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MEMORANDUM **Transportation & Development – PZ Memo No. 12-040**

DATE: MAY 8, 2012

TO: PLANNING AND ZONING COMMISSION

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

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

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 Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends 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.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommends 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.

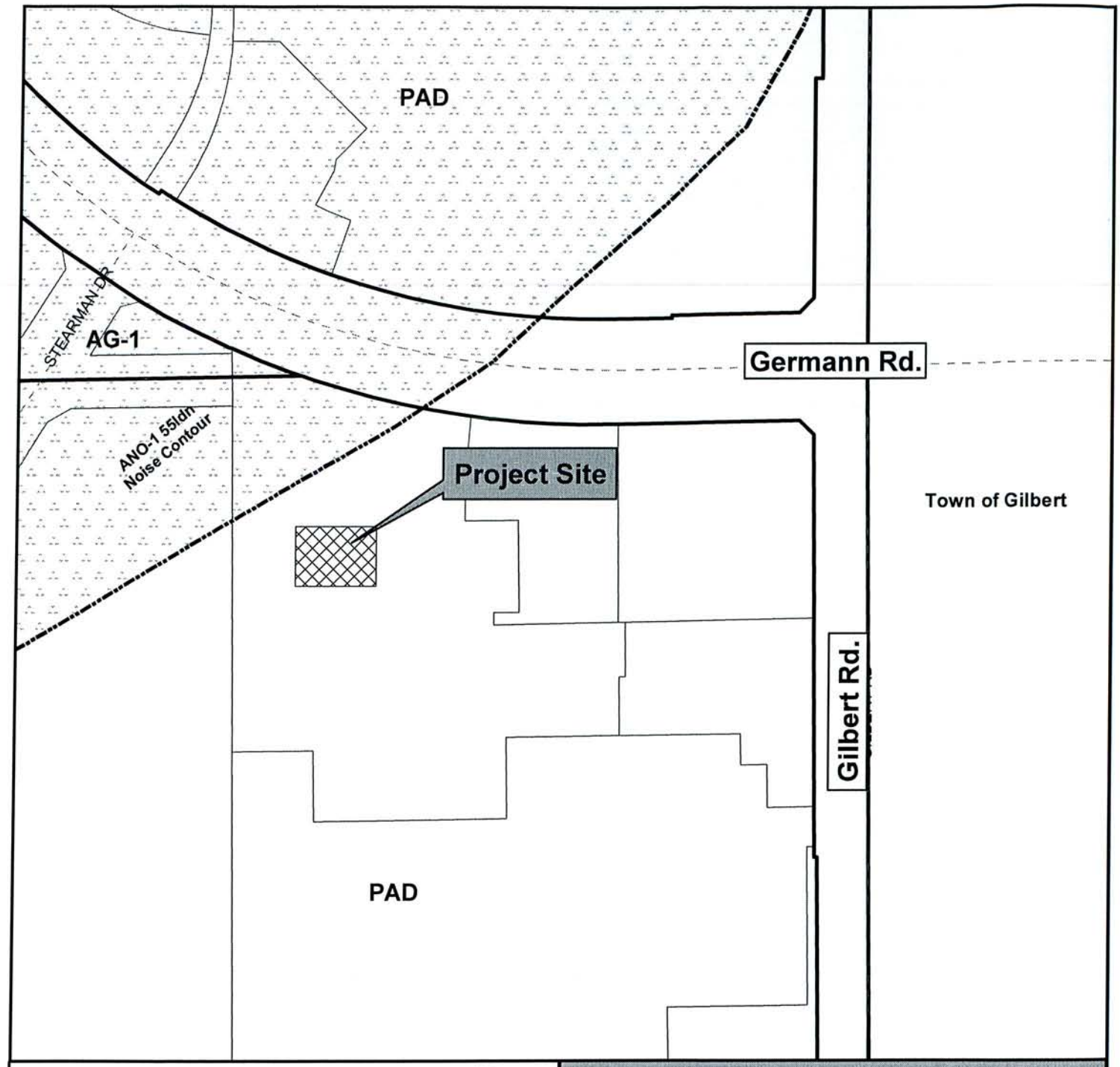
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

