

**CITY OF TEMPE  
HEARING OFFICER**
**Meeting Date: 9/6/2016  
Agenda Item: 8**

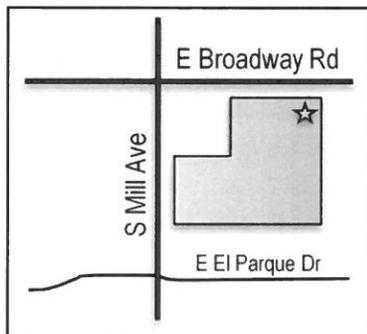
**ACTION:** Request approval of two (2) use permits to allow a bar (Series 6) and an amusement business (billiards/pool hall) for FREEZER'S ICE HOUSE (PL160282) located at 83 East Broadway Road. The applicants are Steve Means and Kristin Thoma-Mahan of Sterling CM, LLC.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** FREEZER'S ICE HOUSE (PL160282) is proposing to remodel and operate an upscale billiards, darts and sports lounge, accompanied with a full service restaurant, in the former Walgreens building located at 83 East Broadway Road in Broadway Plaza. The shopping center is situated on the southeast corner of East Broadway Road and South Mill Avenue in the CSS, Commercial Shopping and Service District. The property abuts commercial and multi-family zoned property to the north, south, east, and west. Tempe Union High School is directly across the Broadway Road and Mill Avenue intersection on property zoned R1-6, Single-Family Residential. The immediate vicinity contains a mix of single and multi-family residential neighborhoods as well as live-work zoned property. The request includes the following:

1. Use Permit to allow a bar (Series 6) in the CSS, Commercial Shopping and Service District.
2. Use Permit to allow an amusement business (billiards/pool hall) in the CSS, Commercial Shopping and Service District.



Property Owner	SEM Investments LLC
Applicants	Steven Means & Kristin Thoma-Mahan of Sterling CM, LLC
Zoning District	CSS, Commercial Shopping and Service District
Site Area	135,756 s.f. (3.12 Acres)
Building Area	43,798 s.f.
Suite/Unit Area	15,220 s.f.
Lot Coverage	38%
Vehicle Parking	153 spaces (148 min. required per approved Shared Parking Analysis dated 8/25/16)
Bicycle Parking	10 spaces (7 min. required)
Hours of Operation	Daily 11am-2am
Building Code Occupancy	A-3

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Jeff Tamulevich, Interim Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Planning & Zoning Coordinator

## COMMENTS

The applicants describe FREEZER'S ICE HOUSE as an upscale entertainment establishment that will appeal to all ages looking to find a safe and relaxing game of billiards, darts or a place to relax in what is referred to as a high end sports lounge that will feature sixty 4K flat screen televisions. FREEZER'S will also offer a full restaurant with quality food and a diverse menu. The establishment states to have hired a top Arizona chef and entrepreneur who is expected to dazzle guests with his culinary accomplishments. The business will operate 7 days a week from 11am to 2am. Peak operating hours are expected from 9pm to 1am. The establishment will offer billiard table and dart board rentals and provide a dart and billiards pro shop. FREEZER's will be outfitted with a full service bar that will serve beer (local, national, and international), liquor, and wine.

FREEZER's dream to open one of the nicest, upscale family friendly pool rooms in the country and has become a reality as they have found the perfect location here in the shadow of ASU. It has become obvious that their dream to grow the game of billiards, build a daytime junior program, and host some professional billiards events with celebrity players from around the globe has found a home. In this home, FREEZER's can focus on youth leagues; educate youth and family members in the critical skills required in the game. They can also host national events and bring in top players from around the world to meet with and properly influence the young players from around the world to meet with and properly influence the young players while house a clean, well lit, no nonsense environment conducive to the elevation of the game.

FREEZER'S ICE HOUSE has applied for a Series 6 Liquor License and is pending approval through the State. If approved for a Series 6 license, FREEZER'S ICE HOUSE will be allowed to sell all spirituous liquor for customers to drink onsite and may sell liquor "to-go" in original unopened container in amounts not to exceed 30% of on-sale receipts. In accordance to Arizona Revised Statutes § 4.207, this premise meets the separation requirements for a bar with a Series 6 Liquor License. The FREEZER'S ICE HOUSE premise is more than three-hundred (300) feet away from Tempe Union High School and more than eleven-hundred (1,100) feet from Tempe Church of Christ and St. Augustine's Episcopal Church. The premise has previously been issued a Series 10 license (beer & wine sales) for Fresh & Easy Neighborhood Market in December 2010.

On August 25, 2016, the Community Development Department Planning Division administratively approved a Shared Parking Analysis for Broadway Plaza on behalf of FREEZER'S ICE HOUSE (PL160282) in accordance to Section 4-604 Shared Parking and Appendix F Time of Day Shared Parking Model of the Zoning & Development Code (ZDC). The analysis (dated August 24, 2016) identifies the peak demand for parking spaces for all uses as approximately 148 spaces, Monday through Friday during the 8pm hour; and 138 spaces, Saturday and Sunday during the 8pm hour. A minimum of 148 off-street parking spaces must be maintained at Broadway Plaza to support all uses; 153 spaces are currently provided.

## PUBLIC INPUT

To date, staff has received one phone call from a resident in the Historic Date Palm Manor neighborhood who is in opposition to both use permit requests. She indicated that the location does not seem like a place that the City wants in a heavy residential area. Furthermore, she thinks it is too close to Tempe Union High School.

