



MEMORANDUM **Planning Division – PZ Memo No. 16-078**

DATE: OCTOBER 5, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License within an existing movie theater

Location: 2980 E. Germann Road, northwest corner of Germann and Gilbert roads

Applicant: Clare Abel; Burch & Cracchiolo, P.A.

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 immediate northwest corner of Germann and Gilbert roads within Crossroads Towne Center Chandler. The subject site is surrounded by commercial as part of Crossroads Towne Center Chandler to the north and west. To the south across Germann Road is Mill Crossing, a commercial development, and to the east across Gilbert Road is Crossroads Towne Center Gilbert in the Town of Gilbert.

Harkins Chandler Crossroads Theatre is an existing twelve screen movie theater and has seating capable of 2,500 persons. The subject site is approximately 35,000 square feet. Harkins Chandler Crossroads Theatre is requesting Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License. Guest of legal age, can order all types of spirituous liquor at the concession stand in the lobby and consume within the auditorium during shows. Harkins employs 150 persons at this location.

Typical hours of operation are seven days a week from 9 a.m. to midnight, however, liquor will only be sold during the hours allowed by state law.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to limited residential within the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE, subject to the following conditions:

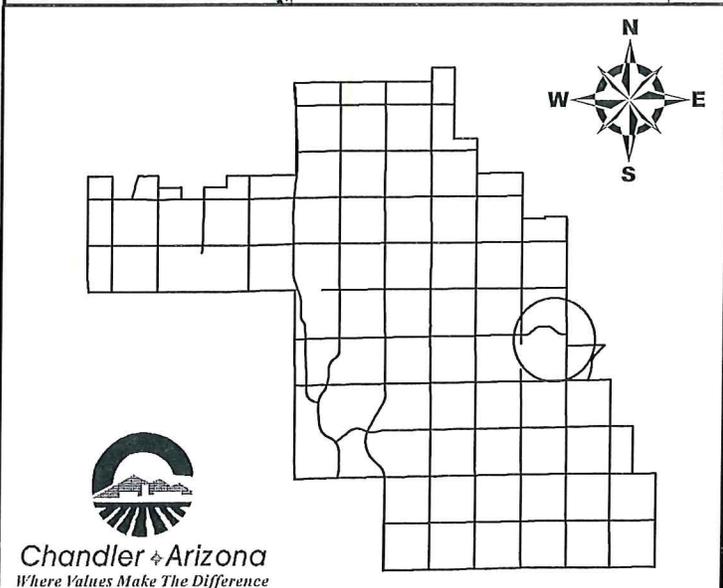
1. The Liquor Use Permit is granted for a Series 6 Bar License only and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new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

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE, subject to the conditions as recommended by Planning Staff.

Attachments

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



Vicinity Map

LUP16-0029

**Harkins Chandler Crossroads Theatre
Liquor Use Permit**

CITY OF CHANDLER 9/1/2016



Project Site

Gilbert Rd.

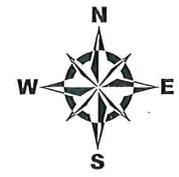
Germann Rd.

AG-1

PAD

*AVO-1 55ft
Noise Contour*

STEARMAN DR



Vicinity Map



LUP16-0029

**Harkins Chandler Crossroads Theatre
Liquor Use Permit**



LIQUOR USE PERMIT
HARKINS THEATRE CROSSROADS
2980 EAST GERMANN ROAD

Harkins Theatres is requesting a Series 6 (bar) Liquor License for its location at Chandler Crossroads Towne Center. This location is surrounded by commercial, retail and employment uses. There are no residential developments or schools in proximity to the Harkins site.

Harkins is a family-owned business that has operated in the state of Arizona for many years. Last year, Harkins began offering liquor as a part of the beverage service that it offers at their location at the Scottsdale Fashion Square. This has been very successful and so Harkins is beginning to offer this at a variety of other new locations including this new location in Chandler.

Customers will purchase the liquor at a bar located in the concessions area at the front of the theater (in the lobby of the theater). They will then carry it into the auditorium. The auditoriums will be monitored by support staff with Harkins. The hours of operation will be from 9 AM to 12 midnight Monday through Sunday; however, liquor will only be sold during the approved hours for sale of liquor. There will be 150 full and part time employees.

