

#52

JUL 26 2012

Chandler



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Where Values Make The Difference

MEMORANDUM

Transportation & Development – CC Memo No. 12-085

DATE: JULY 19, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: LUP12-0009 SEKSUN SUSHI GOAROUND

Request: Use Permit approval to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License)

Location: 1175 W. Ray Road, Suite 1, west of the intersection of Ray and Alma School Roads

Applicant: CRI Groups LLC

Zoning: Community Commercial (C-2)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommends approval.

BACKGROUND

The subject restaurant occupies the northernmost suite in a multi-tenant retail strip building located along Ray Road. Adjacent uses to the south and east include an office building and a roller skating facility. A single-family neighborhood is located to the west. The 2,500 square foot suite has seating for approximately 108 people, all indoors. Hours of operation will be approximately 11 a.m. to 10 p.m. daily. There is no live entertainment proposed.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license 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.
- A neighborhood meeting was held on June 25, 2012 at the Downtown Community Center. No neighbors attended.
- The Police Department has been informed of the application and has no issues or concerns.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 3 (Baron, Cunningham, Donaldson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval of LUP12-0009 SEKSUN SUSHI GOAROUND subject to the following conditions:

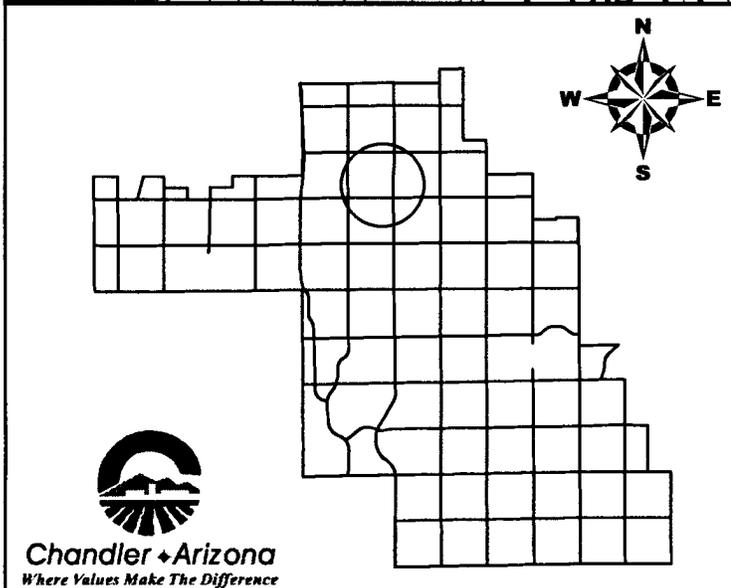
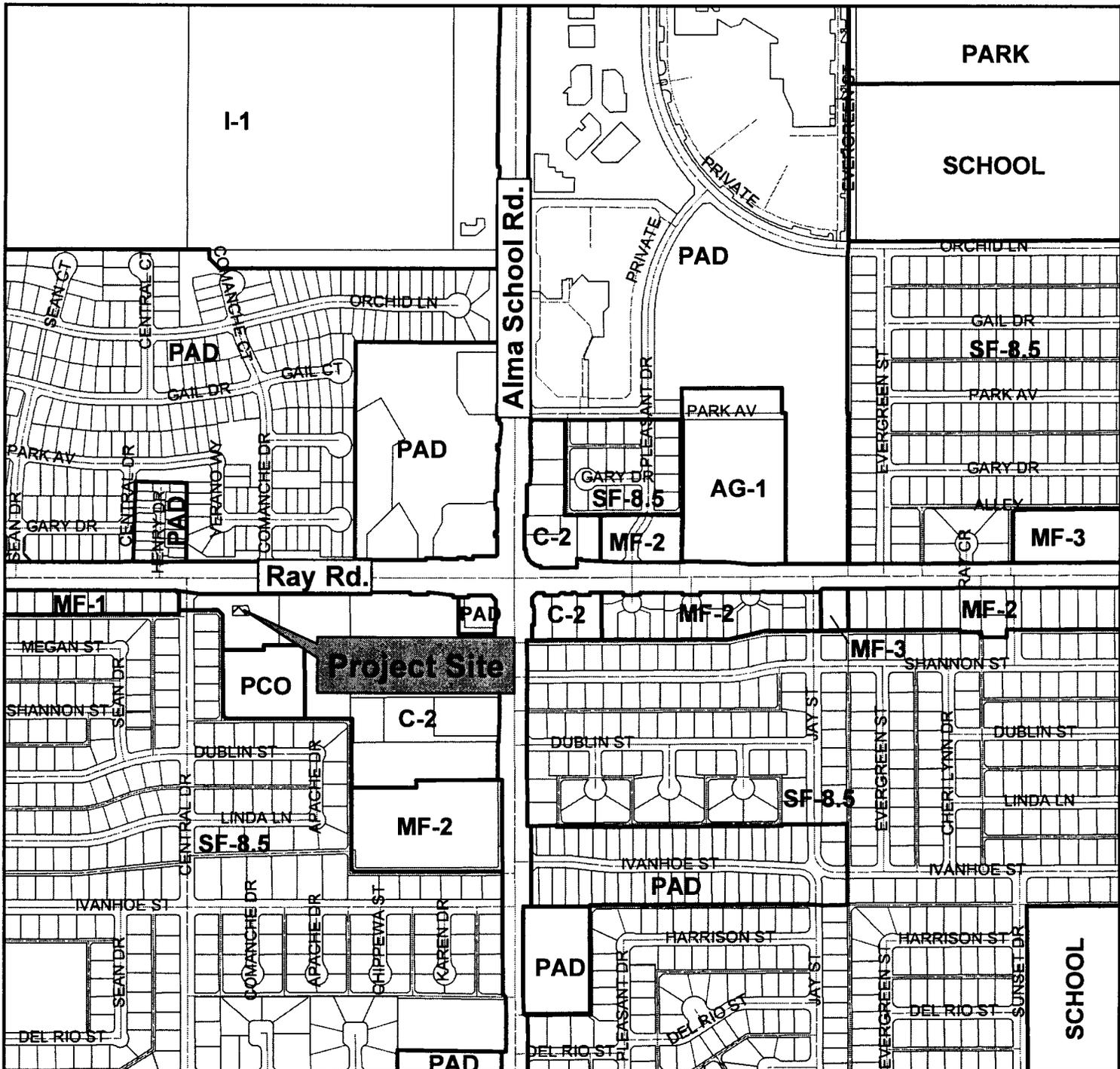
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.