## POLICE INPUT

A security plan will be required according to Section 6-313 Security Plan of the ZDC.

## USE PERMIT

According to Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts of the ZDC, the proposed use requires a use permit to allow a bar (Series 6) and an amusement business (billiards/pool hall) within the CSS, Commercial Shopping and Service District.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.*

The applicant indicates that the proposed use is more of a specialized destination where customers would stay for longer periods of time. The previous tenant use, Walgreens (retail drug store), was more of a high turnover in frequency of traffic appealing to all ages.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*

The applicant indicates that the operations of the establishment will be conducted indoors; not causing nuisances.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*

The applicant has indicated that the building has sat vacant for several years and that occupying the space will help bring life back to the shopping center and increase revenue to the area.

4. *Compatibility with existing surrounding structures and uses.*

The applicant has indicated that the use is compatible with the existing surrounding structures and overall area considering the close proximity to the university.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*

The applicant has indicated that a security plan will be provided to ensure the safety and peace to the area. In addition, bar and waitress will undergo a series of training events that focus on the policies that contribute to safety and consistent oversight of the youth within a facility that caters to the young players while housing more mature patrons that are there to also enjoy the quiet calm of the games offered.

#### **REASONS FOR APPROVAL:**

Based on the information provided by the applicant, the public input received and the above analysis staff recommends approval of the requested Use Permits. These requests meet the required criteria and will conform to the conditions.

#### **SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

#### **CONDITION(S) OF APPROVAL:**

1. The Use Permits are valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permits are valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. All required State, County and Municipal permits shall be obtained or the Use Permits are void.
4. If there are any complaints arising from the Use Permits that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permits will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permits, which may result in termination of the one or both Use Permits.
5. Any intensification or expansion of the approved use shall require new Use Permits.
6. Return to the Hearing Officer for review of compliance with conditions of approval within six (6) months. The timing for the six month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation. If the full business activity is not initiated within one year the use permit will lapse.
7. No live entertainment or outdoor speakers shall be allowed without a separate Use Permit.

8. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before **October 6, 2016**.
9. An occupancy inspection and clearance from the Tempe Fire Department shall be obtained prior to the use permit becoming effective.
10. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.
11. Replace all dead or missing trees along all landscaped areas; along with any other missing landscape material.
12. All rear exit doors require a lexan vision panel. Details to be approved through Building Safety Plan Review.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for FREEZER'S ICE HOUSE and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use, including shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

**HISTORY & FACTS:**

August 15, 1963	Construction of Broadway Plaza passed final inspection.
December 31, 2010	State approved Series 10 Liquor License to FRESH & EASY NEIGHBORHOOD MARKET located at 83 East Broadway Road.
August 8, 2016	FREEZER'S ICE HOUSE submitted request for a Development Plan Review of new smokers patio and exterior repaint at 83 East Broadway Road.
August 25, 2016	The Community Development Department administratively approved a Shared Parking Analysis for BROADWAY PLAZA on behalf of FREEZER'S ICE HOUSE (PL160282). The analysis determined that the site must maintain at least 148 off-street parking spaces to meet the peak parking demand of the existing mix of tenant uses; 153 spaces are provided at the site.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

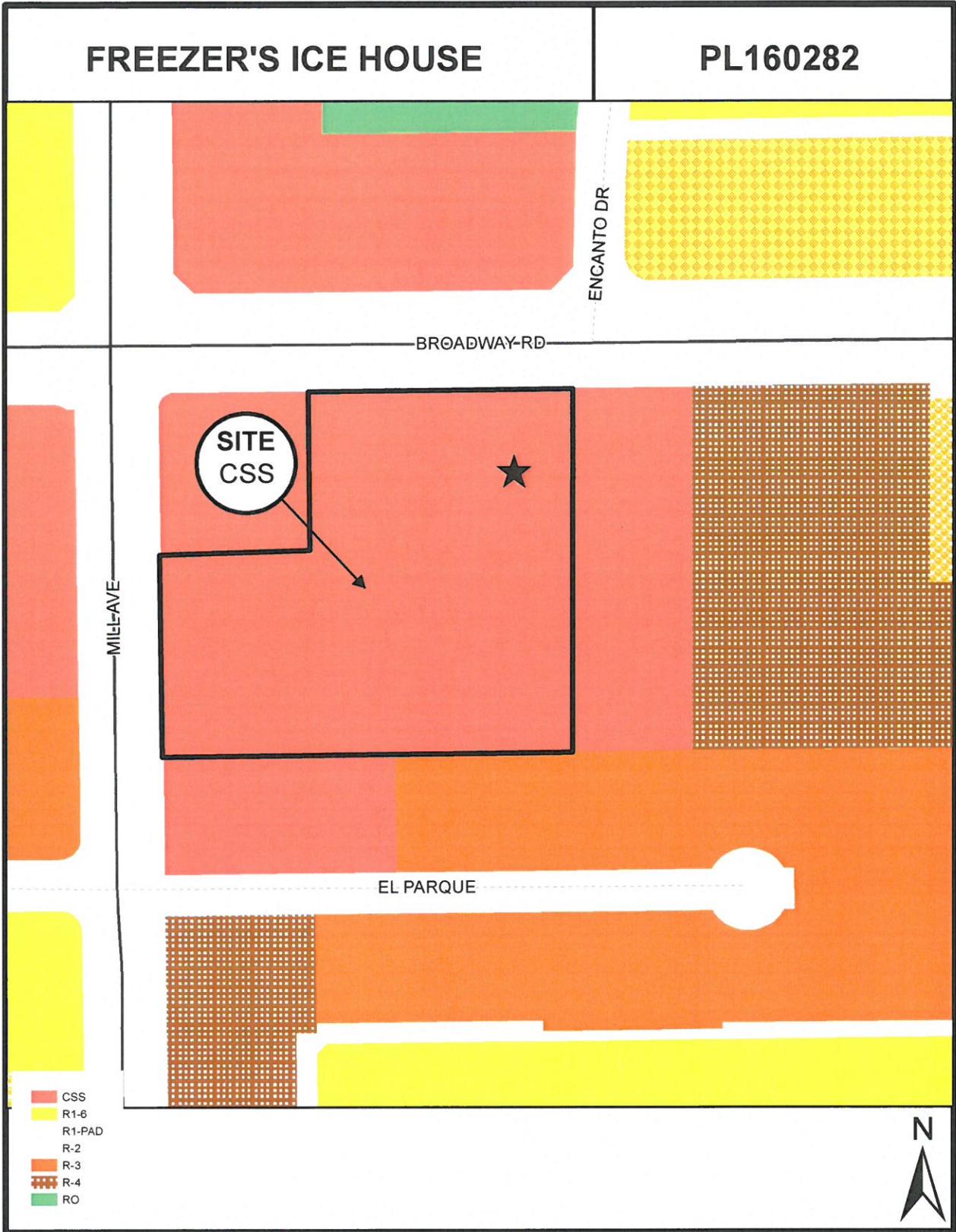
Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
 Section 4-604 Shared Parking & Appendix F Shared Parking Model  
 Section 6-308 Use Permit  
 Section 6-313 Security Plan



