



MEMORANDUM

Transportation & Development - PZ Memo No. 12-025

DATE: MARCH 13, 2012

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: LUP12-0002 SZECHUAN GARDEN

Request: Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant and outdoor patio

Location: 5055 W. Ray Road, Ste. 1
Southwest corner of Ray and Rural roads

Applicant: JoJo Li

RECOMMENDATION

The request is for Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Ray and Rural roads, within the Harmon Ranch Plaza. The subject site is located in a suite within an inline shops space with a tanning salon and restaurant located directly north of the suite. Directly south, adjacent to the suite is the access drive to the rear of the commercial center. South of the site is the San Brisas apartment complex; east is Rural Road.

The suite is approximately 2,900 square feet that occupies the western portion of an approximate 13,300 square foot inline shops building. The dining portion is approximately 750 square feet and can accommodate 70 patrons. A 250 square foot outdoor patio is provided, and can accommodate 24 patrons. The applicant is not requesting alcohol for the outdoor patio at this

time. The outdoor patio is located on the south side of the building and wraps around to the eastern portion of the restaurant. Szechuan Garden is open from 11 a.m. to 9:30 p.m. Monday through Thursday, and 11:00 a.m. to 10:00 p.m. Friday through Sunday.

A Series 12 Restaurant License allows the sale of all liquor and requires a minimum of 40% of total sales to be in food and non-alcoholic beverages. The applicant plans to serve beer and wine only.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, February 21, 2012. No neighbors were in attendance.
- At the time of this writing, Staff has received no telephone calls or letters opposed to this application.
- The Police Department has been notified of the request and responded with no concerns.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0002 SZECHUAN GARDEN, subject to the following conditions:

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

PROPOSED MOTION

Motion to recommend approval of LUP12-0002 SZECHUAN GARDEN, Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an existing restaurant, subject to the conditions recommended by Staff.

Attachments

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

City of Tempe

C-2/PAD

Ray Rd.

Project Site

Rural Rd.

