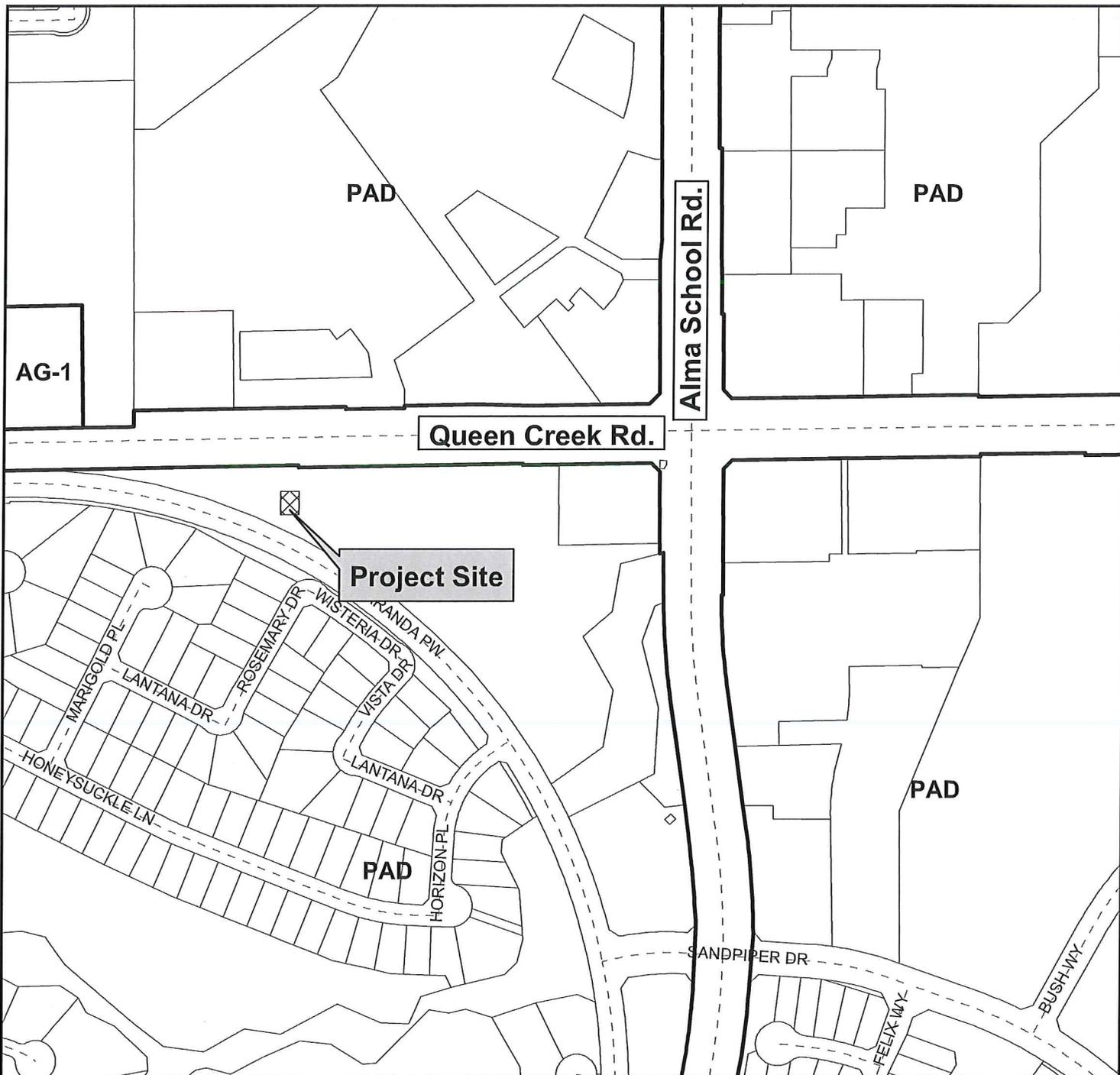
9. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

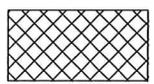
Motion Planning Commission to recommend approval of Liquor Use Permit LUP16-0008 THE CASUAL PINT, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Patio Plan
5. Patio Elevations
6. Narrative
7. Applicant photographs