**DEVELOPMENT PROJECT FILE**  
for  
**FREEZER'S ICE HOUSE**  
(PL160282)

**ATTACHMENTS:**

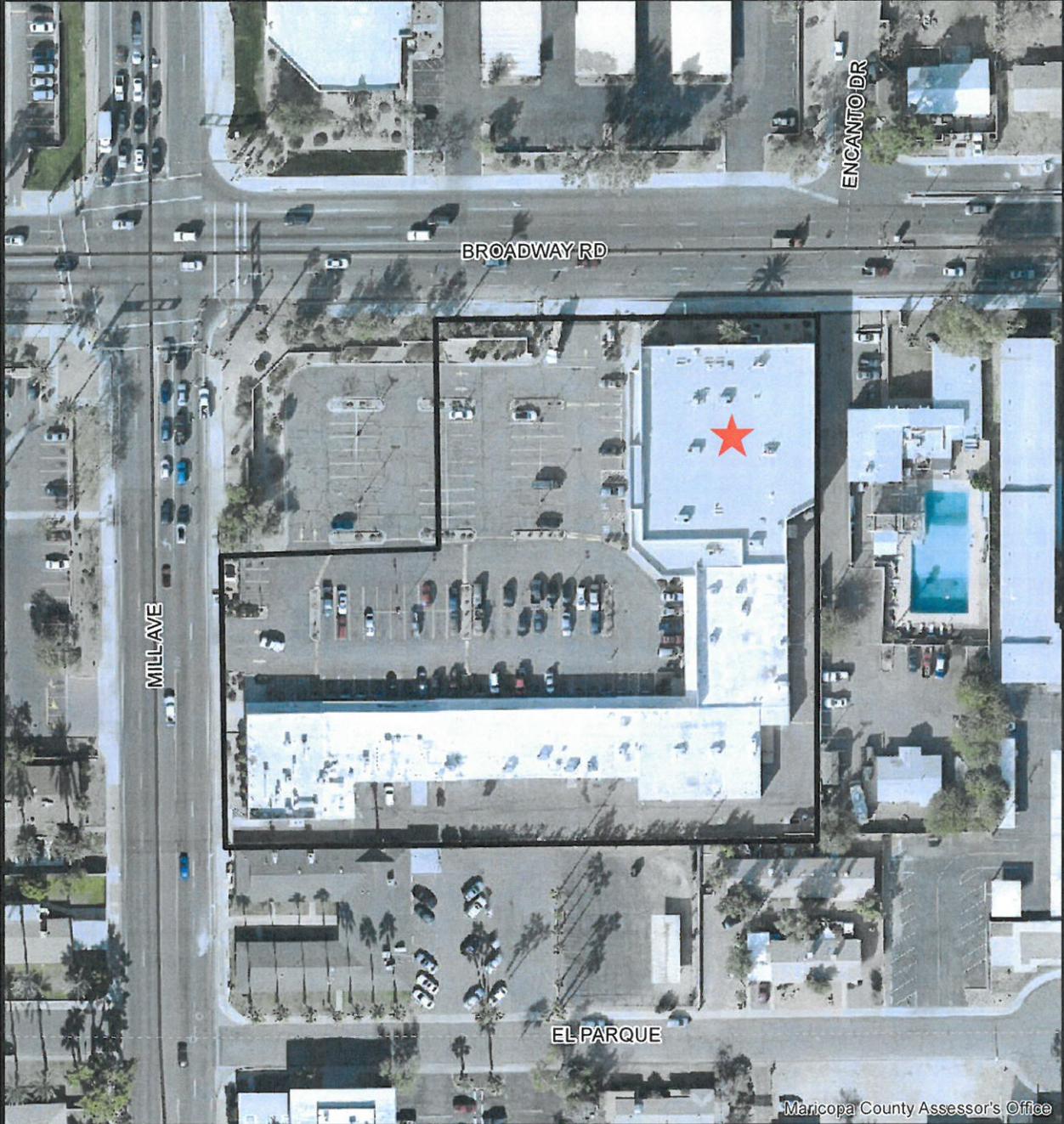
1. Location Map
2. Aerial
- 3-7. Letter of Explanation
8. Site Plan
9. Building Elevations
10. Floor Plan
11. Shared Parking Analysis Approval Letter (dated August 25, 2016)