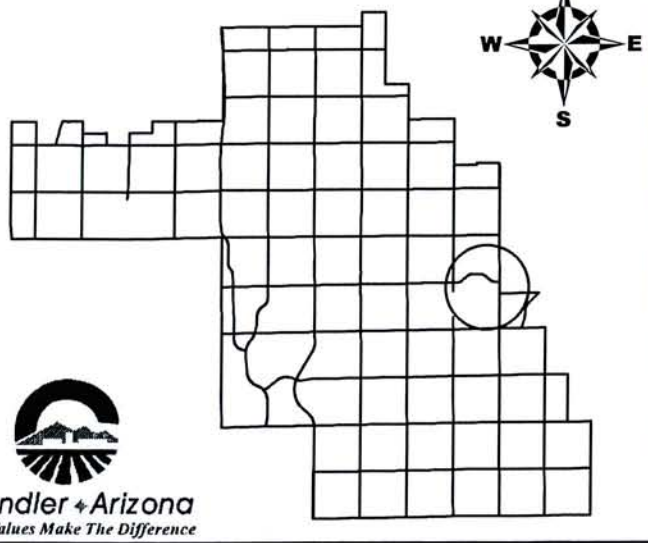
Motion to recommend approval of Liquor Use Permit case LUP12-0007 YUMMY BUFFET LLC, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



LUP12-0007

Yummy Buffet
Liquor Use Permit

Chandler Arizona
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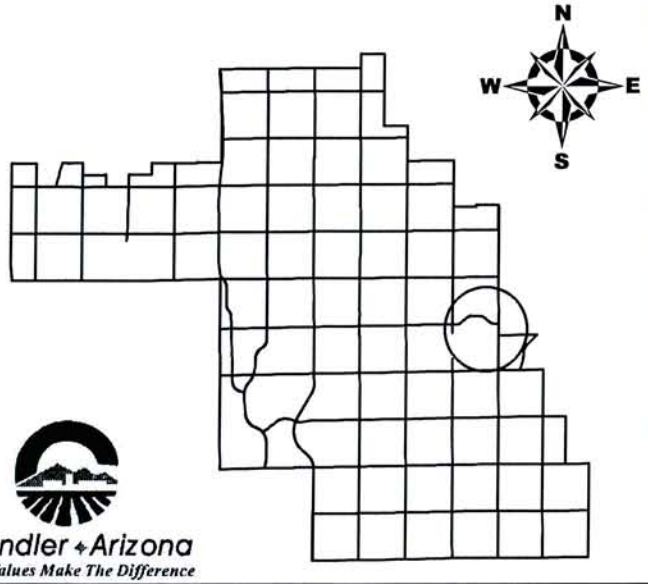
CITY OF CHANDLER 3/5/2012