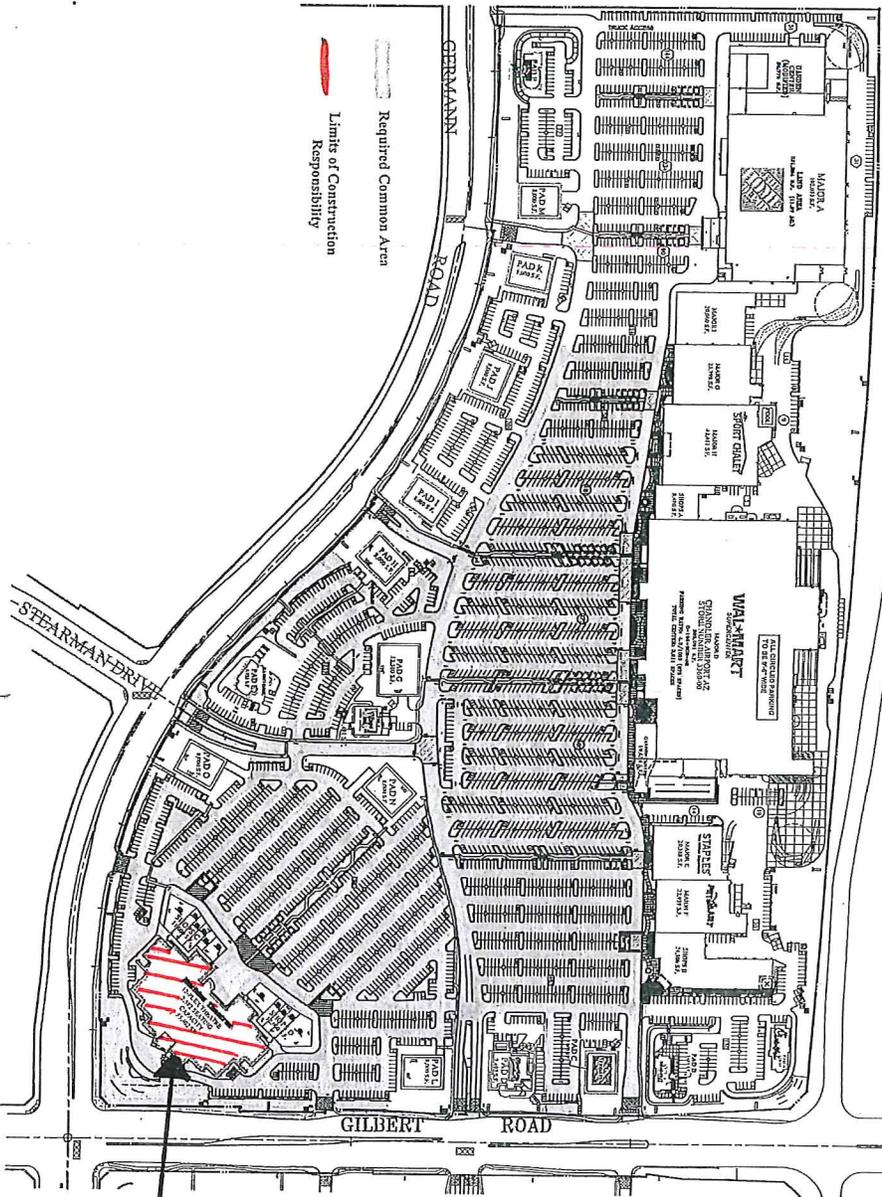
At the present time there are no plans for either live entertainment or music or for special events at the theater.

Harkins takes very seriously its responsibilities with respect to the sale of liquor. Every location has a manager who is on duty who has been trained in the State of Arizona approved training program. Auditoriums are monitored by theater staff who make certain that the liquor is consumed by the person who ordered it.

This service is very successful at the Scottsdale Fashion Square location and they are anxious to begin this service in Chandler as well.

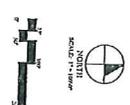
EXHIBIT A

SANTAN FREEWAY (LOOP 202)



