



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

D.

NOV 17 2010



**MEMORANDUM**                      **Transportation & Development - PZ Memo No. 10-113a**

**DATE:**            NOVEMBER 9, 2010

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
                          JEFF KURTZ, PLANNING ADMINISTRATOR  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        LUP10-0036 ROCK TACO CANTINA

**Request:**        Use Permit approval to sell liquor as permitted under a Series 12 (restaurant) liquor license for on-premise consumption only

**Location:**       3111 W. Chandler Blvd., #2146  
                          Chandler Fashion Center

**Applicant:**      Patrick Flynn; Owner/General Manager

The request was continued from the October 20, 2010 Planning Commission hearing to allow the applicant additional time to hold the required neighborhood meeting.

**RECOMMENDATION**

The request is for Use Permit approval to sell liquor as permitted under a Series 12 (restaurant) liquor license for on-premise consumption only. Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval with conditions.

The subject site is located at the Chandler Fashion Center, on the south side of the major portion of the mall. In the vicinity of the subject site is Kona Grill, The Old Spaghetti Factory, and the California Pizza Kitchen. The restaurant can be accessed either through the food court or outside the main valet area. The subject site is approximately 5,000 square feet indoors and provides seating for 125 patrons. An exterior patio is provided, and will seat 75 patrons. Live music and dancing is proposed for the site with all activities taking place indoors. The live music/dancing will take place after 9:30 p.m. Monday through Thursday, and after 6 p.m. Friday through Sunday. In the event there is live music and/or dancing a portion of the seating area will be

moved. Staff has no concerns with the request for live music and dancing citing the location of the restaurant and no surrounding residential areas. The restaurant will be open Monday through Friday 10 a.m. to 2 a.m., and Saturday and Sunday from 7 a.m. to 2 a.m. There will be approximately 30 employees.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. The establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- The Police Department was notified of the request and responded with no concerns.
- A neighborhood meeting was held on Thursday, October 28, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of LUP10-0036 ROCK TACO CANTINA, subject to the following conditions:

1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

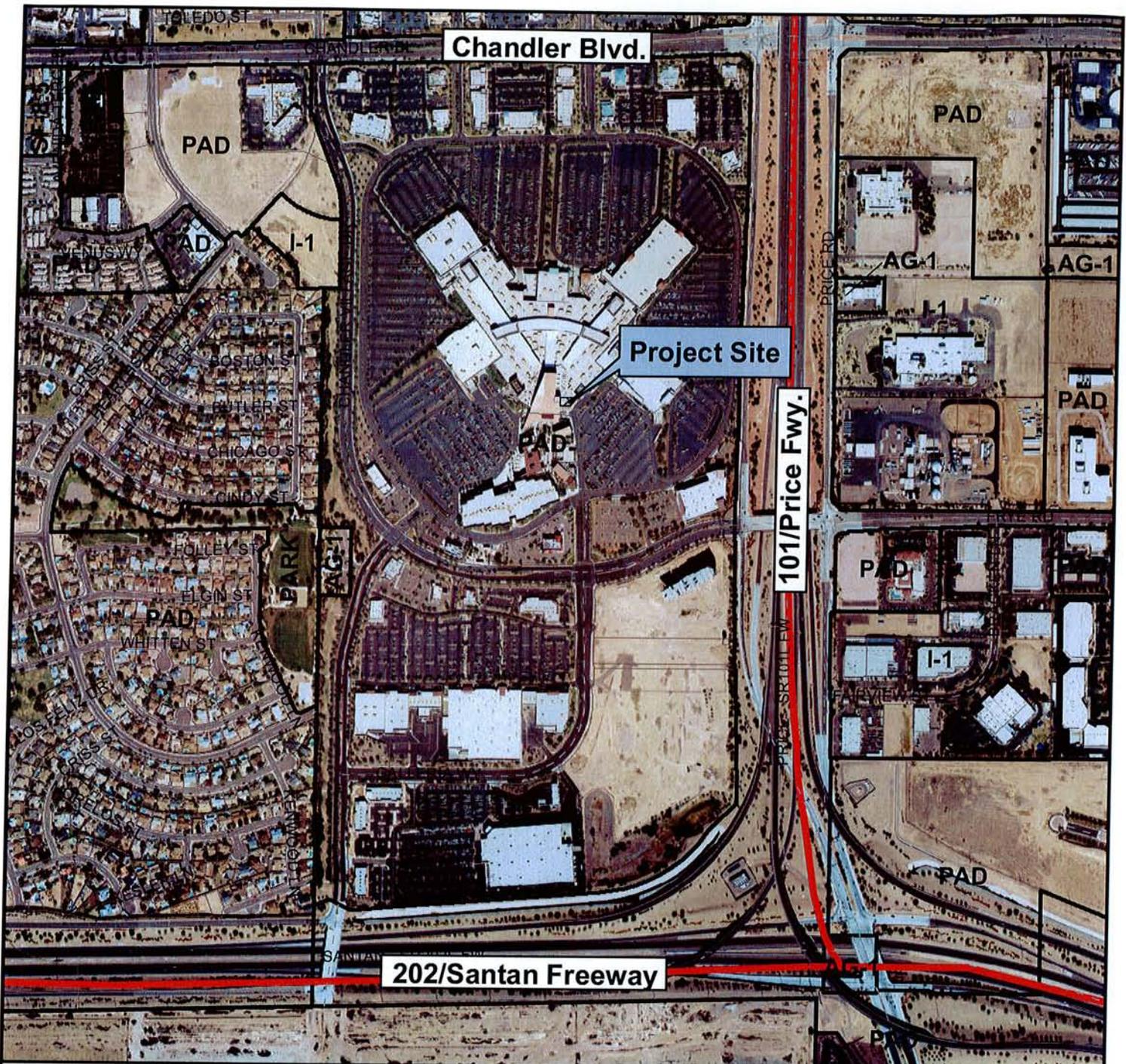
#### **PROPOSED MOTION**

Motion to approve LUP10-0036 ROCK TACO CANTINA, Use Permit for a Series 12 liquor license, as recommended by Staff.

#### **Attachments**

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





## Vicinity Map



LUP10-0036

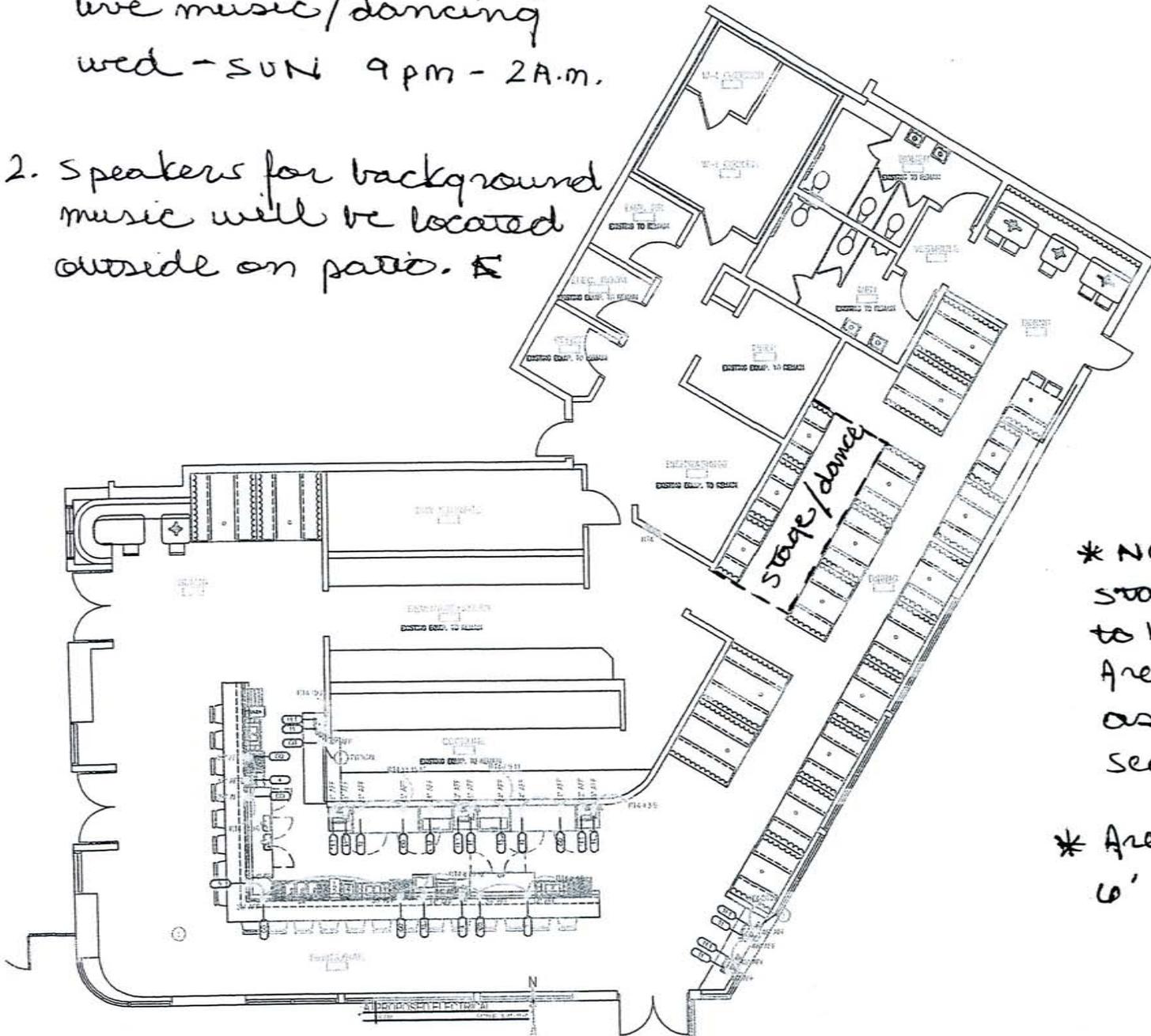
**Rock Taco Cantina  
Liquor Use Permit**