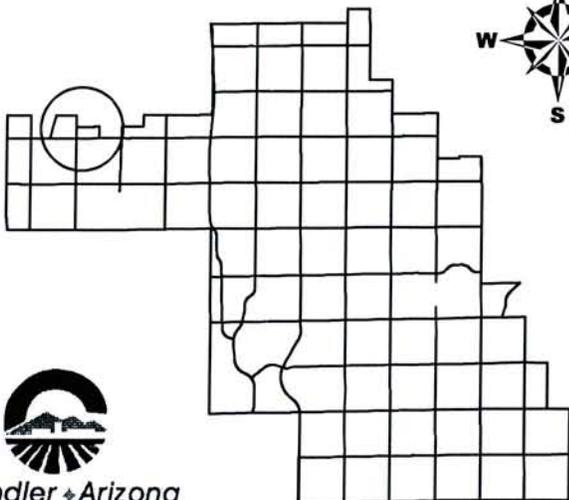
PAD

PAD

PAD

Ivanhoe Ct

Vicinity Map



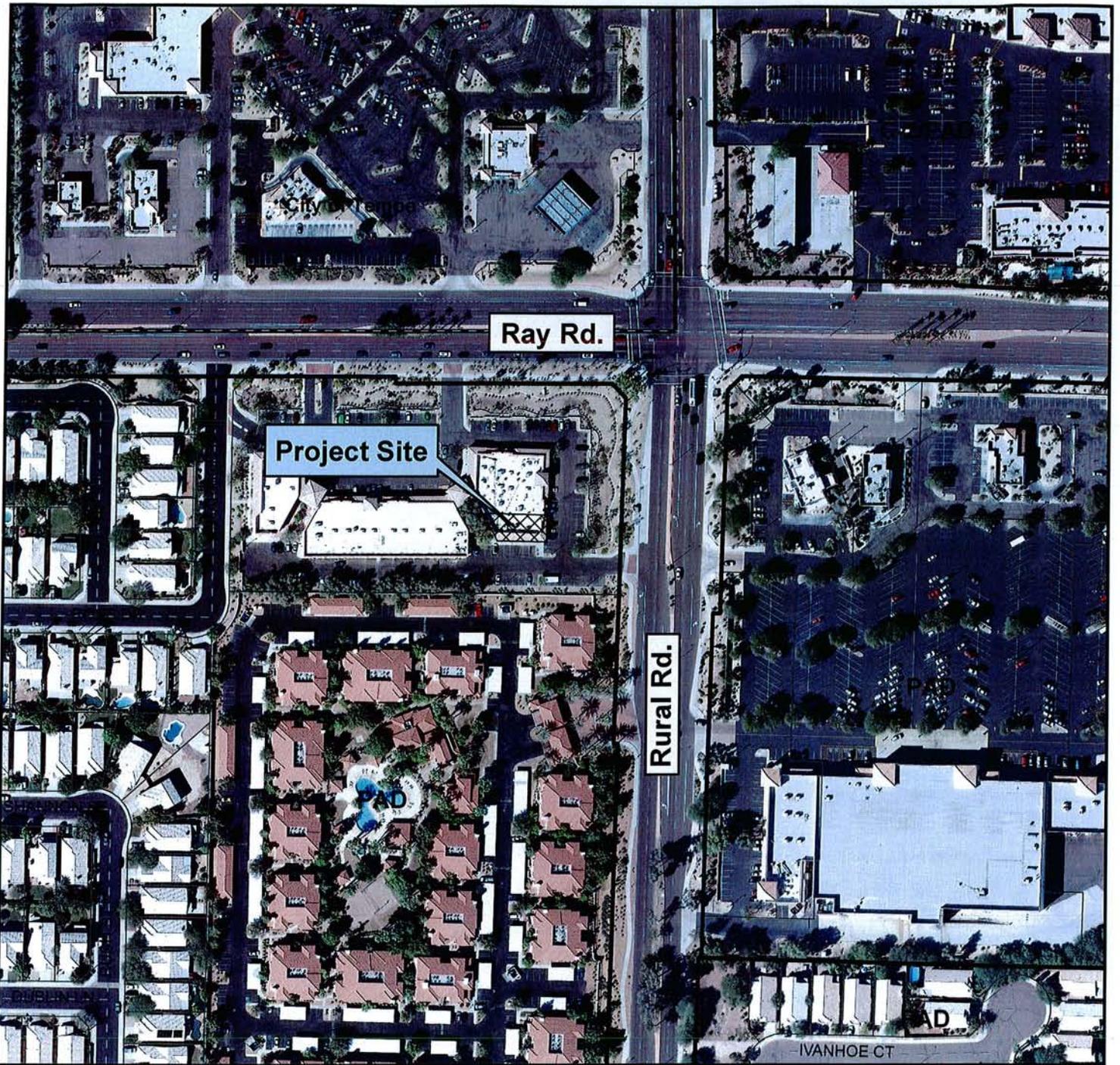
LUP12-0002

Szechuan Garden
Liquor Use Permit



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/20/2012



Ray Rd.

Project Site

Rural Rd.