**Location Map**

**FREEZER'S ICE HOUSE**

**PL160282**



Aerials2016

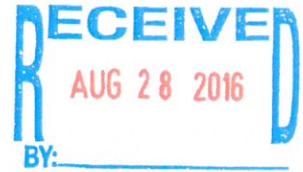
Maricopa County Assessor's Office



**Aerial Map**

# FREEZER'S ICE HOUSE

83 East Broadway, Tempe, AZ, 85281  
Jason Chance, President



## PROJECT DESCRIPTION / NARRATIVE:

Freezer's Ice House will be a family based entertainment center with emphasis on billiards, darts and sporting events for all ages and every member of the family. It will be the most luxurious, high end upscale center for billiards, darts and sports accompanied by a full service restaurant in the valley. Freezer's will appeal to all ages who are looking to find a safe and relaxing environment to enjoy a game of billiards, friendly of championship darts or relax in our high end sports lounge. Freezers will specialize in education and instruction for the youth and novice. Freezer's will also provide a venue for championship billiards and darts for the local competitor and the professionals not only from within the area but will also feature national events that will bring in world class competitors in both the billiard and dart competitions.

The history of Freezer's Ice House actually began in a small pool room in Des Moines, Iowa almost 30 years ago. At that time your two principals, Scott Frost and Jason Chance were two young pool players putting in endless hours at the local pool hall crafting their skill. They spent so much time in the pool hall that they became friends and rivals at the table. Scott was a natural with an endless desire to be the best. Jason was a workhorse that would grind out every shot. It was on a fateful night in 1987, these two young men came up with an idea that was the beginning of Freezer's Ice House.

Jason was graduating from high school and could see that a career in pool would always be an uphill battle. He knew that Scott had more natural talent and realized it would be a tough way to make a living. Scott's game was elevating at a rapid ascent and he was becoming a young rising star in the sport. The two young men came up with an idea. Scott would pursue his dream of becoming a professional pool player and Jason would head to college. They would each work hard on their goals and somewhere down the road team up and open up their own vision of the perfect sports establishment. That vision will now be realized at the new Freezer's Ice House.

Jason graduated from college in 1991 with an accounting degree and moved to Houston, TX to work for Deloitte and Touche. He grew as a business professional in Houston working as a CPA for three reputable companies. He moved back to Des Moines in 2000 and purchased Diamond Oil Company and has spent the last 15 years growing it into one of the largest independent petroleum distributors in the Midwest. He is the President and majority owner of the company.

The road to Freezer's has been long and encountered many obstacles but in this process while Jason was pursuing his goals in business, Scott was becoming a world champion pool player known as, "The Freezer". Scott moved to Phoenix in 2000 and is the current and the 15 time Arizona State Champion. He has won numerous other championships such as The Legends of One Pocket (2003), Music City Open (2003), Carolinas Open One Pocket (2004), US Open One Pocket (2005), and the Derby City World Championship (2010). He is the next inductee for Billiard Hall of Fame and is currently the most respected one pocket player in the world.

But these accolades are insignificant in Scott's life as his focus is on community service and education of the youth. Scott's life has been about learning how to be a great ambassador for the game. He works with the Billiard Education Foundation (BEF) where he has over 70 kids, 17 and under, who he helps with pool instruction and assists them with college grants. One of his students, James Diaz, recently got 2nd place in Junior Nationals and carries a 4.0 GPA. Scott is also the owner of largest pro/am tour in the State of Arizona called the Diamond Pool Tour. Scott has also leveraged his status in the pool community to help those in need. He raises money for families that have children that are terminally ill with cancer. He recently raised over \$50,000 for a young man who eventually lost his battle with colon cancer.

Our dream of opening one of the nicest, upscale family friendly pool rooms in the country has become a reality as we found the perfect location here in the shadow of ASU. It has become obvious that our dream to grow the game of billiards, build a daytime junior program, and host some professional billiards events with celebrity players from around the globe has found a home. In this home we can focus on our youth leagues, educate youth and family members in the critical skills required in the game. We can host national events and bring in top players from around the world to meet with and properly influence the young players while housing a clean, well lit, no nonsense environment conducive to the elevation of the game.

### **Service, Safety and Security**

We are the key members of this venture and we have spent our lives developing extraordinary relationships, skillsets and reputations as noteworthy citizens. We have done all this while holding tightly to the dream of the perfect facility. We now come before you and ask for the opportunity to create our reality of the Freezer's Ice House.

We have spent thousands of hours in pool rooms while developing our vision. Our mission is to offer our customers the very best in a relaxing and safe environment to socialize while enjoying billiards, darts, video games and other entertainment activities. We believe we can do this while we strive to offer the highest level of customer service ever experienced in this kind of facility. We know that a high level of customer service must be accompanied by safety and security assuring every patron that he and his family will always be in a controlled safe environment. Therefore we propose the following:

Our bar and waitress staff will be trained to double check ID's if they have any question about the age of a customer.

Every staff member will also undergo a series of training events that focus on the policies that contribute to safety and consistent oversight of the youth within a facility that caters to the young players while housing more mature patrons that are there to also enjoy the quiet calm of the games we offer.