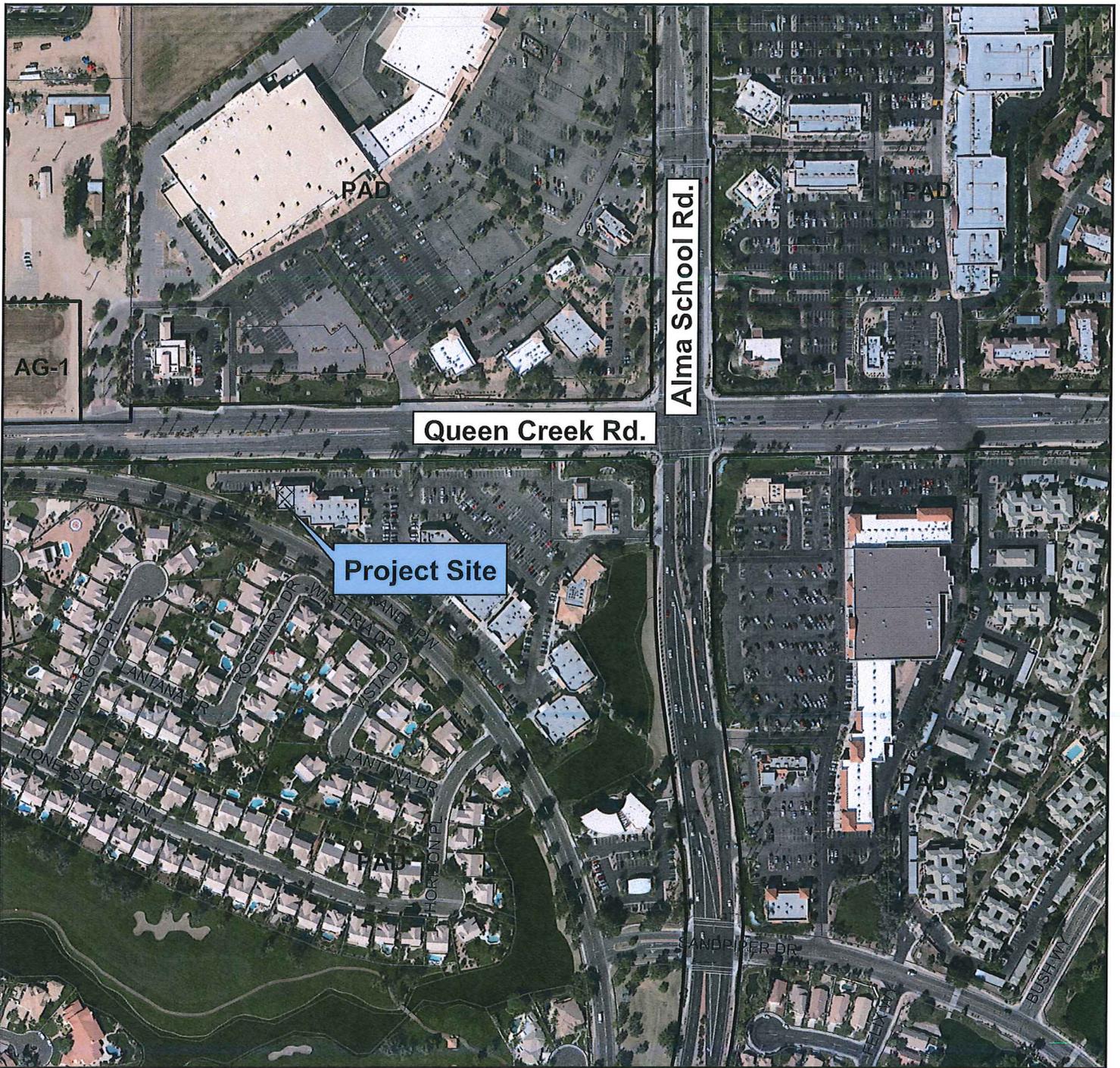


Vicinity Map



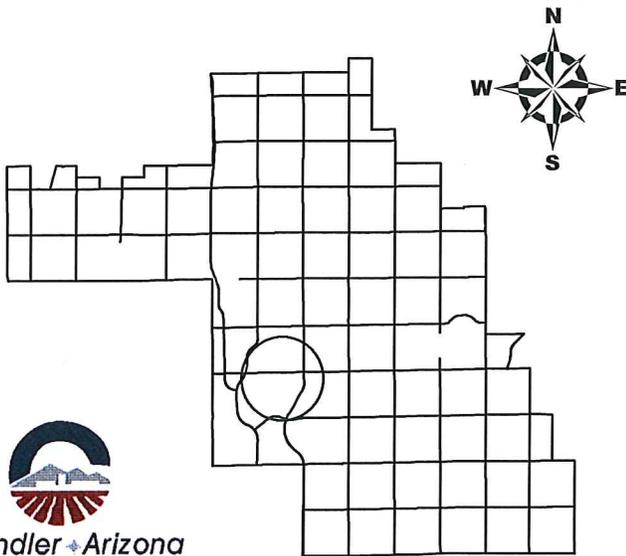
LUP16-0008

**The Casual Pint
Liquor Use Permit**



Project Site

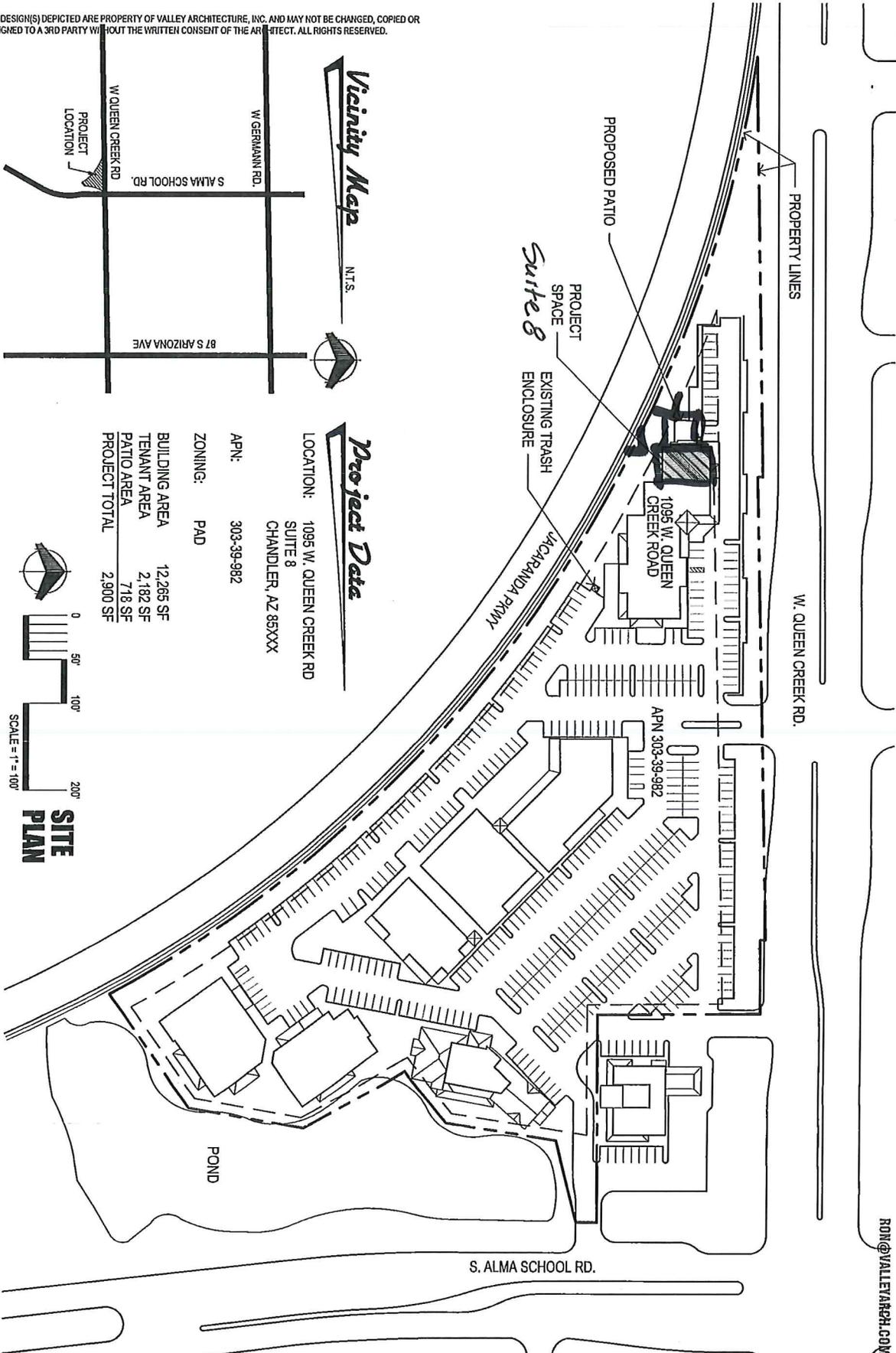
Vicinity Map



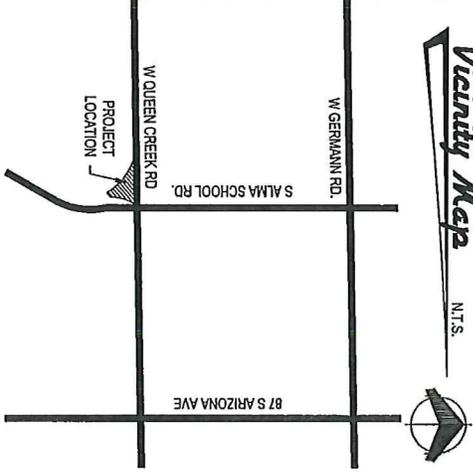
LUP16-0008

**The Casual Pint
Liquor Use Permit**

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Vicinity Map N.T.S.



