



**Chandler • Arizona**  
*Where Values Make The Difference*

F.

NOV 18 2009

**MEMORANDUM**                      **Planning and Development – PZ Memo No. 09-133**

**DATE:**            NOVEMBER 9, 2009

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*  
                          JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *[Signature]*  
                          KEVIN MAYO, ACTING PLANNING MANAGER *[Signature]*

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

**SUBJECT:**        LUP09-1010 OCEAN BLUE CARIBBEAN RESTAURANT AND BAR

**Request:**            Approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors only at a new restaurant

**Location:**           6140 W. Chandler Blvd., Suite 3; northwest corner of Chandler Boulevard and Kyrene Road

**Applicant:**           Dena Scott, business owner

**RECOMMENDATION**

The application requests approval of a liquor Use Permit as permitted under a Series 12 Restaurant License for on-premise consumption indoors only. The restaurant is located in a retail in-line shops building at the northwest corner of Chandler Boulevard and Kyrene Road. Planning Staff, finding consistency with the General Plan and PAD zoning, recommends approval.

**BACKGROUND**

The restaurant is located in an in-line shops building in the former China Lite restaurant tenant space. Adjacent businesses are 24 Carrots juice shop, Subway, Copy Solutions, and Starbucks. Ocean Blue Caribbean Restaurant and Bar is requesting approval for a Series 12 Restaurant License which allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food and non-alcoholic beverages.

The business is approximately 1,375 square feet in size. Interior seating is designed to accommodate approximately 36 seats. There is no outdoor patio and one is not proposed. The restaurant's hours of operation are 10 a.m. to 10 p.m. seven days a week. There restaurant does not have music, live entertainment, or the like.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting is scheduled for November 12, 2009. Staff will provide the meeting results at the Planning Commission meeting.
- The Police Department has been informed of the application and has responded with no issues or concerns.

**RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of LUP09-1010 OCEAN BLUE CARIBBEAN RESTAURANT AND BAR Use Permit, subject to the following conditions:

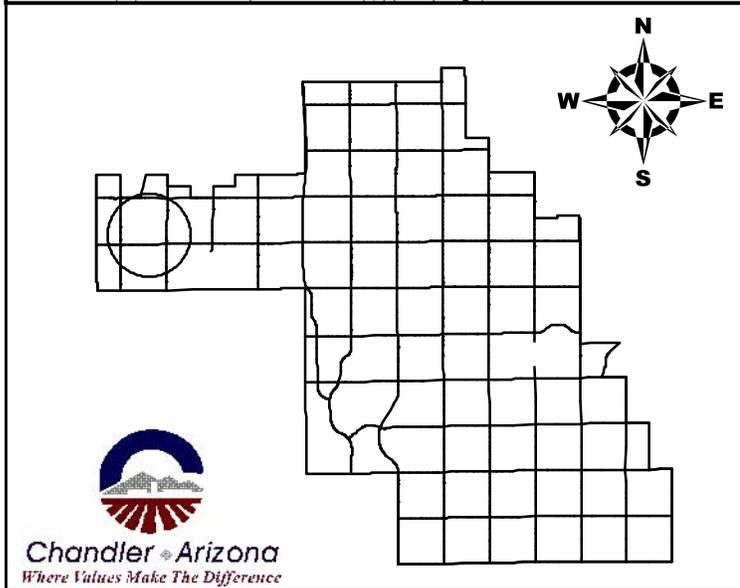
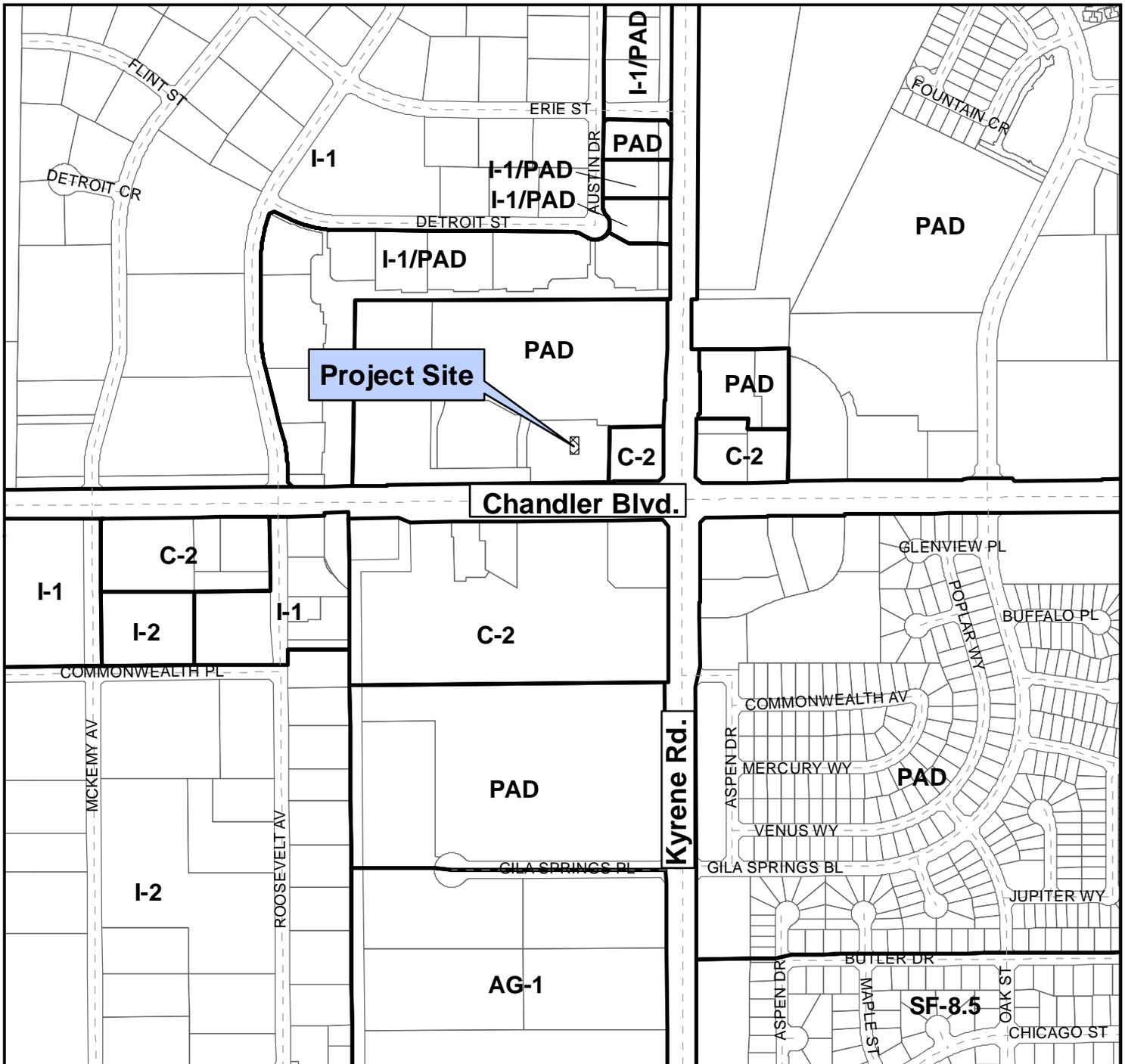
1. The Use Permit is granted for a Series 12 Restaurant License only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
3. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or entertainment related uses shall require re-application and approval of the Use Permit.
4. The Use Permit is non-transferable to other restaurant locations.
5. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Motion to recommend approval of Use Permit LUP09-1010 OCEAN BLUE CARIBBEAN RESTAURANT AND BAR, subject to the conditions recommended by Staff.