PROPOSED MOTION

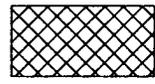
Move to approve LUP12-0009 SEKSUN SUSHI GOAROUND subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Aerial Close-up
3. Floor Plan
4. Applicant Narrative



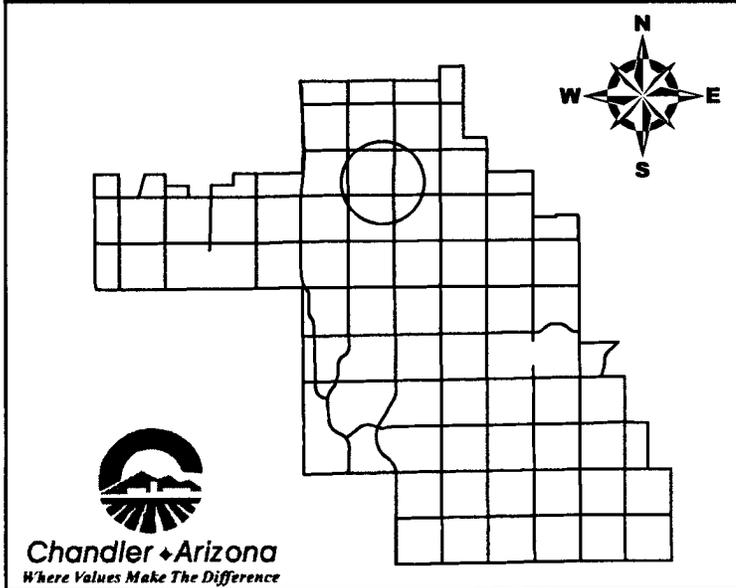
Vicinity Map



LUP12-0009

**Seksun Sushi Goaround
Liquor Use Permit**





Vicinity Map



LUP12-0009

**Seksun Sushi Goaround
Liquor Use Permit**

CITY OF CHANDLER 4/4/2012





Google earth

feet
meters



X = subject suite

November 8, 2011

The Seksun Sushi Goaround, will be an Oriental restaurant located at 1175 W. ray Road #2 in Chandler, Arizona. This is a new location and is currently undergoing a complete renovation and build out. The restaurant is scheduled for opening around April 1, 2012, possibly earlier. It has applied to the State of Arizona for a Series 12 restaurant license. This type of license only allows for on sale consumption of alcohol, no sales of to-go alcohol is allowed. This license also allows the restaurant to sell and serve all types of alcohol, consumption on the licensed premises only.

There will be no live music, pool tables or games of any kind. There may be as many as three televisions that broadcast primarily in the native oriental languages. Owners have not yet decided to install the TV's. No outside architecture will be changed.

The proposed location is approximately 2500 Square feet. The site location and parking areas encompass a total of area of 57,442 square feet located in Zone 13. Three other suites are located in the same center.

There is no outside patio service and the business will comply 100% with the Smoke Free Arizona Law. All landscaping is completed with no additional changes proposed. No signage is yet in place but will conform to City of Chandler standards when installed. No menu is yet available but will provide standard Oriental fare.

Seating capacity will be approximately 108 patrons exact number will depend on Chandler fire and safety requirements. Hour of operation are yet to be determined but will be in the range of 11:00 A.M. to 9:00 or 10:00 P.M.

The site provides adequate parking with 58 parking spaces available including three (3) handicap spaces in front of the suite.

The point of contact for this location is Tai Zhou Zhao phone number 917-886-3308. Mr. Zhao has been in the restaurant business for many years and is completely capable and responsible for managing the business.