Vicinity Map



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LUP12-0007

Yummy Buffet
Liquor Use Permit

CITY OF CHANDLER 3/5/2012

YUMMY GRILL BUFFET

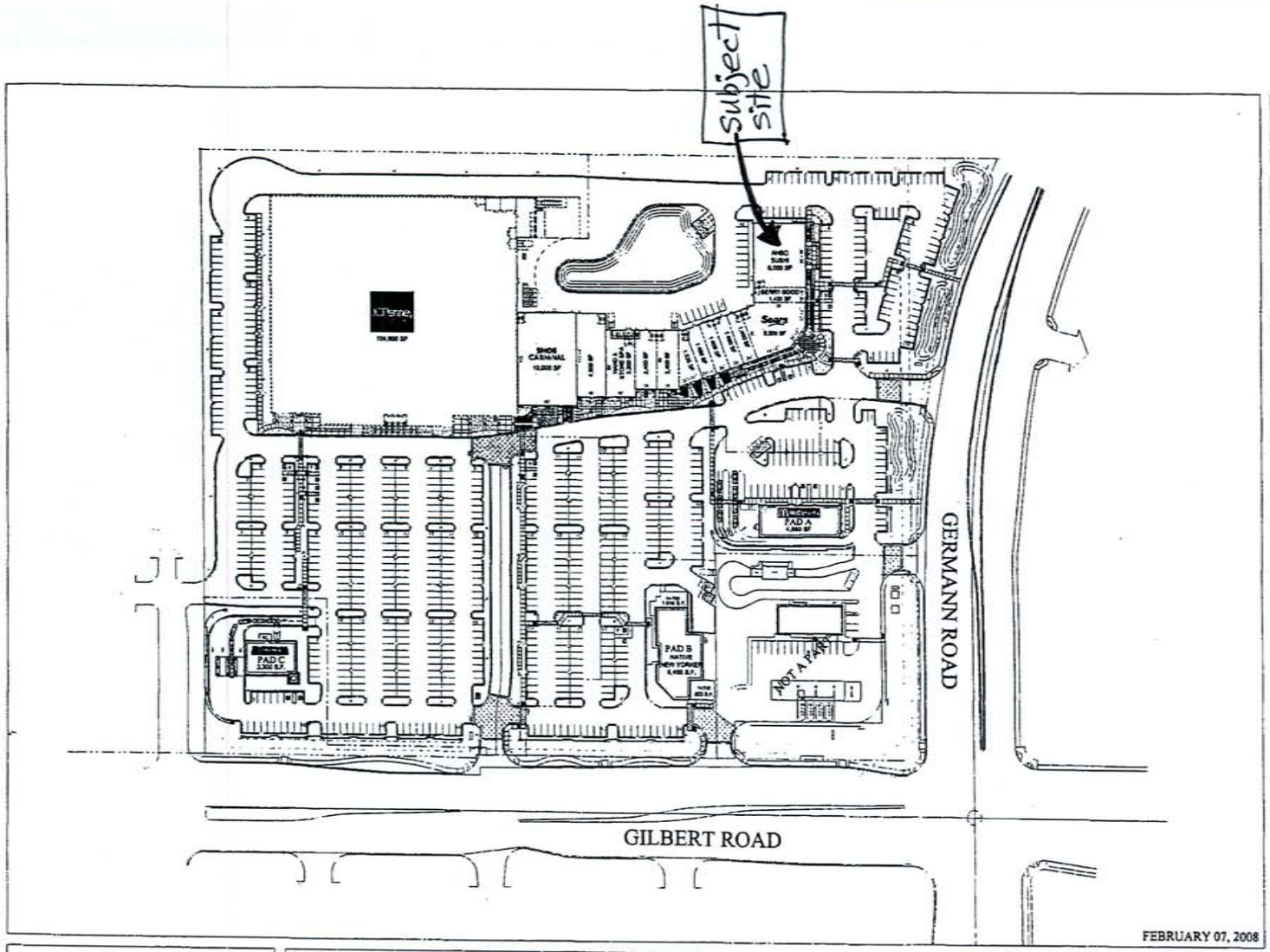
- Legal name: Yummy Buffet LLC
- Restaurant Name: Yummy Grill Buffet
- Business started: December 2011
- Contact Person: Ming Fei Lu
- Phone Number: (480) 352-8553
- Location: 2100 S. Gilbert Road Suite 1, Chandler, AZ 85286
- Shopping Center: Mill Crossing Shopping Center

- 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.

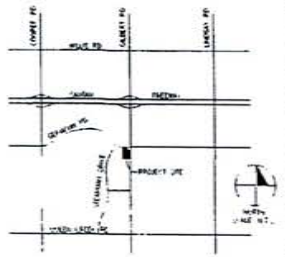


FEBRUARY 07, 2008

SITE DATA

GROSS SITE AREA (EXCLUDING CORNER PARCEL)	: 745,395 S.F. 19.0857 ACRES
NET SITE AREA (EXCLUDING CORNER PARCEL)	739,887 S.F. 16.99 ACRES
LEASABLE BUILDING AREA (TENANT S.F.)	163,425 S.F.
PARKING PROVIDED	821 SPACES
PARKING RATIO	5.04/ 1,000 S.F.