SITE DATA

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NO. 2	PROJECT NO. 1000000000000000	10/10/00
NO. 3	REVISION NO. 1000000000000000	10/10/00
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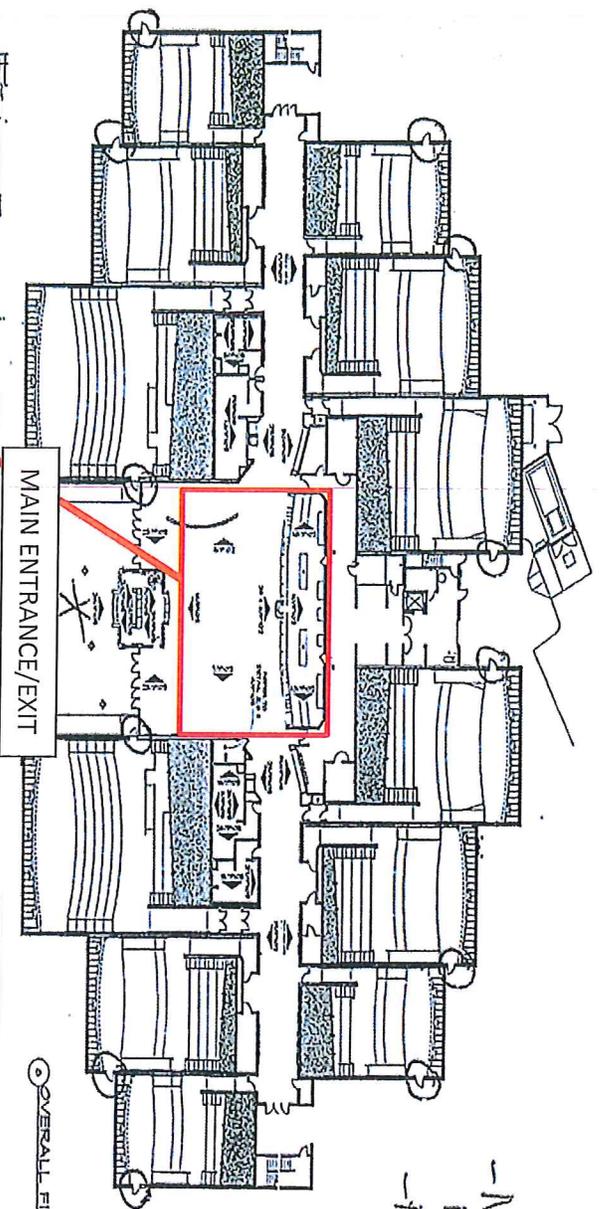


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CROSSROADS TOWNE CENTER

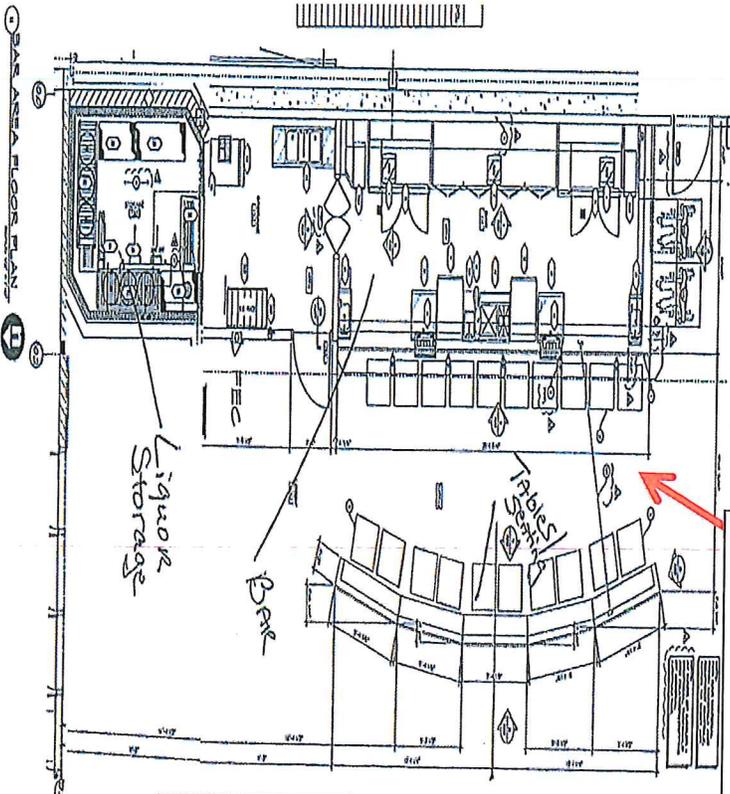
SANTAN FREEWAY CORRIDOR - LOOP 202 & GILBERT ROAD
 CHANDLER, ARIZONA
 AUGUST 22, 2005





- Main Entrance/Exit
Marked X
- Alarmed Exits are
circled

OVERALL FIRST FLOOR PLAN



BAS. AREA FLOOR PLAN

HARKINS CHANDLER CROSSROADS THEATRE
FLOOR PLAN

Harkins Theatres

CHANDLER CROSSROADS 12,000 SEAT THEATRE
1000 GLENN ROAD AND GLENN ROAD, CHANDLER, ARIZONA
HARKINS THEATRES 7511 EAST MCCONNELL DRIVE - SCOTTSDALE, ARIZONA 85258