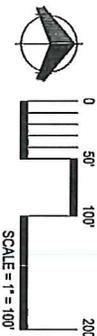
Project Data

LOCATION: 1095 W. QUEEN CREEK RD
SUITE 8
CHANDLER, AZ 8500X

APN: 303-39-982

ZONING: PAD

BUILDING AREA	12,265 SF
TENANT AREA	2,182 SF
PATIO AREA	718 SF
PROJECT TOTAL	2,900 SF



SITE PLAN

RON@VALLEYARCH.COM 602.334.9766

PRELIMINARY - NOT FOR CONSTRUCTION

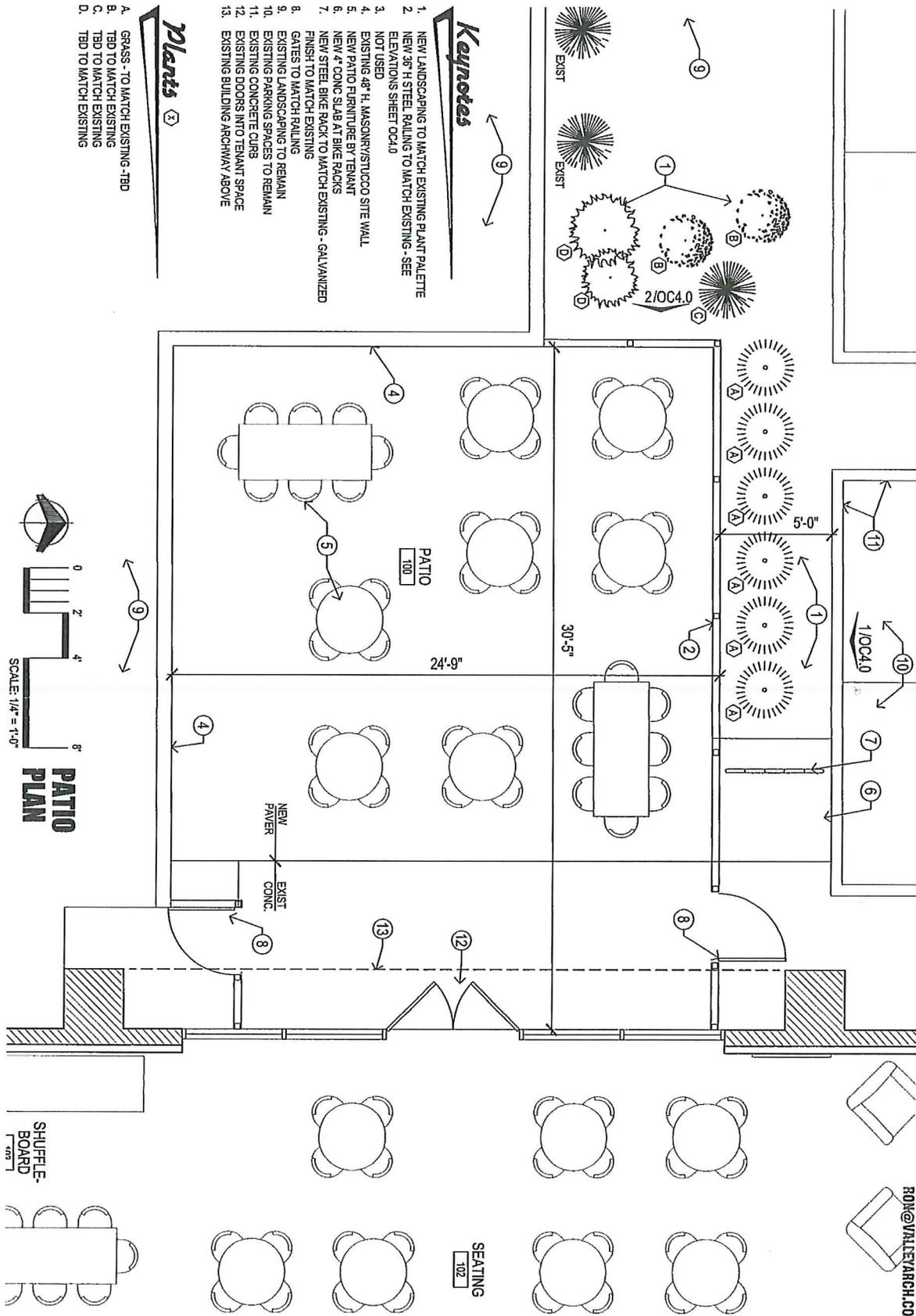
DATE: 9.9.16

OC1.0

BUILDING PLAN
THE CASUAL PINT
1095 W. QUEEN CREEK, SUITE 8
PROJ. #: VL1535

VALLEYARCHITECTURE INC

2/17



PRELIMINARY - NOT FOR CONSTRUCTION

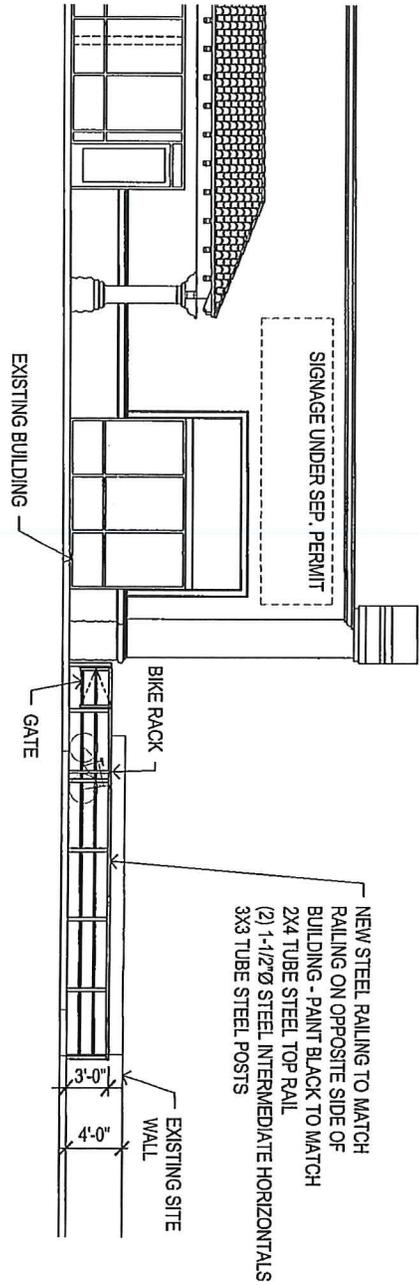
OC2.1

PATIO PLAN
THE CASUAL PINT
 1095 W. QUEEN CREEK, SUITE 8
 PROJ. #: VL1535

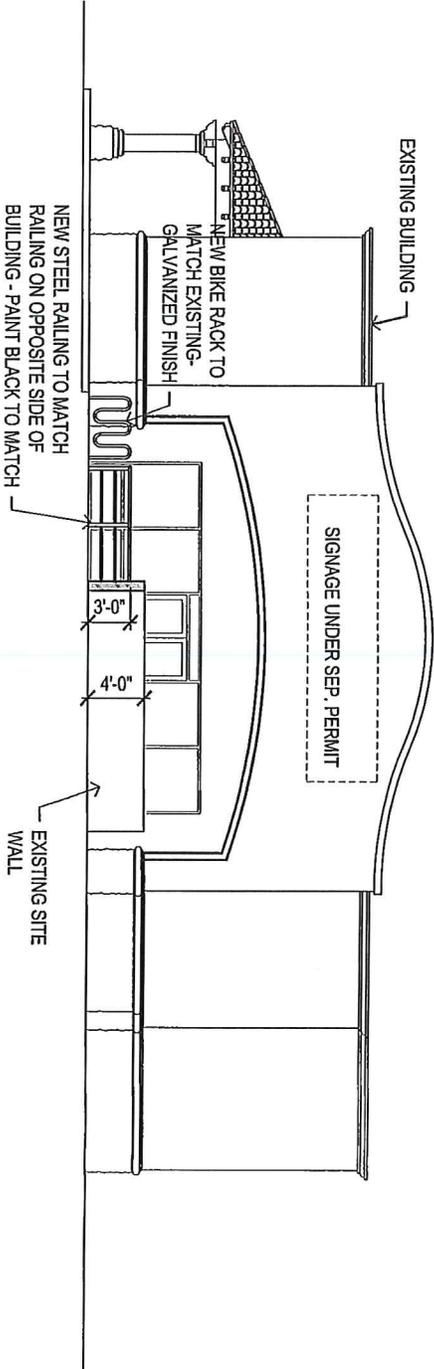
DATE: 9.9.16

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1 NORTH (FRONT) ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PATIO ELEVATIONS

THE CASUAL PINT
1095 W. QUEEN CREEK, SUITE 8
PROJ. #: VL1535

DATE: 9.9.16

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OC4.0

6/17

THE CASUAL PINT LUP-0008

1095 W QUEEN CREEK ROAD SUITE 8 CHANDLER AZ 85248

PROJECT NARRATIVE

For its Project Narrative, in accordance with the requirements of the City of Chandler Liquor Use Permit Application, E-Z Enterprises Ocotillo, LLC dba The Casual Pint states as follows:

The Casual Pint is submitting this Liquor Use Permit application to allow a series 7 beer and wine bar license at 1095 W Queen Creek Road Suite 8 Chandler Arizona 85248 (the South West corner of Queen Creek Road and Alma School Road). A series 7 beer and wine bar license allows customers to consume beer and/or wine at the location and allows beer and/or wine package sales. Although this type of liquor license does not mandate food service, there will be meals prepared on the premises. Therefore this application is a request for approval of a Liquor Use Permit allowing on-sale consumption inside the building and on an outdoor fenced patio as well as off-sale packaged beer and/or wine sales from the establishment at the listed location.

The building for The Casual Pint is approximately 2,182 sq ft. and an outdoor fenced patio is requested to allow customers to eat and consume alcohol on the patio. This liquor license requires churches and schools to be located no closer than 300 feet from the establishment. The nearest church is Family Bible Church located at 2725 S Alma School Road, Chandler AZ 85286 and it is approximately 2,112 feet from the proposed business. The nearest school with any grades kindergarten through 12 is Jacobson Elementary School located at 1515 NW Jacaranda Pkwy Chandler AZ 85248. Jacobson Elementary School is 5,280 feet from the proposed business.

The proposed days of operation of The Casual Pint will be Monday through Thursday 11:00 am – 10:00 pm, Friday and Saturday 11:00 am – 12:00 am and Sunday 1:00 pm to 8:00 pm. We are also requesting occasional live music such as acoustical guitar and/or vocalist inside the premises approximately four times a month. The music would not be amplified and will meet any noise ordinances established by the City of Chandler. No music will be provided outdoors on the patio. Additionally, there will be no televisions on the patio.

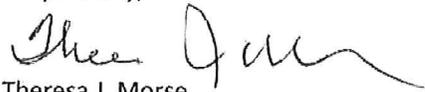
Trash pick-up will be scheduled on a daily basis surrounding the property. The trash receptacles are located directly south of 1095 W Queen Creek Rd Suite 8 Chandler AZ 85248 and the residential property is also south of this proposed business. Therefore, trash will be disposed of between the hours 12:00 (noon) until 7:00 pm so as not to disturb the tranquility of neighboring residents.