We will have a "Zero Tolerance" policy for drugs and loud offensive language.

We will not tolerate any physical intimidation or brash conduct.

Our staff will be experienced and trained in swiftly removing any undesirables from our facility.

We will not tolerate loitering and groups of youths using the facility as a "hang out", youths must be active in the facility while on our premises.

Our main entrance will be staffed by either a door man or customer service representative during all business hours. Patrons entering the main entrance will be asked for ID. If a patron is younger than 21 years old they will be issued an arm band. No arm bands will be issued after 9pm unless a parent or legal guardian is present.

Sunday through Thursday patrons with armbands will be allowed to stay after 9pm as long as they have a parent or guardian present.

On Friday and Saturday nights, no patrons under the age of 21 will be allowed in the facility after 9pm. We will have minimum of (2) security personnel that will sweep the facility and kindly ask those with arm bands to exit the facility.

## MISSION

- Offer our customers a relaxing and safe environment to socialize while enjoying billiards, darts, and other entertainment activities.
- Provide an environment that specializes and caters to the education and development of youth leagues and youth events focused on billiards and darts
- To offer the highest level of customer service ever experienced in this market space.

Freezer's Ice House will be open 7 days a week and most holidays.

Hours of Operation: 11:00am – 2:00am (Peak hours being from 9pm to 1am)

Customers visiting the Ice House will be greeted by knowledgeable and personable staff members who will determine which entertainment activity they would like to start with and help them begin their entertainment experience. Our staff will thoroughly explain all the amenities and options the Ice House has to offer.

The Ice House will maintain a main billiards room, dart board room, outdoor patio, luxurious sports lounge, large high end bar, full restaurant, dart and billiard pro shop, and plenty of comfortable seating to encourage guests to relax and stay awhile. The Ice House will be outfitted with a full assortment of liquor, wine and local, national and international beers. The Ice House will also have over 60 4K flat screen TV's to attract sports enthusiasts to enjoy their game day. Our establishment will also offer a full restaurant with quality food and a diverse menu. We have hired a top Arizona chef and entrepreneur who will dazzle our guests with his culinary accomplishments.

The day to day operations will be divided up and managed by the principals including the following areas;

### Billiard Table & Dart Board Rental

- Special Events / Private Parties
- Full Service Restaurant
- Marketing
- Liquor Sales
- Inventory Management
- HR Functions including hiring, scheduling and training

The business will be comprised of the following key revenue components:

- **Main Bar** – liquor, wine and beer sales.
- **Pool Table Rental** – hourly rental with advanced reservations accommodated.
- **Dart Board Rental** – hourly rental with advanced reservations accommodated.
- **Sports Lounge** –patrons will relax in our luxurious lounge and enjoy sports, ping pong tables as well as other entertainment venues.
- **Billiards and Dart Leagues** – 4 nights per week our room will be inhabited by league players from around the valley competing at the highest level in their sport.
- **Full Service Restaurant** – food sales with a diverse and quality menu will allow our patrons to experience a wide variety of culinary selections.
- **Pro Shop Sales** – Billiards and darts equipment and repair.
- **Merchandise** – Freezer's Ice House and related merchandise.
- **Facilities Rentals** – facility rental for special events.

## USE PERMIT REQUEST:

Freezer's Ice House is proposing to remodel the former Walgreen's at 83 E Broadway Road. The Use Permits are being requested as a result of the Series 6 (Bar designation) Liquor License that has currently been applied for and is pending the approval process through the State and Entertainment Facility for pool hall and billiards.

The proposed use will not cause any significant vehicular or pedestrian traffic in the adjacent areas. This is more of a specialized destination where customers would stay for longer periods of time. The previous tenant use, Walgreens (retail drug store) generated a much higher turnover in frequency of traffic appealing to all ages.

The proposed use will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare) as operations are conducted indoors.

The proposed use will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City. The building has sat vacant for several years. By occupying the suite it will help bring life back to the shopping center and increase revenue to the area.

The proposed use is compatible with the existing surrounding structures and overall area being close to the University.

The proposed use will not result in any disruptive behavior which would cause a nuisance to the surrounding area or general public. A formal security plan will be provided to ensure the safety and peace to the area.

## SECURITY:

Freezer's Ice House will provide a security plan for review and approval to ensure the safety of its customers, employees and surrounding neighbors and businesses.

## OTHER SUBMITTALS TO PLANNING:

Freezer's Ice House submitted a Shared Parking Analysis which was approved on August 25, 2016 and Development Plan Review application for the addition of a small smokers patio as well as an exterior building color change to create a true anchor shop for the center.

Legal Name	SJM Ventures, LLC.	
Location:	83 East Broadway, Tempe, AZ 85281	
Type of Business	Arizona LLC	
Date Incorporated	5/20/16	
NAICS Code	722410 Drinking Places (Alcoholic Beverages) 713990 Amusement Establishment	
Owner	Jason G. Chance	
Primary Contact	Jason G. Chance	
Contact Number	515-710-1102	
Shares Outstanding	N/A	
Business Activity	Billiards, Darts, Games, Restaurant, Entertainment Establishment	
Markets	Adults of all ages enjoy these entertainment venues. Young singles, married couples, baby boomers as well as ASU students will enjoy our establishment.	
Trends	The market is looking for a more upscale entertainment environment.	
Selling Methods	Advertising & Marketing	
Seasonality	N/A	
Employees	<b>Title</b>	<b>Functional Roles</b>
	Restaurant Chef / Manager	Manages all restaurant activities.
	General Manager	Schedules employees, plans entertainment and special events, and oversees the day to day operations.
	Billiards / Darts / Activity Manager	Manages the billiards, darts and lounge room's activities.
Labor Supply	Adequate labor is available in the immediate area	
Facility	16,000 sq ft of leased space at 83 East Broadway, Tempe, AZ 82851	
Legal	No legal action is pending. The company has no judgments against it.	

