



Rochester Hills

Agenda Report

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File Number: 2006-0320

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Controlling Body: Administration and Information Services Committee

Requester: Clerk's Office

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File Name: Request for a "New from Quota" Class C License - Carrabba's Italian Grill

Final Action:

Title: Request for a "New from Quota" Class C License - Carrabba's Italian Grill located at 1460 N. Rochester Rd.

Notes: Contacts:

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Code Sections:

Agenda Date:

Indexes: Liquor License

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Staff Report.pdf, Application.pdf, Lease Excerpt.pdf, Plans & Menu.pdf, Letters & Receipt.pdf, Dept Reports.pdf, LCC Resolution.pdf, 061306 DRAFT AIS Resolution Ver 1.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	AIS DRAFT NOTES	06/13/2006	Postponed				Pass

Notes: *Appearing before the Committee were five (5) Representatives from Carrabba's Italian Grill:*

- * *Paul and Frank Aragona, developers, City Walk at Tienken and Rochester Roads*
- * *Scott Edwards, Attorney, Plunkett & Cooney, PC*
- * *Mark Wyble (phoenic), Carrabba's Italian Grill*
- * *Lynn Brown, Carrabba's Italian Grill joint venture partner*

The Representatives made a presentation which included the following:

- * *Carrabba's Italian Grill was founded in 1986 by Johnnv Carrabba and Damian Mandola in*

Houston Texas. It is a franchised chain financially backed by Outback. There are 210 locations across the country with four (4) currently in Michigan: Novi, Canton Township, Sterling Heights and Southgate.

* The proposed restaurant will be approximately 6,000 square feet and serve dinner only in a family-friendly setting. Many of the dishes are from family recipes and made from scratch each day. Carrabba's is more casual than Lino's but a step up from Olive Garden. The Italian segment is one of the fastest growing ethnic segments in the country. The City Walk location was chosen because of the smaller community life-style development center on the north side of Rochester Hills. The target date for construction is August 2006, with an opening date sometime in the first quarter of 2007.

The Committee reviewed the floor plans and advised the representatives that the City has only three (3) remaining licenses from quota.

The Representatives informed the Committee that they are very much up against a deadline and the proposed restaurant is contingent upon obtaining a liquor license from the community. They pointed out that Outback brought in a transfer license for their location on Rochester Road and at the time Carrabba's signed the lease with City Walk in April 2005, there seemed to be plenty of licenses available. They also stressed that City Walk has made a huge investment within the City including the road improvements to the intersection of Tienken and Rochester Roads and feel that a liquor license should be granted to reward their investment.

The Committee asked the Representatives to excuse themselves for a brief moment while the Committee briefly discussed the following:

* The comparison between Carrabba's request and City Walk's investment versus Papa Joe's request and their investment in the community. Also, discussed was the history of the request of Papa Joe's to find a transfer license if the City would consider issuing a new license.

* The City has three (3) licenses remaining from quota until 2012 and there is no way to predict how many new licenses will be allotted to the City. The practices of the past may not apply to what should be done now because the City has fewer licenses which should be controlled in a prudent manner.

* Carrabba's is supported by Outback and they may have the financial resources to obtain a transfer license.

The Committee then asked the representatives to return to the meeting and suggested the following:

* Although the Committee would like to make a recommendation to approve a new license, they would prefer to make a recommendation to postpone it to see if Carrabba's could obtain a transfer license. The reason is because there are only three (3) licenses remaining, and there is future development slated for the City.

* The three (3) remaining licenses may be more geared toward smaller businesses that may not have the financial resources to purchase a transfer license.

* The Committee would be willing to hold a Special AIS meeting in two weeks to allow Carrabba's some time to investigate the possibility of purchasing a transfer license and bring information back to the AIS Committee.

The Representatives wanted a clarification regarding if they were to purchase a transfer license for Carrabba's and then submit a request for a new license for another tenant within the City Walk development, would the City grant a new license. The Committee responded

with no guarantees, but stated the request for a new license would be considered. Mr. Edwards, the Attorney for Carrabba's, will contact Ms. Jane Leslie, City Clerk with any new information to provide for a Special AIS Meeting on June 27, 2006 at 6:00 PM regarding Carrabba's request.

Aye: Duistermars, Holder, Kinker, Rosen and Verschueren

Text of Legislative File 2006-0320

..title

Request for a "New from Quota" Class C License - Carrabba's Italian Grill located at 1460 N. Rochester Rd.

..body

Whereas, the Administration & Information Services (AIS) Committee met with the representatives of Carrabba's Italian Grill on the June 13, 2006 AIS meeting regarding a request for a New Class C License from quota to be located at 1460 N. Rochester Rd., Rochester Hills, MI, 48307; and

Whereas, the AIS Committee requested that Carrabba's Italian Grill make an attempt to locate a transfer license in lieu of a New Class C License from quota;

Resolved that the AIS Committee postpones its recommendation to the Rochester Hills City Council until the next Special or Regular AIS Meeting at which time representatives from Carrabba's Italian Grill will provide further information regarding the request.