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MAY 24 2012



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Transportation & Development – CC Memo No. 12-046**

DATE: MAY 17, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: LUP12-0007 YUMMY BUFFET LLC

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for a new restaurant

Location: 2100 South Gilbert Road, Suite 1; southwest corner of Gilbert and Germann Roads

Applicant: Ming Fei Lu

RECOMMENDATION

The request is for liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for a new restaurant. Planning Commission and Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

Yummy Buffet is a new restaurant located within the Mill Crossing development at the southwest corner of Gilbert and Germann Roads, just west of the Sears Appliance store and McDonald's restaurant. The tenant space was formerly occupied a short time by Sun's Buffet. The request is 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 restaurant is an oriental style buffet.

The tenant space is approximately 7,600 square feet with 250 seats. There is no outdoor patio or dining area and no entertainment related uses. The business is open Sunday through Thursday 11 a.m. to 9:30 p.m. and Friday/Saturday 11 a.m. to 10 p.m.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting will be held on April 18, 2012. No one attended other than the applicant.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Liquor Use Permit LUP12-0007 YUMMY BUFFET LLC, subject to the following conditions:

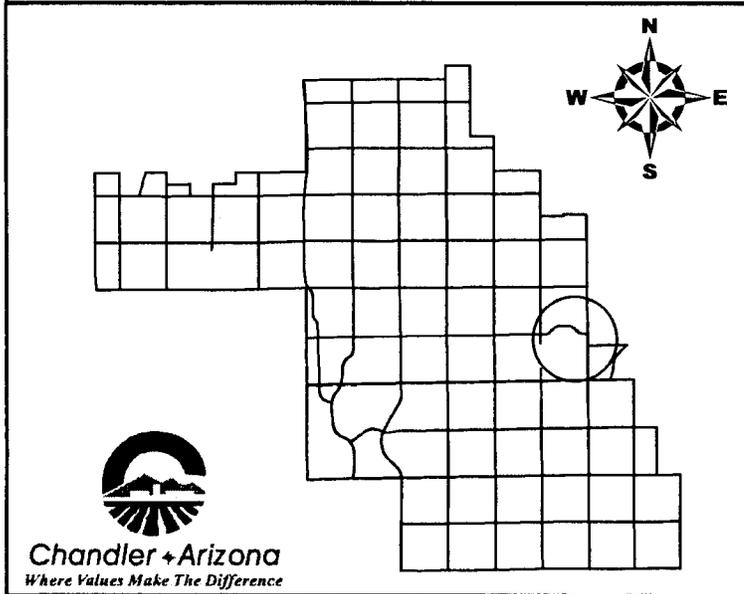
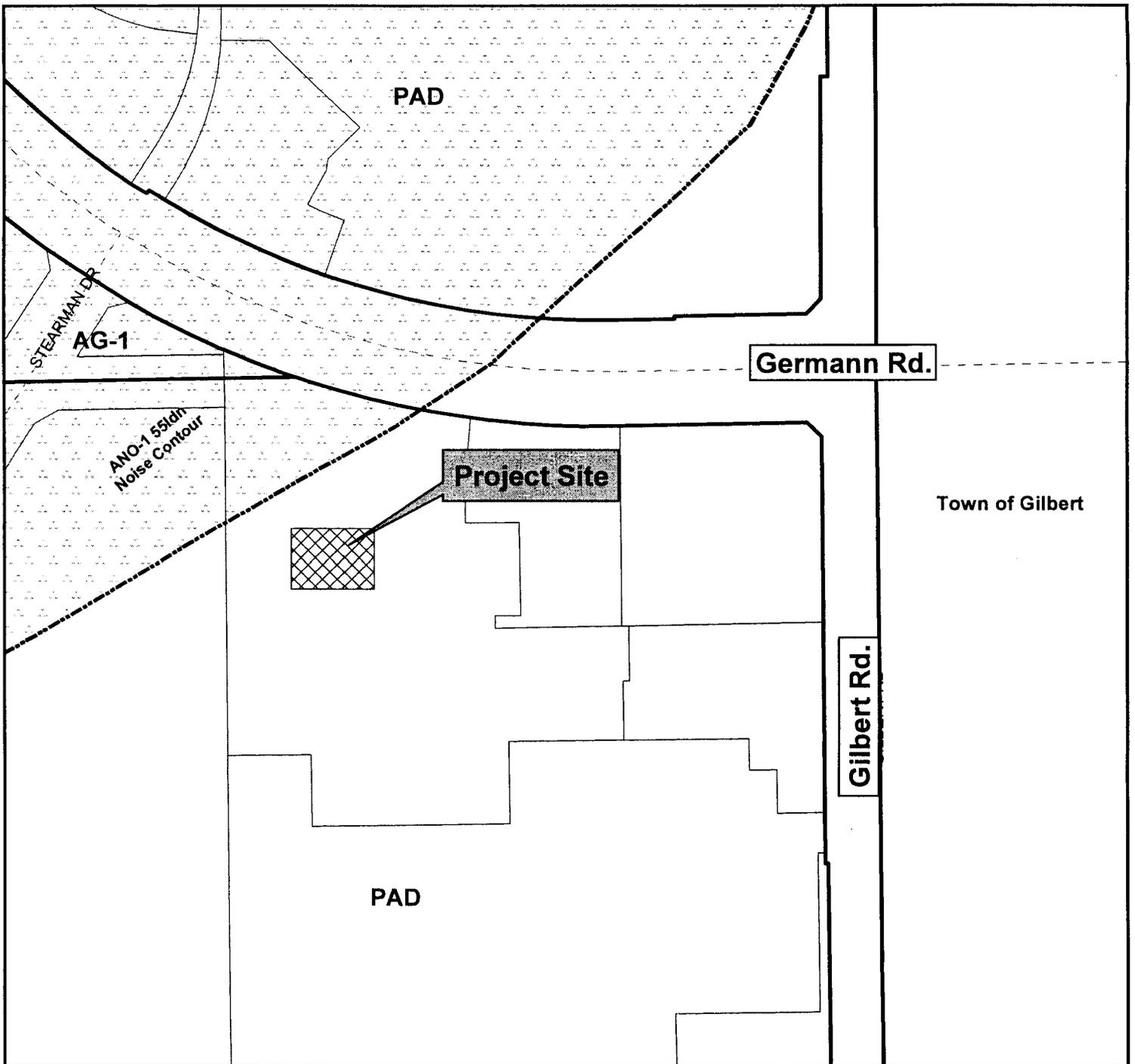
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses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