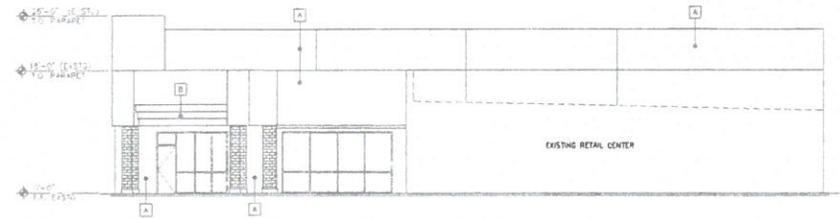
Jason G. Chance

702 Raccoon Street, Des Moines, IA 50309

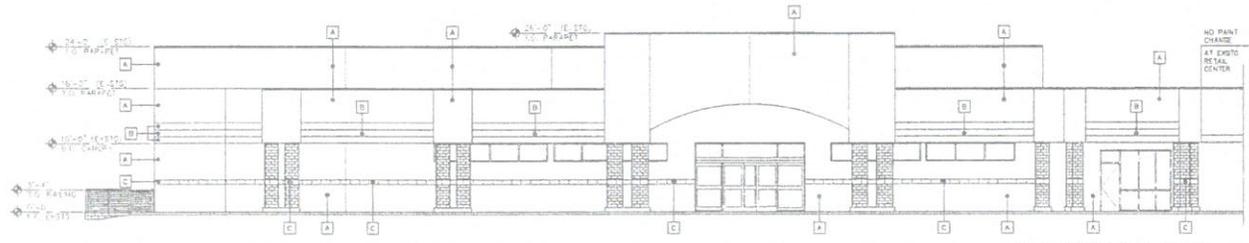




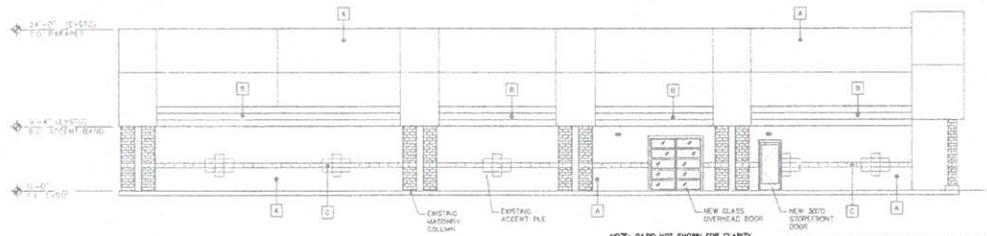
1 DECORATIVE PATIO FENCE AND GUARD RAILING SYSTEM  
SCALE: 3/4" = 1'-0"



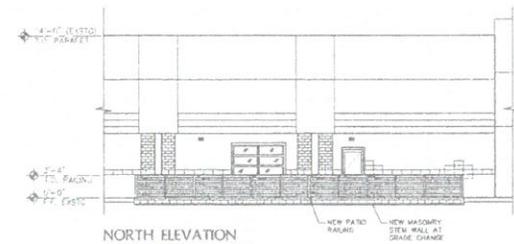
SOUTH ELEVATION (EXISTING)  
SCALE: 1/8" = 1'-0"



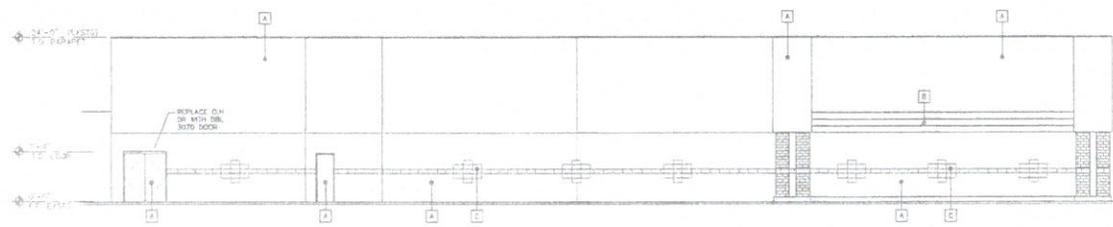
WEST ELEVATION (EXISTING)  
SCALE: 1/8" = 1'-0"



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



NORTH ELEVATION WITH PATIO SHOWN  
SCALE: 1/8" = 1'-0"



EAST ELEVATION (MODIFIED)  
SCALE: 1/8" = 1'-0"

- SCOPE OF EXTERIOR WORK:**
- 1) REPAIR THE FREEZER'S ICE HOUSE SLATE ONLY TO CREATE A TRUE "LANDSCAPE" TO THE SHOPPING CENTER.
  - 2) AT SCAR (EAST) ELEVATION, REPLACE EXISTING OVERHEAD DOOR WITH NEW DBL. DOOR.
  - 3) ALONG BROADWAY ROAD (NORTH ELEVATION) CUT IN NEW SLOTS FOR OVERHEAD DOOR AND 6" X 6" GLASS PANEL OVERHEAD DOOR IN EXISTING MASONRY WALL.
  - 4) POUR REINFORCED CONCRETE SLAB WITH 3'-4" HIGH PATIO RAILING AT PROPOSED SHOPPER'S PATIO ALONG NORTH ELEVATION.
  - 5) RELOCATE EXISTING LANDSCAPE WHERE NEW PATIO IS PROPOSED AS NECESSARY.
  - 6) NO FURTHER CHANGES REQUIRED.