**Attachments**

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



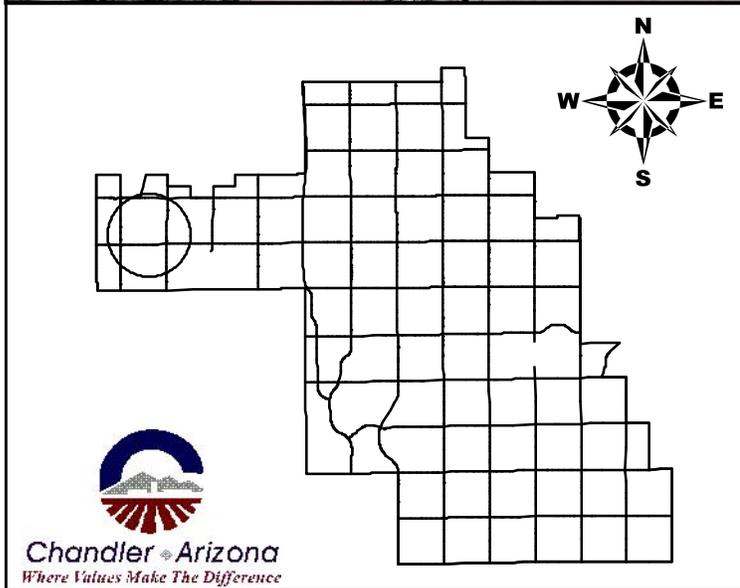
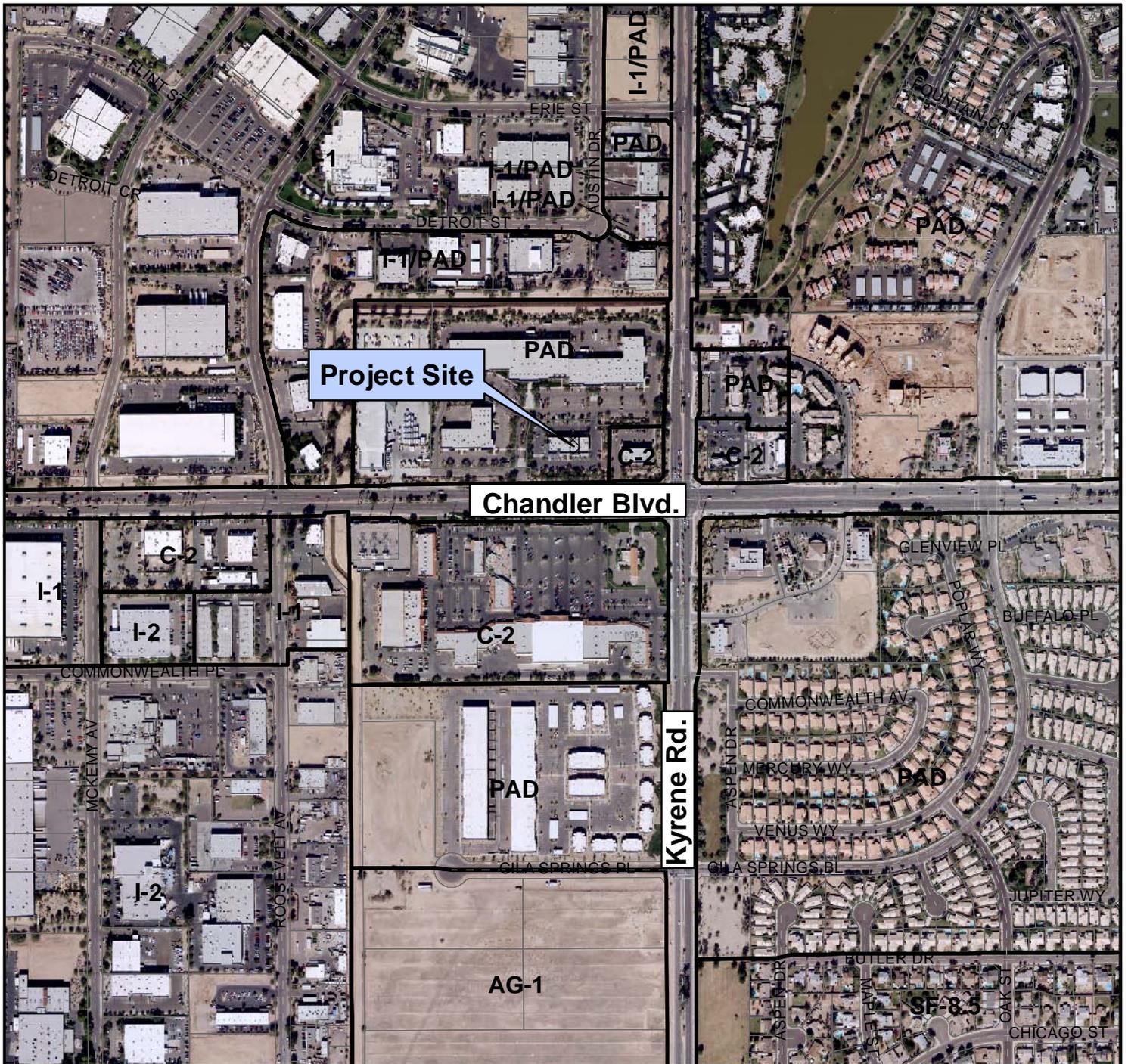
## Vicinity Map



LUP09-1010

**Ocean Blue Caribbean  
Restaurant and Bar  
Liquor Use Permit**





## Vicinity Map



LUP09-1010

**Ocean Blue Caribbean  
Restaurant and Bar  
Liquor Use Permit**

Ocean Blue Caribbean Restaurant and Bar Corporation  
6140 W. Chandler Blvd. suite 3A  
Chandler, AZ 85226

October 12, 2009

Dear Ladies and Gentlemen:

We are pleased to bring Ocean Blue Caribbean Restaurant and Bar to the City of Chandler. Ocean Blue is a casual fine dining family restaurant that specializes in authentic Caribbean cuisine. We will be having a beachfront appeal.