PROPOSED MOTION

Move to approve Liquor Use Permit case LUP12-0007 YUMMY BUFFET LLC, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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

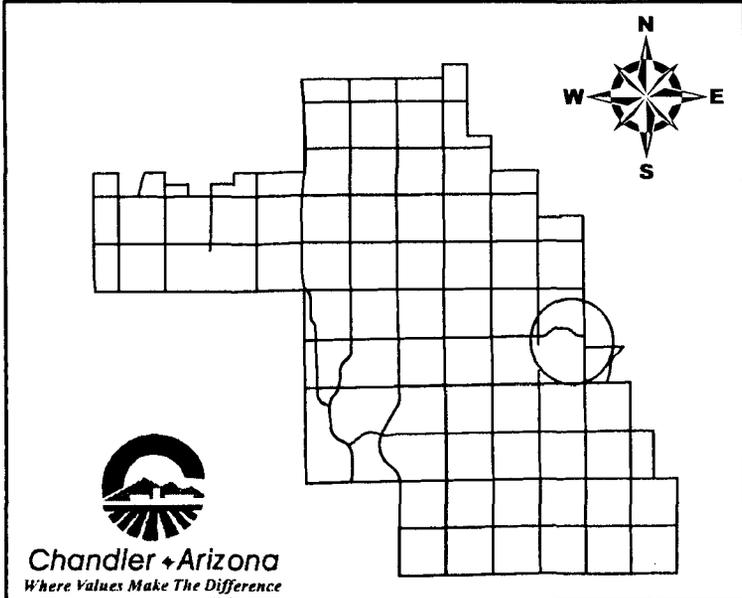


Vicinity Map



LUP12-0007

**Yummy Buffet
Liquor Use Permit**



Vicinity Map



LUP12-0007

**Yummy Buffet
Liquor Use Permit**



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CITY OF CHANDLER 3/5/2012

YUMMY GRILL BUFFET

- Legal name: Yummy Buffet LLC
- Restaurant Name: Yummy Grill Buffet
- Business started: December 2011
- Contact Person: Ming Fei Lu
- Phone Number: (480) 352-8553
- Location: 2100 S. Gilbert Road Suite 1, Chandler, AZ 85286
- Shopping Center: Mill Crossing Shopping Center