**MATERIAL SCHEDULE:**

- EXISTING STUCCO OVER CMU
- EXISTING RED BRICK VENEER TO REMAIN
- EXISTING TILE ACCENT BAND TO REMAIN - REPAIR
- WALL PACE LIGHT PER ELECTRICAL

**COLOR SCHEDULE:**

- A BDR "NATURAL GRAY" PRUB-10 PROPOSED BODY COLOR @ FREEZERS ONLY
- B BDR "BURN MOUNTAIN" HSD-5 PROPOSED ACCENT COLOR @ FREEZERS ONLY
- C BDR "GRAPHIC CHARCOAL" HSD-5 PROPOSED TILE ACCENT COLOR @ FREEZERS ONLY

NOTE: REMAINDER OF THE SHOPPING CENTER TO REMAIN UNCHANGED

RECEIVED  
AUG 15 2016  
BY:



ARCHITECT  
**ball architects, inc.**  
7000 N. HIGHLAND AVENUE, SUITE 100  
PHOENIX, ARIZONA 85020

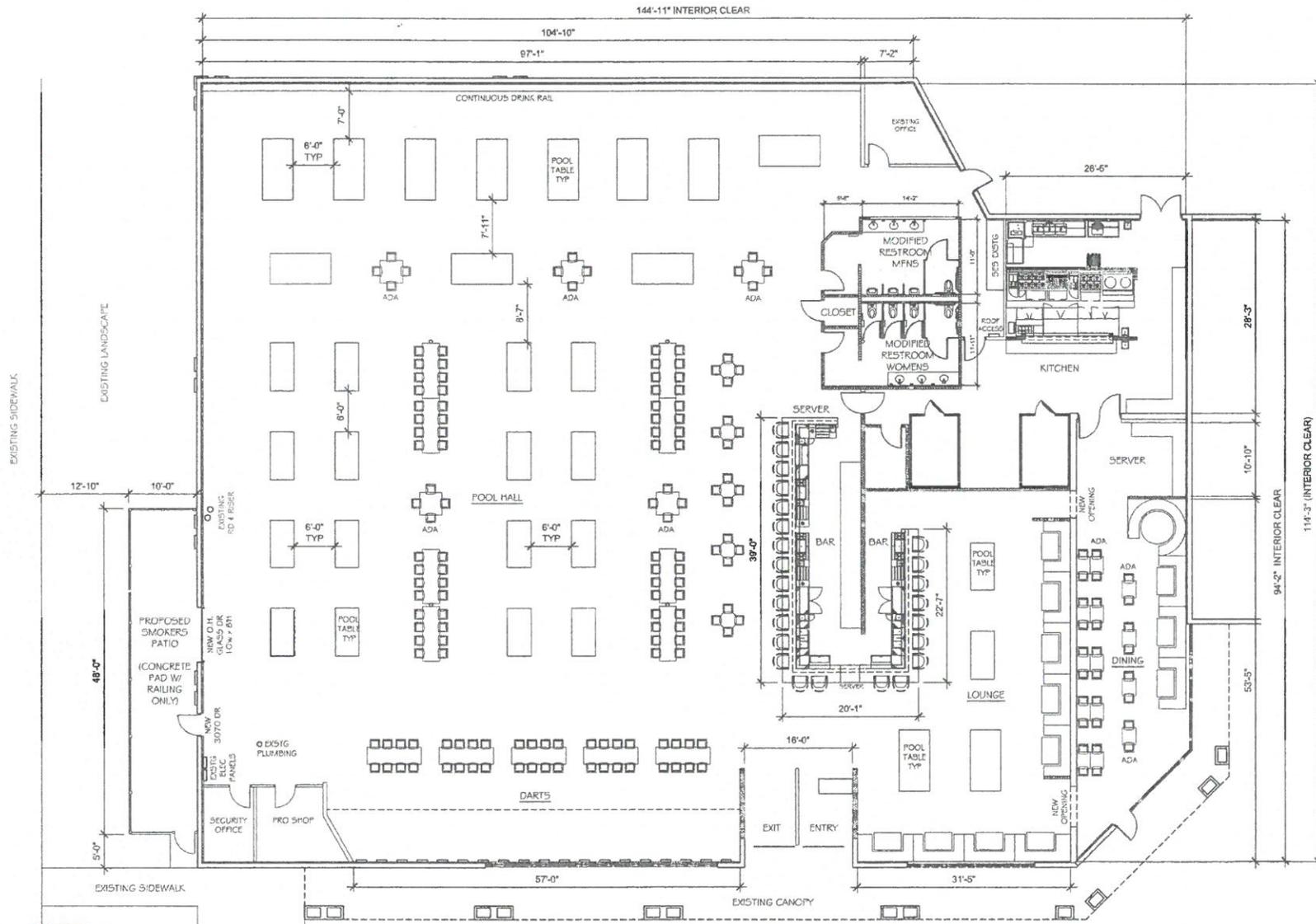
PROJECT  
Tenant Improvement for  
**FREEZER'S ICE HOUSE**  
63 EAST BROADWAY ROAD  
TEMPE, ARIZONA 85282

