



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



**MEMORANDUM                      Transportation & Development – PZ Memo No. 11-076**

**DATE:**            AUGUST 11, 2011

**TO:**                PLANNING AND ZONING COMMISSION

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

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:**        LUP11-0012 COAL BURGER

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

**Location:**      7131 W. Ray Road, Suite 25, the southwest corner of 56<sup>th</sup> Street and Ray Road

**Applicant:**      Coal Burger

**Zoning:**         Planned Area Development (PAD)

**RECOMMENDATION**

Staff, finding consistency with the General Plan, recommends approval.

**BACKGROUND**

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption under a Series 12 Restaurant License. The subject suite is located within the Casa Paloma shopping center at the southwest corner of 56<sup>th</sup> Street and Ray Road. The subject suite and the one to the west, now occupied by Grimaldi's Pizzeria, together formerly contained Tomaso's restaurant. The larger Tomaso's was split into two via tenant improvement building permits in mid-2011. Casa Paloma contains a variety of retailers and restaurants.

Coal Burger is a fast-casual restaurant, opening soon, that has seating for approximately 50 in a 2,800 square foot suite space. Food and drink, including alcoholic beverages, will be distributed from a service counter. Hours of operation are 11 a.m. to 9 p.m. daily. There is no live entertainment or outdoor seating.

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 August 10, 2011 next door at Grimaldi's. No citizens attended.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Staff is not aware of any opposition to the request.

**RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of LUP11-0012 COAL BURGER subject to the following conditions:

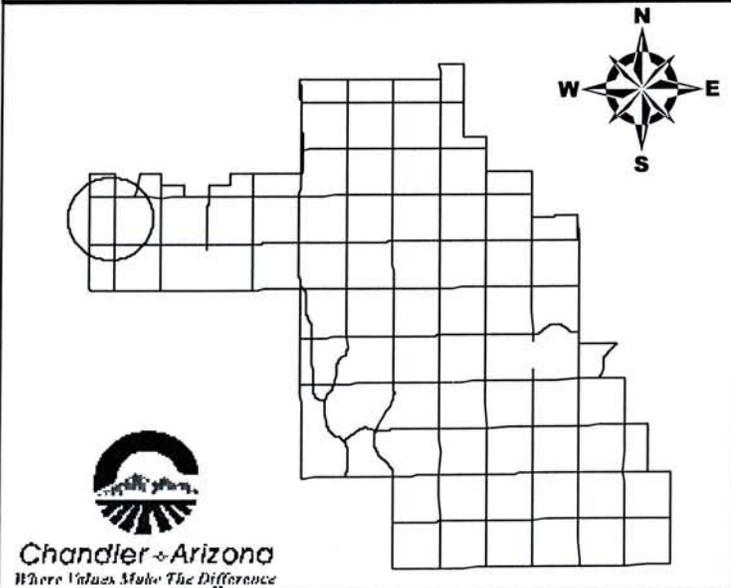
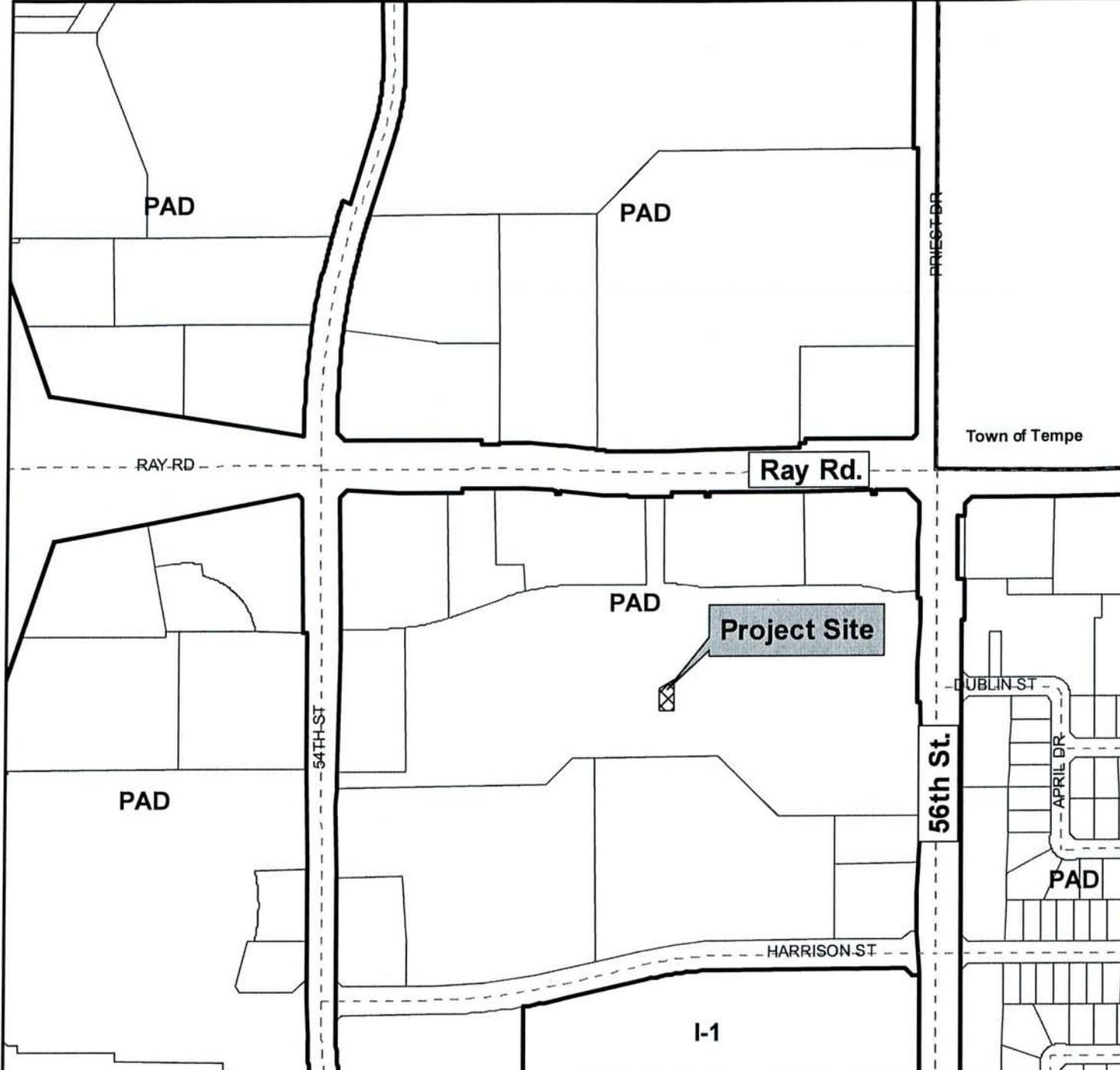
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