- Type of restaurant: Oriental style buffet, self-serving with waiter service.
- Series of Liquor License: Series 12, Restaurant
- Type of Liquor to be served/stored/sold: Beer and Wine

- Operation hours:
 - Sun – Thu: 11:00am – 9:30pm
 - Fri – Sat: 11:00am – 10:00pm

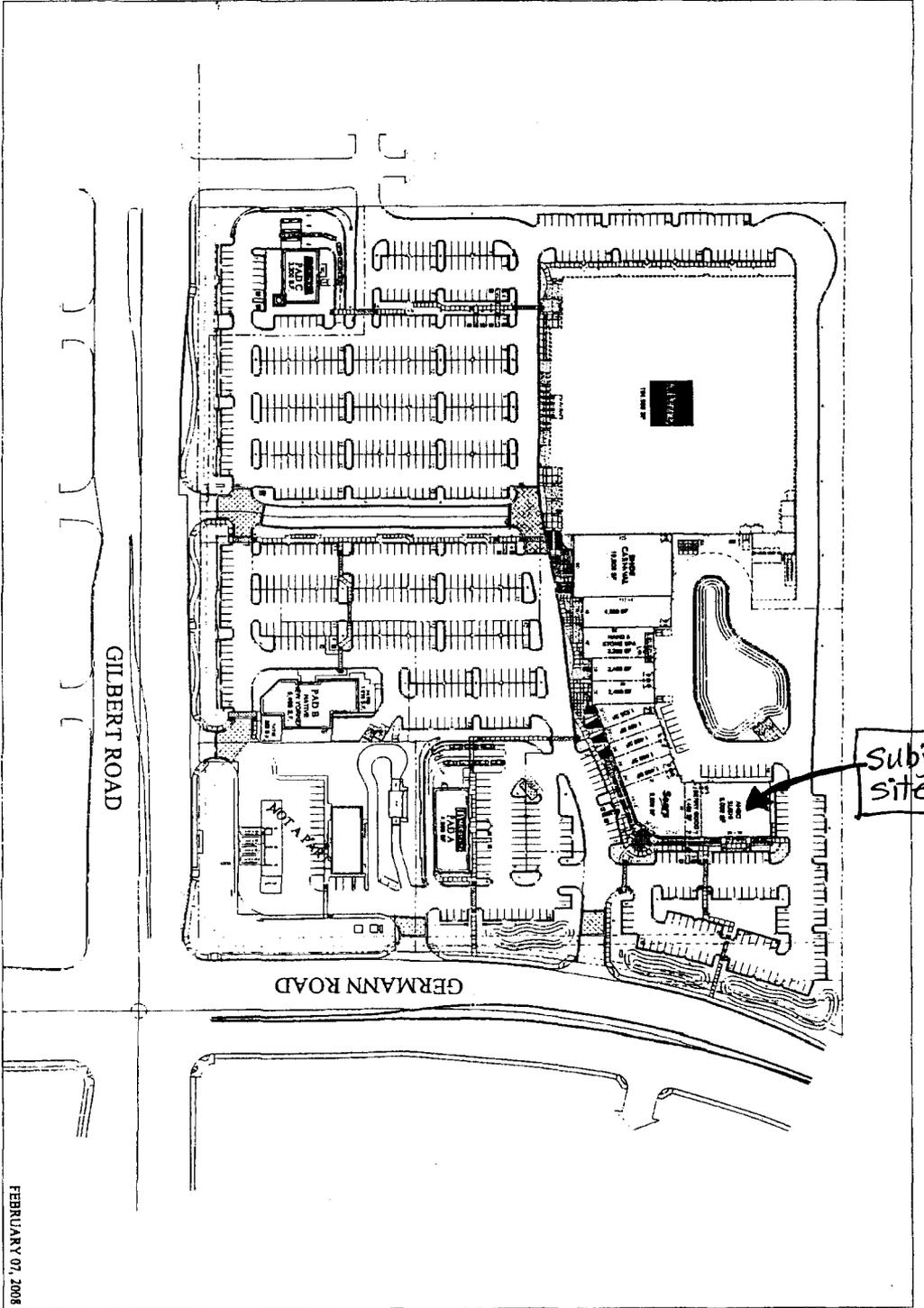
- Number of employees: 10
- Entertainment / Live Music / Pool Table / Speaker / Dancing Floor: None
- TV: Two (2)
- Outdoor Dining / Seating: None.
- Total seating occupancy: 251
- Site Improvement for Liquor Use Permit: None.