CONTRACTOR  
**Sterling CM, LLC**  
9624 N. MONTEREY DRIVE  
SUITE N  
FOUNTAIN HILLS, AZ 85268  
602-294-2126  
STEVE A. EANS  
steve@sterlingcm.com  
RCC 301073

Rev. Date Desc

PLANNING DOCUMENTS

SHEET  
**EL**



**APPLICABLE CODES**  
 2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2011 NATIONAL ELECTRIC CODE  
 2012 INTERNATIONAL ENERGY CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2010 ADA STANDARDS ACCESSIBLE DESIGN  
 2012 TEMPE BUILDING SAFETY ADMIN CODE

**CONSTRUCTION TYPE**  
 V-8 (FULLY SPRINKLED)

**BLDG USE**  
 POOL HALL/BILLARDS WITH BAR & RESTAURANT

**OCCUPANCY TYPE**  
 A-3 POOL AND BILLARDS PARLOR

**BLDG AREA:**  
 16,502 SF (15,225sf BLDG + 1,282sf CANOPY)

**OCCUPANCY TYPE:**  
 BILLARDS/POOL HALL: 11,758 SF / 55 = 235  
 KITCHEN/SERVICE AREA: 2,213 SF / 200 = 11  
 DINING: 758 SF / 15 = 50  
 OFFICE: 300 SF / 100 = 3  
**TOTAL OCCUPANTS = 299**

NOTE: SMOKERS PATIO IS AN ACCESSORY USE. OCCUPANTS TEMPORARILY ACCESS PATIO FOR SMOKING PURPOSES ONLY.



NOT FOR CONSTRUCTION  
 CONCEPTUAL ONLY

ball architects, inc.

2500 E. THOMAS RD SUITE 200 PHOENIX, ARIZONA 85016  
 (602) 252-6078 FAX (602) 252-6824

PROJECT: <b>FREER'S ICE HOUSE</b> 83 E BROADWAY ROAD TEMPE, ARIZONA 85282	SUBMITTAL: PLANNING - 1ST REVIEW	DATE: AUGUST 5, 2016	<b>STERLING CM</b> 301073 www.sterling-cm.net
	<p>ball architects, inc.</p> <p>2500 E. THOMAS RD SUITE 200 PHOENIX, ARIZONA 85016 (602) 252-6078 FAX (602) 252-6824</p>		

PRELIMINARY FLOOR PLAN  
 N.T.S.

**RECEIVED**  
 AUG 15 2016  
 BY:

Community Development Dept.  
Planning Division  
(480) 350-4311

August 25, 2016

Kristin Thoma-Mahan  
Sterling CM, LLC  
9624 North Monterey Drive, Suite N  
Fountain Hills, Arizona 85268  
[kristin0815@msn.com](mailto:kristin0815@msn.com)

**RE: BROADWAY PLAZA**  
*shared parking analysis*  
83 E Broadway Rd  
**PL160282 / DS160675**

Dear Ms. Kristin Thoma-Mahan:

The Community Development Department Planning Division has administratively approved the request for a Shared Parking Analysis for BROADWAY PLAZA (PL160282) located at 19 through 83 East Broadway Road in the CSS, Commercial Shopping and Service District. The tenant uses and floor areas on this site consist of the following:

Tenant Uses	Floor Area Subtotal (s.f.)
Clinic (medical, dental, veterinary)	5,652
Club - Outdoor (patio)	180
Entertainment - Billiard establishment	11,943
Office	649
Restaurant - Indoor	1,688
Retail - Indoor	4,076
Service	3,236
Service - Financial institution	2,110
Warehouse - Specified Tenants	9,220
<b>Grand Total</b>	<b>38,754</b>

There is sufficient on-site parking to support the tenant mix as identified in the Shared Parking Analysis based on the Zoning and Development Code Appendix F Time of Day Shared Parking Model. The total number of off-street parking spaces provided on the subject site is 153 spaces.

This approval is subject to the following conditions:

1. This approval is granted for the site providing a minimum of 148 off-street parking spaces.
2. The Shared Parking Analysis (dated August 24, 2016) identifies the peak demand for parking spaces for all uses as approximately 148 spaces, Monday through Friday during the 8pm hour; and 138 spaces, Saturday and Sunday during the 8pm hour. A minimum of 148 off-street parking spaces must be maintained at BROADWAY PLAZA to support all uses.

3. Any modification to the tenant mix which creates intensification in the demand for parking spaces will require an update to the parking analysis report with review and approval (including applicable fees) by the Community Development Department Planning Division staff.
4. A parking file will be created by the Community Development Department Planning Division with a copy of the Shared Parking Analysis.

If you are not satisfied with the conditions stated above, you must request (in writing) an appeal of the decision within fourteen (14) calendar days, pursuant to the provisions in the Zoning and Development Code Part 6, Chapter 8, Appeals.

Should you have additional questions, I may be contacted at (480) 350-8486 or [lee\\_jimenez@tempe.gov](mailto:lee_jimenez@tempe.gov).

Sincerely,



Lee Jimenez  
Senior Planner

LOJ/dm

Attachment(s): SPA\_BroadwayPlaza\_082416.pdf; SPA\_BroadwayPlaza\_082416.xlsx

Copy: Steve Abrahamson ([steve\\_abrahamson@tempe.gov](mailto:steve_abrahamson@tempe.gov)) / COT CD  
Steve Means ([steve@sterling-cm.net](mailto:steve@sterling-cm.net)) / Sterling CM, LLC  
File