

I.
SEP 02 2009



Chandler - Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - PZ Memo No. 09-095**

DATE: AUGUST 26, 2009

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: UP09-0044 ZAMMI'S GRILL

Request: Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within an existing restaurant

Location: 4040 S. Arizona Avenue, Suite 7
 Southwest corner of Arizona Avenue and Ocotillo Road

Applicant: James Turner

RECOMMENDATION

The request is for Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within an existing restaurant space. Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Arizona Avenue and Ocotillo Road, within the 42-acre Fulton Ranch Towne Center. The subject site is an approximate 1,500 square foot suite located within an inline shops building. North, of the shopping center across Ocotillo Road is Hamilton High School. East, across Arizona Avenue is the Southshore Town Center commercial shopping center. South and west of Fulton Ranch Towne Center is the single-family Fulton Ranch master planned community.

The subject site is an approximate 1,500 square foot suite within an inline shops building. The dining area is approximately 630 square feet and can accommodate approximately 42 patrons. The bar area is approximately 265 square feet and can accommodate 11 patrons. The kitchen

area is approximately 404 square feet. The restaurant will be open seven days a week from 11 a.m. to 11 p.m., and is estimating a need for 42 employees.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption only. 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.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting is schedule for Monday, August 31, 2009. Details regarding the meeting will be provided at the Planning Commission hearing.

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, recommends approval of UP09-0044 ZAMMI'S GRILL, 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

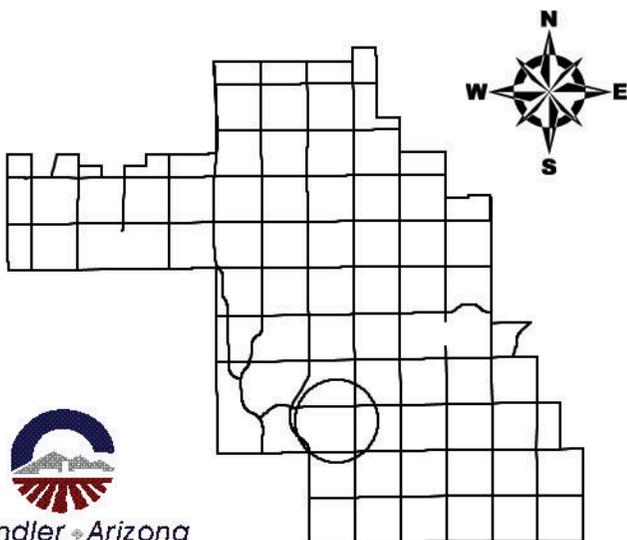
Motion to recommend approval of UP09-0044 ZAMMI'S GRILL, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan

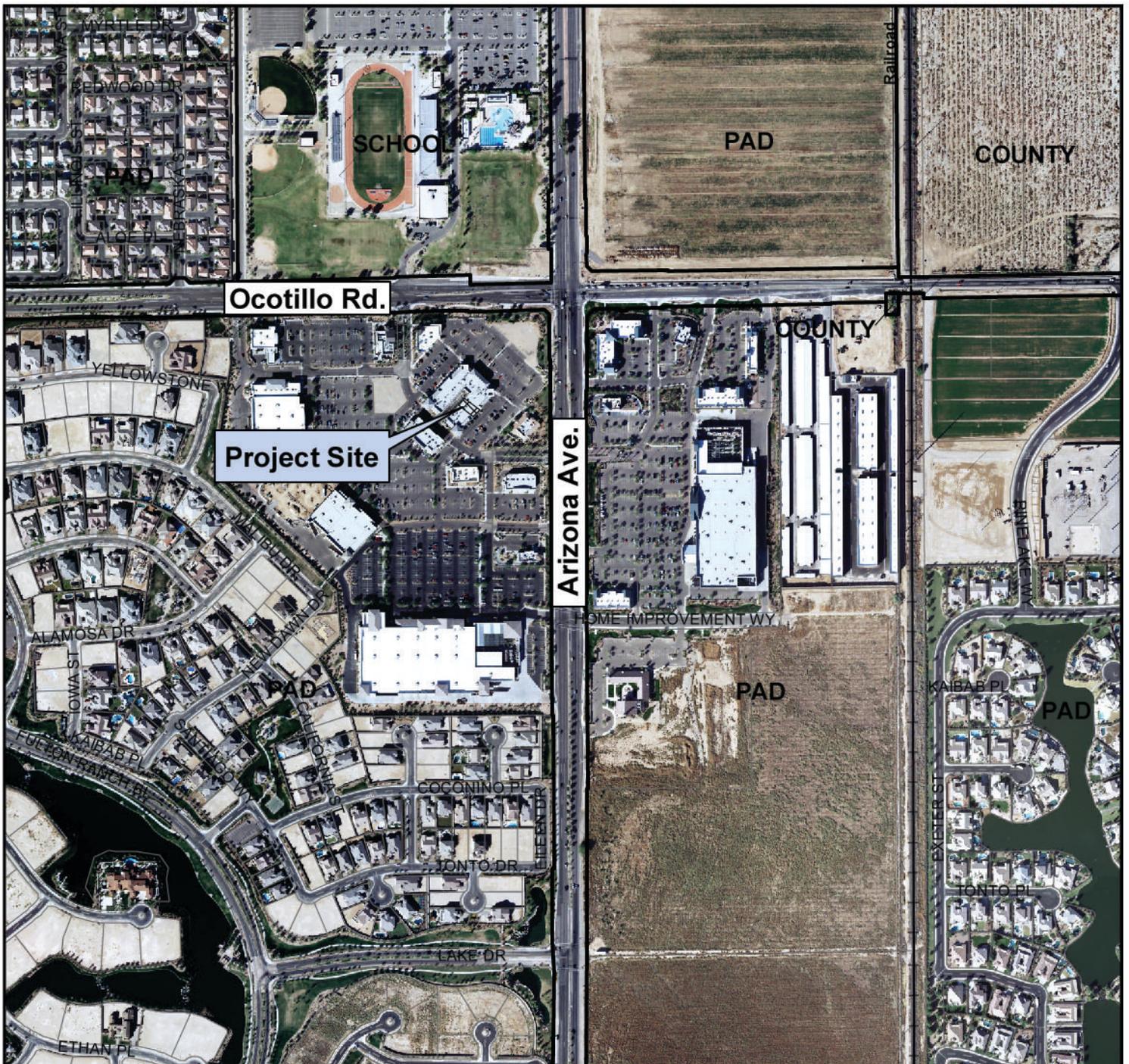


Vicinity Map

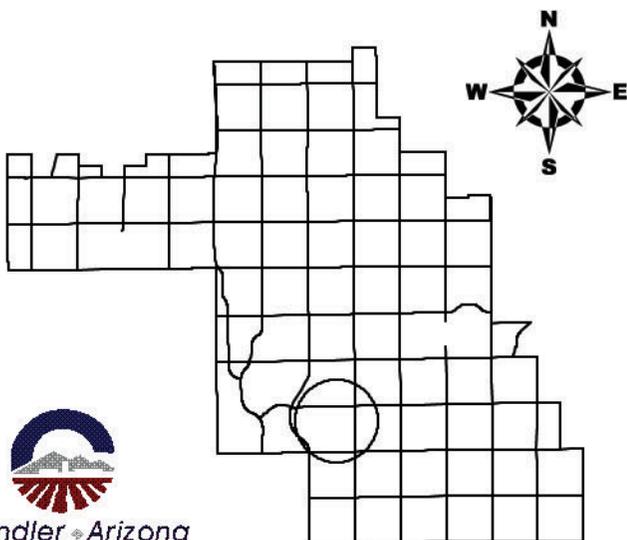


UP09-0044

**Zammi's Grill
Liquor Use Permit**

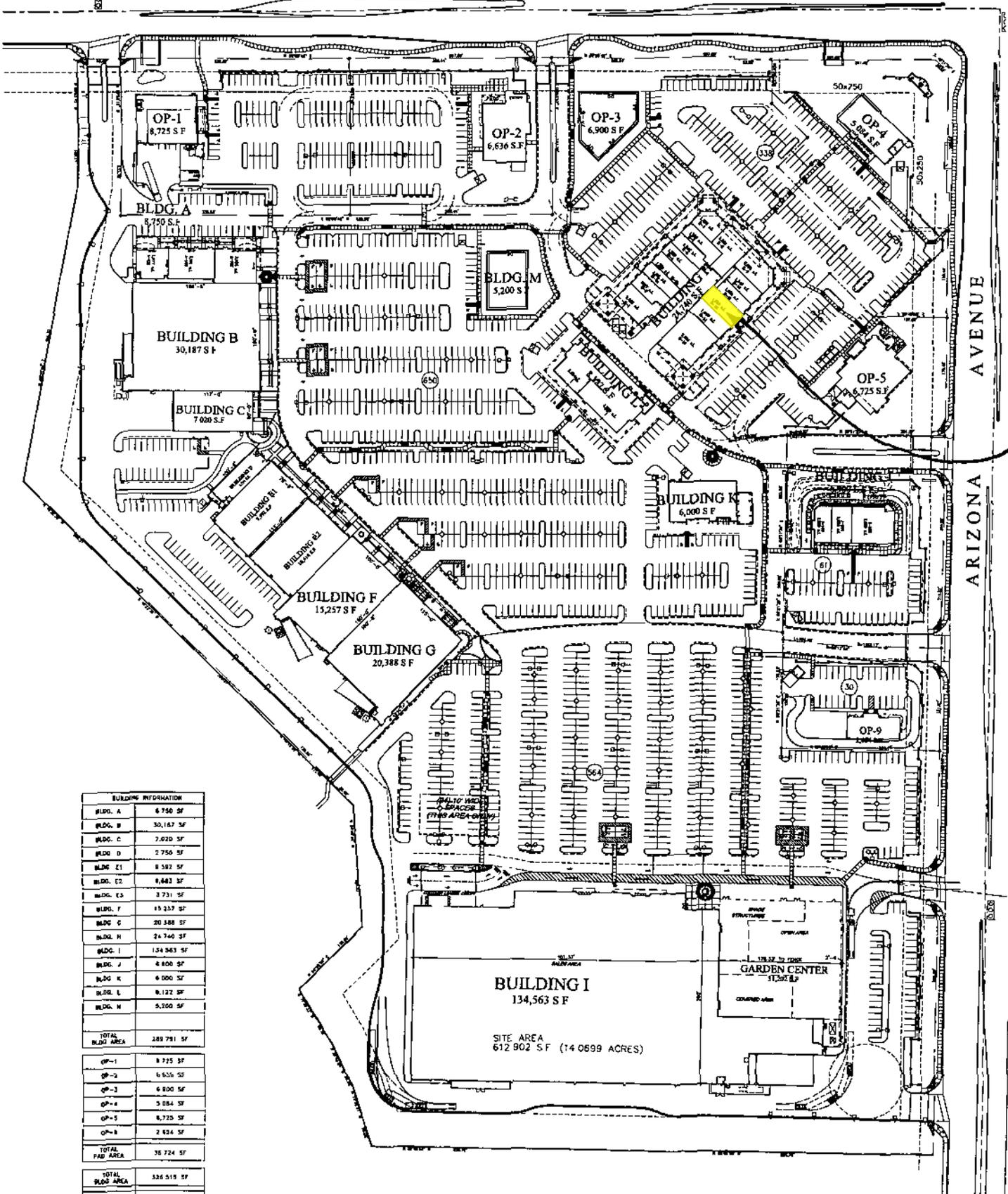


Vicinity Map



UP09-0044

**Zammi's Grill
Liquor Use Permit**



SUBJECT SITE

BUILDING INFORMATION	
BLDG. A	6,750 SF
BLDG. B	30,187 SF
BLDG. C	7,000 SF
BLDG. D	2,750 SF
BLDG. E1	8,582 SF
BLDG. E2	6,683 SF
BLDG. E3	3,731 SF
BLDG. F	15,257 SF
BLDG. G	20,388 SF
BLDG. H	24,740 SF
BLDG. I	134,563 SF
BLDG. J	4,800 SF
BLDG. K	6,000 SF
BLDG. L	8,122 SF
BLDG. M	5,200 SF
TOTAL BLDG AREA	289,781 SF
OP-1	8,725 SF
OP-2	6,636 SF
OP-3	6,800 SF
OP-4	5,084 SF
OP-5	6,725 SF
OP-9	2,824 SF
TOTAL PAD AREA	38,724 SF
TOTAL BLDG AREA	328,505 SF
PARKING	1,837 STALLS
PARKING RATIO	5.62/1,000

BUILDING I
134,563 SF

SITE AREA
612,902 S.F. (14.0699 ACRES)