OPUS.
BUILDING BEYOND



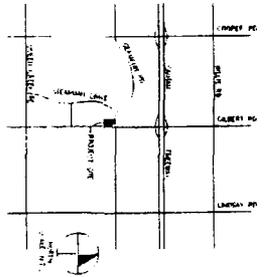
SWC Gilbert Road & Germann Road
Chandler, AZ



SITE DATA

CRS SITE AREA (EXCLUDING GERMANN MESA)	142,325 SF
NET SITE AREA (EXCLUDING LOTHER MESA)	139,887 SF
USABLE BUILDING AREA (TERRACE SF)	183,125 SF
PARKING, PROPOSED	63 SPACES
PARKING, AUTO	5,047 / 1,000 SF

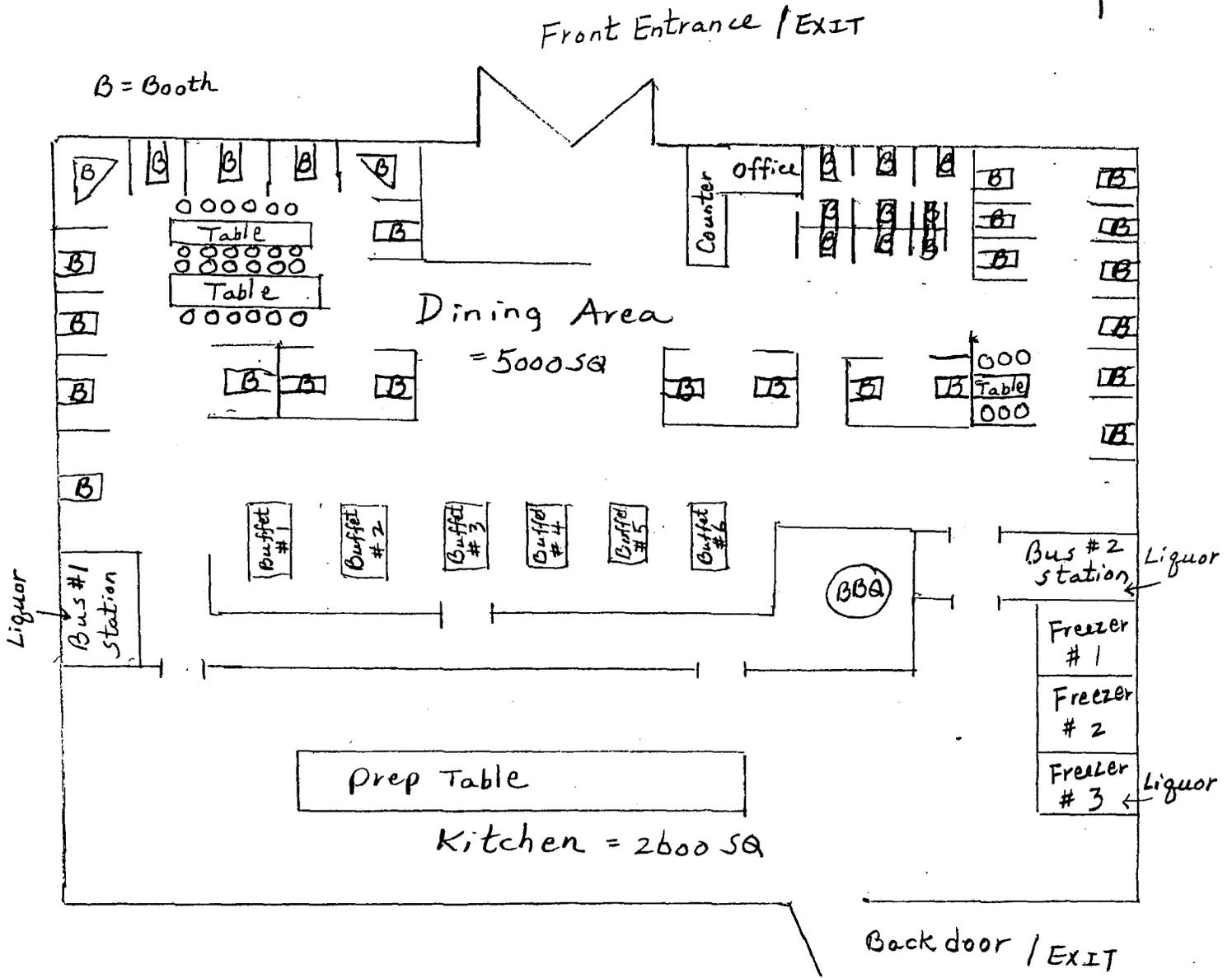
VICINITY MAP



OPUS ARCHITECTS & ENGINEERS
10150 Burn Road, West
Minnetonka, MN 55343
952-654-4444
Fax: 952-654-4379

Yummy Buffet LLC

Diagram of Premises



- Beer / Wine storage
- * Bus station
 - * Freezer # 3

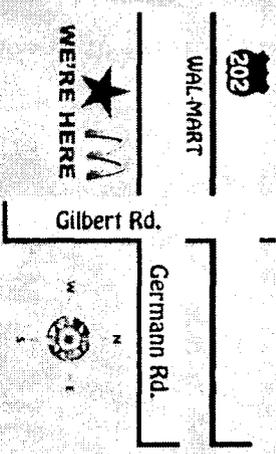
Total SQ = 7600

Grand Opening

yummy

CHINESE • JAPANESE •
MONGLIAN & AMERICAN CUISINE

2100 S. Gilbert Rd. Suite #1
Chandler AZ 85286
Gilbert & Germann S.W. Corner
Tel: 480-899-8899



Saturday Lunch \$8.99

DINNER BUFFET

\$11.99

Mon. to Thurs. 4:00pm-9:30pm

\$12.99

Friday 4:00pm-10:00pm

SUN & HOLIDAY ALL DAY BUFFET

\$12.99

11:00am-10:00pm

LUNCH BUFFET

\$7.99

Monday to Friday:
11:00am-3:30pm

CHILDREN

UNDER 2 EAT FREE