\* stage/dance floor area - portable

1. Hours of Operation for live music/dancing wed - SUN 9pm - 2A.m.

2. Speakers for background music will be located outside on patio.  $\Delta$



KEYED NOTES

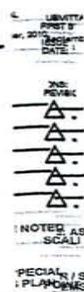
- SEE THE PROJECT'S DOCUMENTS FOR ALL DIMENSIONS AND FINISHES.
- ALL DIMENSIONS ARE MEASURED FROM THE INTERIOR FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES AND SHALL BE KEPT AS SHOWN UNLESS OTHERWISE NOTED.
- BRACKETS & P-EMTS FOR SYSTEM DATA SHALL BE SHOWN AND THE PROJECT ARCHITECT SHALL BE RESPONSIBLE FOR THE FOODSERVICE PLAN.



\* NOTE:  
stage & dance floor to be portable.  
Area will be used as restaurant seating as well.

\* Area is approx. 6' X 12'

ROCK TACO CANTINA



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/11
2	ISSUED FOR PERMITS	10/15/11
3	ISSUED FOR PERMITS	10/15/11
4	ISSUED FOR PERMITS	10/15/11
5	ISSUED FOR PERMITS	10/15/11

F & F RESTAURANT GROUP, INC. – DBA. Rock Taco Cantina will bring an authentic Southwestern “Beach Style” Mexican Restaurant & Cantina to Chandler Fashion Center Mall in Chandler, Arizona. The Company will provide a full bar, lunch and dinner menus, as well as breakfast on weekends. The Company will offer live entertainment in the form of Jimmy Buffet style country bands, and popular contemporary – country music DJ’s. The Company will exceed guests’ escalating expectations for a vast selection of menu items by offering the very best in Southwestern and authentic Mexican foods. The Company is committed to providing a “one of a kind” dining experience with the hospitality and friendliness of a unique, coastal Mexican restaurant & bar.

The Company’s location at 3111 W Chandler Blvd. #2146 in the Chandler Fashion Center in Chandler, Arizona, 85226, will place it in a thriving area for commerce and recreation. The location in detail is described as the following; Space number 2146, consisting of approximately 5,000 square feet of interior and 700 square feet of exterior/patio space. It is currently operating as the 5 & Diner. The space is adjacent to Kona Grill, California Pizza Kitchen, Buffalo Wild Wings, BJ’s Brewery, Old Spaghetti Factory (future) and Harkins 24 Theatres. It can be accessed from inside the food court or outside the main valet mall entrance. Chandler Fashion Center is an upscale mall and home to major tenants such as, Nordstroms, Dillards, Macy’s, and Sears. The developers of the mall, Westcor, consider Chandler Fashion Center their “Crown Jewel” development of the West.

Patrick Flynn will own and operate the Company. Mr. Flynn will serve as Chief Executive Officer and General Manager. Other details are the following;

Liquor License Requested – Series Class 12

Beer, Wine and Hard Alcohol will be stored and served

Hours of Operation – Monday – Friday 10:00 am – 2:00 am, Saturday – Sunday 7:00 am – 2:00 am.

Live Music and DJ Music will be used along with dancing

Interior Dining remodel consisting of new wall coverings and décor, 2 televisions and 3 counter top video games.

Interior seating is 125 and Exterior patio seating is 75

The patio will comply with current smoking laws and be accessible from two separate entrances/exits. The patio has a complete fence that is current with all regulations.

Contact person: Patrick Flynn – 480.200.3000