IVANHOE CT

Vicinity Map



LUP12-0002

Szechuan Garden
Liquor Use Permit

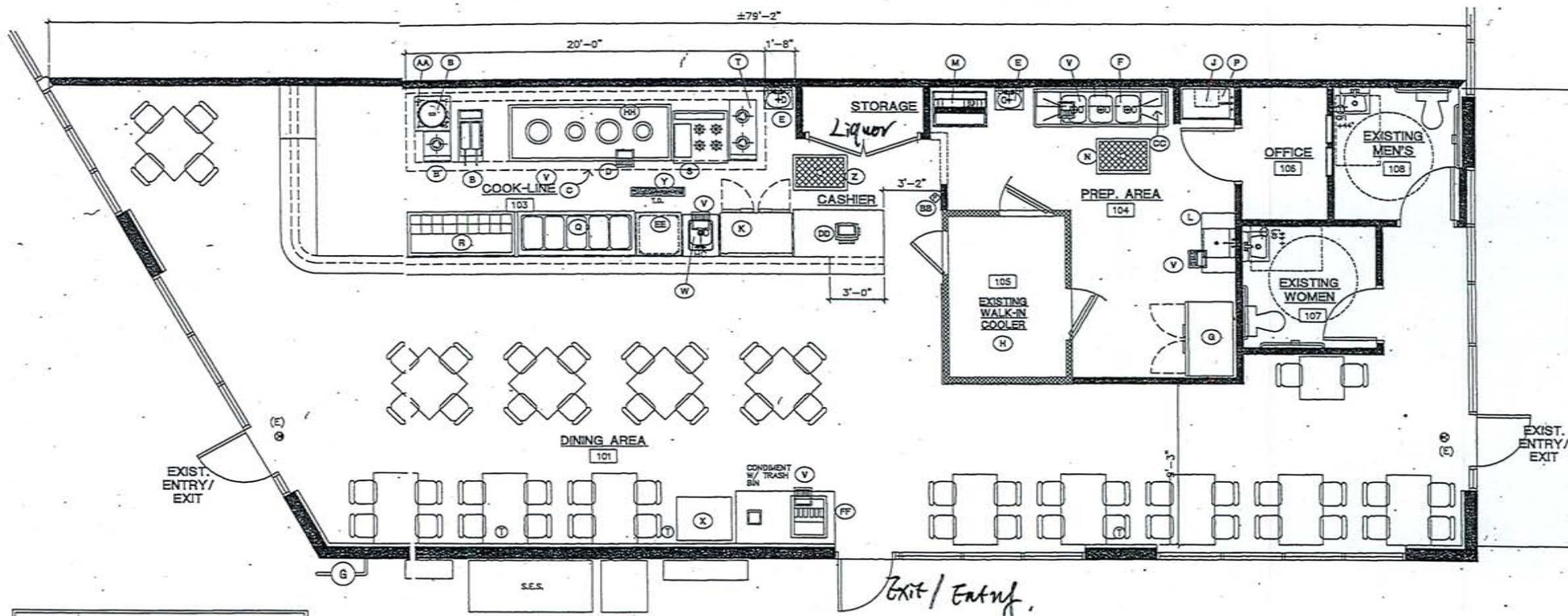


Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/20/2012

Total sqft : 2900

TANNING SALON
OCCUPANCY B
SUITE 2



ACCESSIBLE SEATING NOTES:
TABLE HEIGHT: 34" MAX.
KNEE CLEARANCE: 27" MIN., 30" WIDE, 19" DEEP

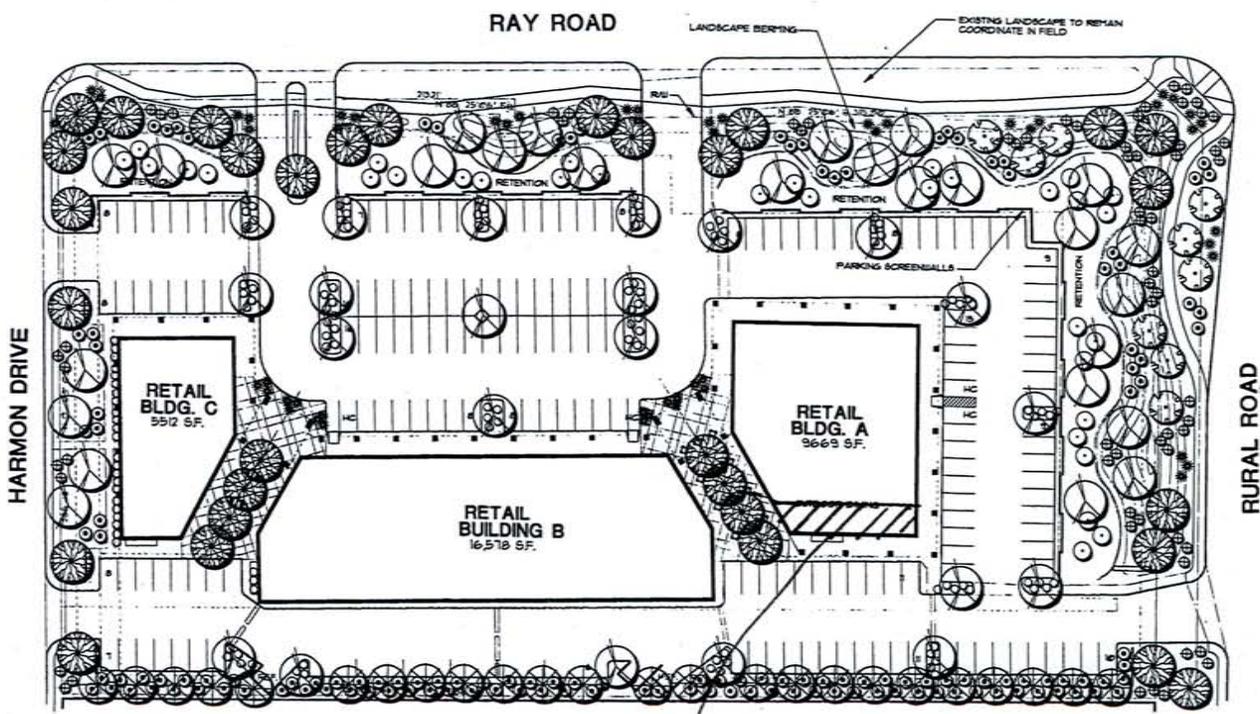
ACCESSIBLE SEATING TO COMPLY WITH
I.B.C. SECTION 1013.4.2, ADAAG 5.2 & 5.3,
1998 ANSI A117.1

(X) DEMO'S EQUIPMENT ID #
FOR EQUIPMENT SCHEDULE.
SEE SHEET T-4.

Exit/Entry.
EXISTING WALKWAY.