LUNCH 3-6 **\$2.99**

7-10 **\$4.99**

DINNER 3-6 **\$3.99**

7-10 **\$6.99**

FREE BUFFET FOR BIRTHDAY PERSON

(with Min. of ³ People dining, must present ID)

Senior Citizen
Over 60 10% OFF

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SALAD

CRABMEAT
SEAWEED
TUNA
CHICKEN
CUCUMBER
PASTA

KIM CHEE
GREEN MUSSEL
SHRIMP COCKTAIL
OYSTER
FRUIT

SOUP

WONTON
EGG DROP
HOT & SOUR
SEAFOOD
MISO

BEEF VEGETABLE
CHICKEN CORN
CLAM CHOWDER
TAPIOCA
(SWEET)

FINGER FOOD

FRENCH FRIES
CHICKEN WINGS
CHICKEN SKEWER
SPRING ROLL
BABY PUFF

SWEET SOUR
CHICKEN
FRIED SHRIMP
STUFF BUN

DESSERTS

CHEESECAKE
PIE
PUDDING
COOKIES

MOUSSE
CAKES
SEASONAL FRUIT
ICE CREAM

FOOD IS ALWAYS FRESH

SUSHI/SASHIMI

TUNA
SALMON
OCTOPUS

SHRIMP
COOKED EEL

HOT

BEEF BACK RIBS
SCALLOP
W. XO SAUCE
ITALIAN CHICKEN
SNOW CRAB LEGS
OYSTERS
CLAMS
FISH
TERIYAKI CHICKEN
PEKING PORK
SPARE RIBS
ORANGE CHICKEN

SESAME CHICKEN
MUSSEL
POTATO SKIN
KOREAN SEAFOOD
PAN CAKE
COCONUT SHRIMP
SWEET YAM
PIZZA
SAUTEED STRING BEAN
BEEF W. BROCCOLI
MONGOLIAN B.B.Q.
BUTTER POTATO
W. PEPPER

OVER 100'S ITEMS
EVERYDAY