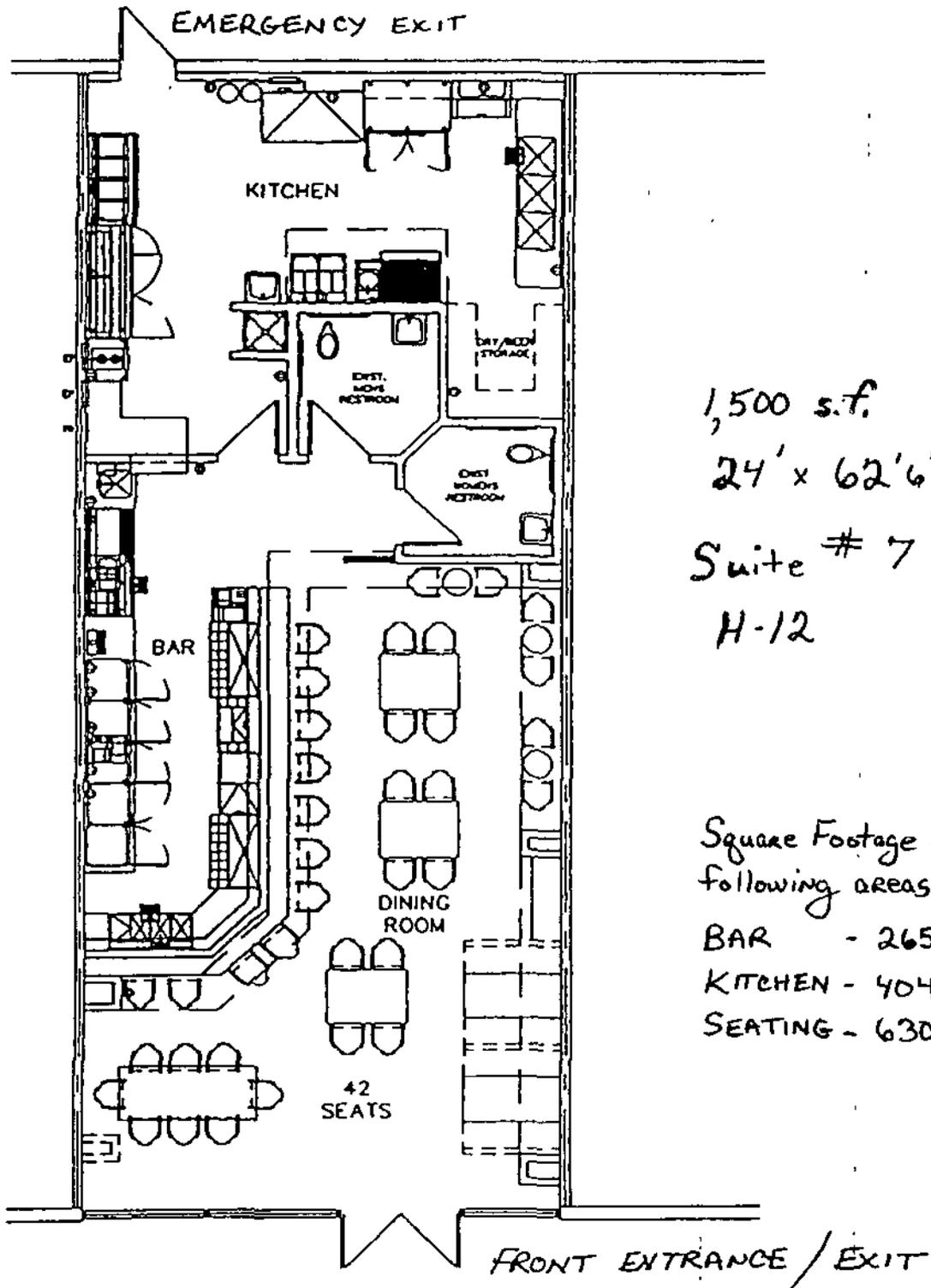
GARDEN CENTER
11,302 SF

NOTE: UNASSIGNED TENANT SPACES ARE SUBJECT TO CHANGE BASED ON CONTINUED LEASING ACTIVITY. DIMENSIONS ARE FROM LEASE LINE TO LEASE LINE AND DO NOT REFLECT CONSTRUCTION DOCUMENT DIMENSIONS.



FULTON RANCH TOWNE CENTER
CHANDLER, AZ

JUNE 24, 2009



1,500 s.f.
 24' x 62'6"
 Suite # 7
 H-12

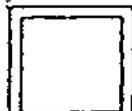
Square Footage of the following areas are:

- BAR - 265 s.f.
- KITCHEN - 404 s.f.
- SEATING - 630 s.f.

design Link
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ZAMMI'S GRILL
 4040 S. ARIZONA AVE SUITE 7
 CHANDLER, ARIZONA

design Link



FLOOR PLAN