Our menu consists of Caribbean and American food. Food preparation will consist of Caribbean herbs and spices. The bar will be serving wine, beer and liquor as permitted. I would like for the City of Chandler to grant my request for a Series 12 Restaurant Liquor License for my restaurant.

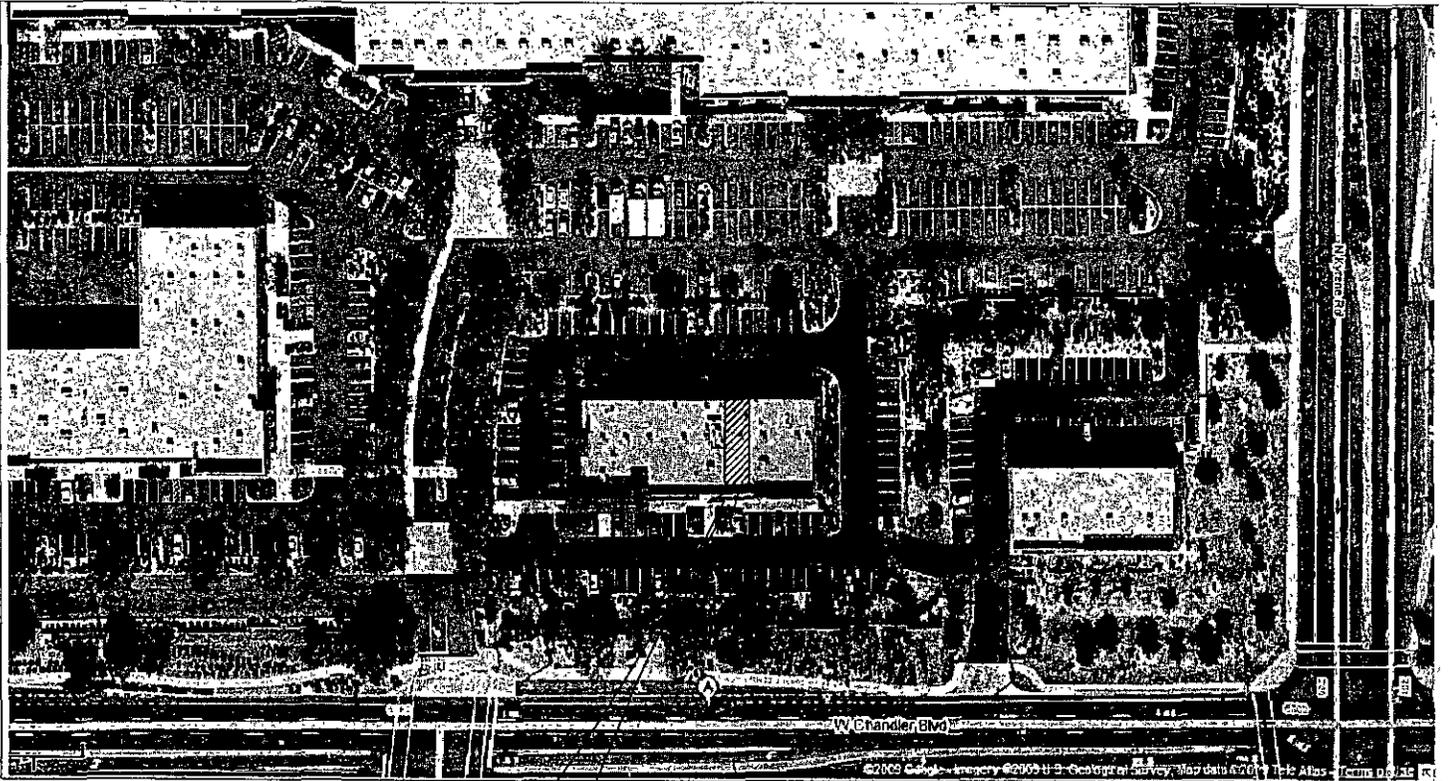
Our hours of operation will be 10 a.m. to 10 p.m. seven days per week. Ocean Blue Caribbean Restaurant and Bar will have about 5 to 7 full and part time workers. There will be no outdoor dining or live entertainment. Parking is available throughout the plaza. The square footage of the space is 1,375 square feet and can seat approximately 36 patrons.

Sincerely,  
Ocean Blue Caribbean Restaurant and Bar

Dean Scott  
Ceo

*Narrative*

# OCEAN BLUE 6140 W. CHANDLER BLVD. CHANDLER, AZ



PROJECT LOCATION:  
OCEAN BLUE

① SITE PLAN  
SCALE: N.T.S. 

SITE PLAN