Although suite 8 is currently vacant; there are other retail businesses within this upscale development and there is existing landscaping and lighting. However, if additional landscape is required by the City of Chandler the applicant will comply with the requests.

I respectfully ask that a Liquor Use Permit be granted for 1095 W Queen Creek Rd. Suite 8 Chandler AZ 85248 to include occasional live entertainment inside the establishment as previously stipulated.

In conclusion, The Casual Pint will not disrupt the existing balance of daytime and nighttime uses and will not negatively affect vehicular or pedestrian traffic in the adjacent parking lots as there is adequate parking and entrances/exits to the business and properties. Furthermore, the sale of beer and wine from this site will not negatively impact residents and/or businesses within the surrounding area.

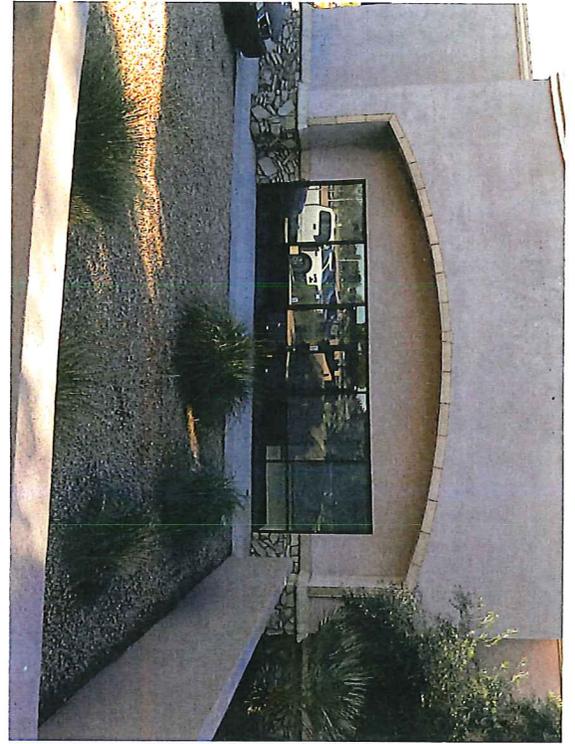
Respectfully,

A handwritten signature in cursive script, appearing to read "Theresa Morse", written in black ink.

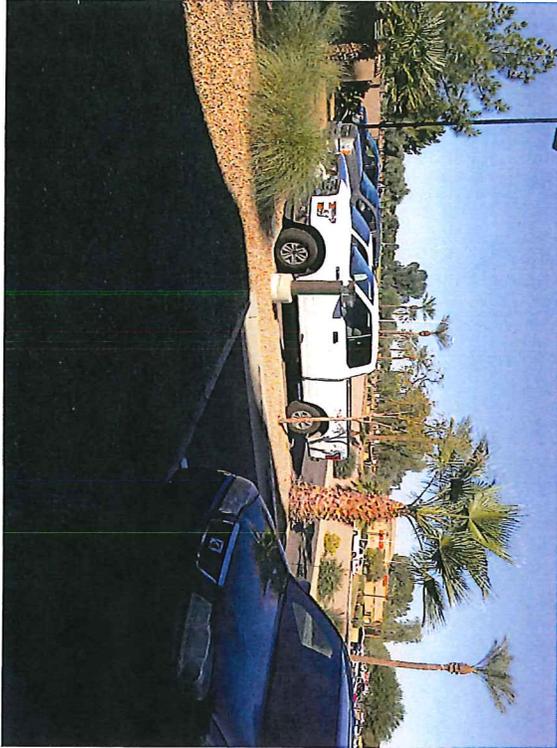
Theresa J. Morse

Applicant/Representative

(480) 353-8035



1. FACING EAST TOWARD WEST FACE OF BUILDING - PATIO AREA IN FOREGROUND



3. FACING NORTH WEST WHERE PATIO AREA MEETS PARKING



2. FACING WESTWARD AT PATIO AREA



4. FACING SOUTHWEST AT PATIO AREA

PRELIMINARY - NOT FOR CONSTRUCTION

OC5.0

EXISTING PICTURES
THE CASUAL PINT
1095 W. QUEEN CREEK, SUITE 8
PROJ # VI 1535

DATE: 2.9.16

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