**PROPOSED MOTION**

Move to recommend approval of LUP11-0012 COAL BURGER Use Permit for liquor sales subject to the conditions recommended by Staff.

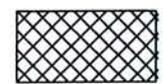
**Attachments**

1. Vicinity Maps
2. Site Plan (Aerial)
3. Floor Plan
4. Narrative



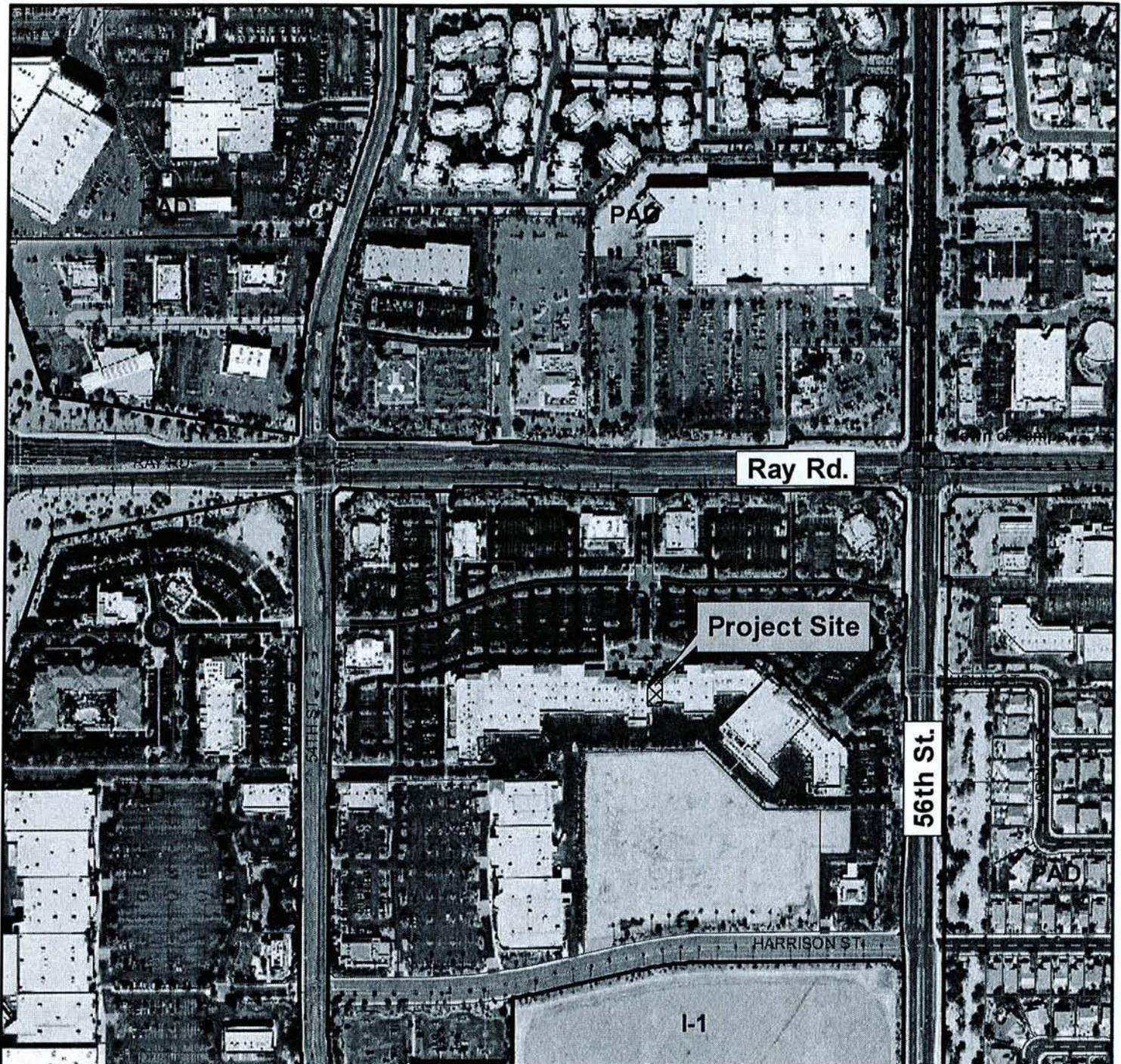
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**Vicinity Map**