FLOOR PLAN

97-176



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE
(Symbol)	ACACIA SPALLS	15 GAL / 24" DIA
(Symbol)	BUSSET ACACIA	
(Symbol)	CERCIDIPY FRAXCON	
(Symbol)	PALO DREA	
(Symbol)	OLEA EUROPAEA	15 GAL / 24" DIA
(Symbol)	OLIVE HILL OLIVE	
(Symbol)	PROSCYPS CALABRES	
(Symbol)	THORNLESS PESSGITE	
(Symbol)	BARB	1 GAL / 9 GAL
(Symbol)	CAESALPINA PULCHERRIMA	
(Symbol)	RED BIRD OF PARADISE	
(Symbol)	CALLINDRINA CALIFORNICA	
(Symbol)	SALA PASTY DUSTER	
(Symbol)	DODONAEA VISCOSA	
(Symbol)	WOPREED BUSH	
(Symbol)	LEUCOPHYLLUS PASTOSUS	
(Symbol)	GREENGLAD SAGE	
(Symbol)	LEUCOPHYLLUS LANTANAE	
(Symbol)	RO DRABO SAGE	
(Symbol)	HERBERT CLANDERIN PETITE PINK	
(Symbol)	PETITE PINK CLANDERIN	
(Symbol)	RUPELLIA PONDICICOLA	
(Symbol)	SALA RUPELLIA	
(Symbol)	RUPELLIA DRETTORIANA VARIETY	
(Symbol)	OSCAR RUPELLIA	
(Symbol)	AGAVE	1 GAL / 9 GAL
(Symbol)	AGAVE VILPORNIANA	
(Symbol)	SCORPUS AGAVE	
(Symbol)	DASYLIRION DRETTORIANA	
(Symbol)	HERPESALOE PARVIFLORA	
(Symbol)	RED YUCCA	
(Symbol)	OPUNTIA SACCA-LICATA TUBACUM	
(Symbol)	SANTA-RITA PRODUCE PEAR	
(Symbol)	BROUDERSON	1 GAL
(Symbol)	BACCHARIS CENTAURIAL	
(Symbol)	CESTRUM BRACHYHYPERIC	
(Symbol)	CONVOLVULUS CROCORUM	
(Symbol)	SILVER BUSH MORNING GLORY	
(Symbol)	DALEA GREGGII	
(Symbol)	FRICSTRATE BIRD OF PARADISE	
(Symbol)	LANTANA PONTICUS	
(Symbol)	SPREADING SANDWICH	
(Symbol)	ACACIA REGINOLA	
(Symbol)	NICK	
(Symbol)	VERONICA REGINA	
(Symbol)	VERONICA	
(Symbol)	WATER	
(Symbol)	ANGULAR GRANITE COBBLE	6-8" DIA.
(Symbol)	COLOR TO MATCH GRANITE	10" DIA.
(Symbol)	DECORATED GRANITE	12" DIA.
(Symbol)	SPANISH GOLD	12" DIA.
(Symbol)	SEATHERED GRANITE BOLDERS	12" DIA.
(Symbol)	SURFACE SELECT	12" DIA.
(Symbol)	7" DEPTH ALL LANDSCAPE AREAS	
(Symbol)	1/2" DEPTH ALL LANDSCAPE AREAS	
(Symbol)	1/4" DEPTH ALL LANDSCAPE AREAS	

- NOTES:**
1. LANDSCAPE TREATMENT SHALL MEET OR EXCEED CITY OF CHANDLER MIN. REQUIREMENTS.
 2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM.

SUBJECT SUITE

CONCEPTUAL LANDSCAPE PLAN
1"=30'



Date By	Rev.
PRELIMINARY, NOT FOR CONSTRUCTION	
RETAIL CENTER S.W.C. RAY & RURAL CHANDLER, AZ BY GLENWYN DEVELOPMENT	
Drawn	PKC
Checked	JJS
Date	04/01
Scale	1"=30'
Job No.	97041
Title SITE PLAN (2)	
L-1	

SITE PLAN

HONG'S USA LLC DBA SZECHWAN GARDEN

**5055 W RAY RD STE 1
CHANDLER, AZ 85226**

Our business is located at 5055 W Ray Rd Ste 1, Chandler, AZ 85226 since October 2011. We serve Chinese diner style food from 11:00 am to 9:30 pm from Monday to Thursday and 11:00 am to 10:00 pm from Friday to Sunday. Currently, we are in the process of obtaining a Series 12 liquor license.

We employ about 8 staff in the restaurant. We do not have any live entertainment, bar except one TV in the restaurant. Total number of seats is 70 in door only. We do not have any patio, or outdoor speakers. This is the only restaurant we have.

Our restaurant will serve some beer, wine, and other alcohol beverage during the business hours. Our main service is providing Chinese diner style food. Providing alcohol is just supplemental services for our customers.