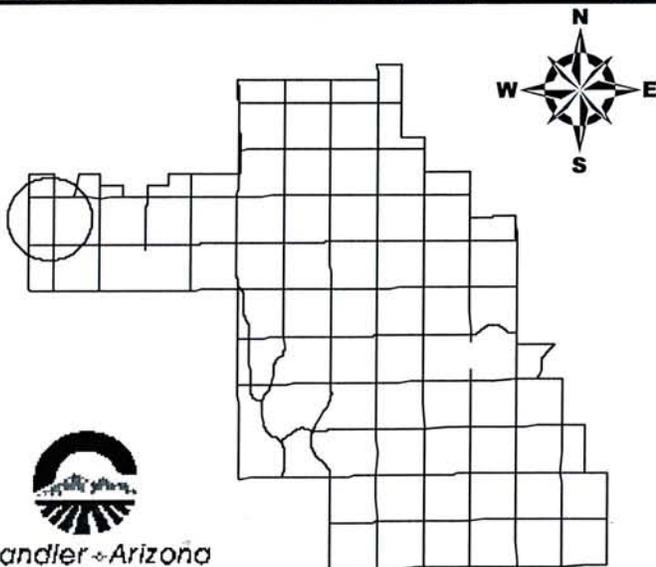


**LUP11-0012**

**Coal Burger  
 Liquor Use Permit**



## Vicinity Map



LUP11-0012

**Coal Burger  
Liquor Use Permit**



SITE PLAN

**COAL BURGER**  
LOCAL FRESH BURGERS

Job #:  
10-1228 R1

Sheet:  
1 of 6

Project:  
LOCAL BURGER

Address:  
7131 WEST RAY ROAD  
CHANDLER, AZ

Client:  
DEBBIE MOLTZ  
GENERAL HOLDINGS INC

Designer:  
J. HERRASTI

Date:  
11/25/10

Revisions / Date

1. [ ]  
2. [ ]  
3. [ ]  
4. [ ]  
5. [ ]

Notes / Date

1. [ ]  
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**Chandler Signs**  
www.chandler-signs.com

2100 West Valley Street, Suite 100  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801

1100 Park Center Street, Suite 1  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801

4100 East Valley Street, Suite 100  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801

1100 West Valley Street, Suite 100  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801

1100 West Valley Street, Suite 100  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

1100 West Valley Street, Suite 100  
Chandler, AZ 85226  
202-340-0800 Fax: 202-340-0801





**About Coal Burger:**

Coal Burger is a family friendly, fast casual burger concept, based on fresher ingredients and coal fired flavor. Using all natural products and ingredients, in both their build out and their food, they are revolutionizing the family friendly dining concept all in a cozy 2800 square feet. Developed and owned by the founders of Grimaldi's Pizzeria, Coal Burger uses a coal-fired brick oven to flavor your choice of juicy Niman Ranch beef or 100% organic beef burgers. The Coal Burger menu also features fresh made salads, thick gelato shakes, and a wide variety of natural and organic beverages. We will be open daily from 11:00 am to 9:00 pm.

**For the Children:**

Coal Burger also features a menu focused on healthier dining options for children; choices such as panko breaded chicken fingers and fresh carrot sticks, make it a favorite for children and parents alike. For more information regarding Coal Burger, please visit [www.coalburger.com](http://www.coalburger.com).

**For the Parents:**

Coal Burger will also offer a limited beer and wine list. The list will have Four Organic wines and Six types of beers ranging from Light Amber to a Crisp Cider. These options are for the parents.