VICINITY MAP



OPUS
BUILDING BEYOND

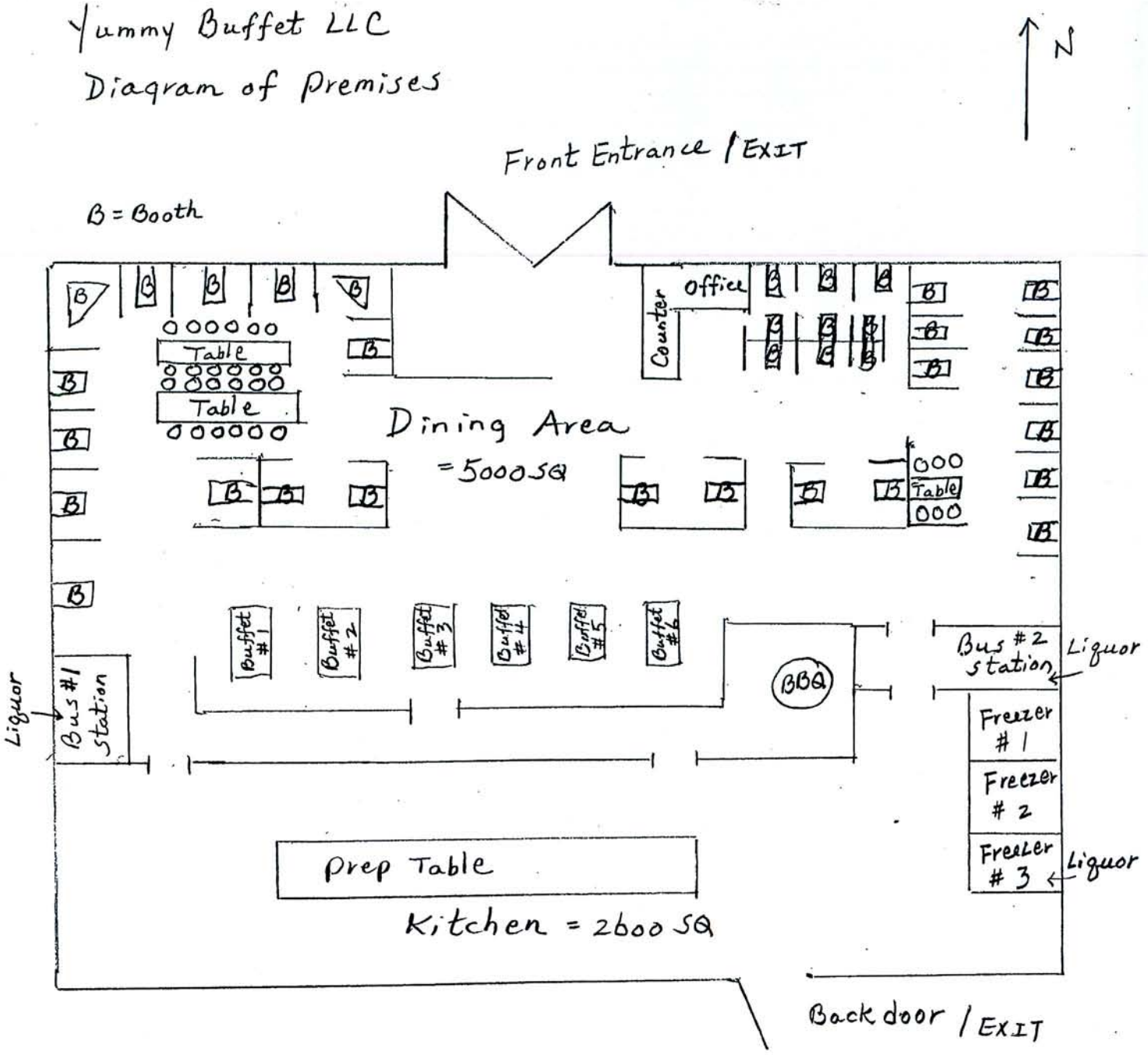
Mill Crossing

SWC Gilbert Road & Germann Road
Chandler, AZ

OPUS ARCHITECTS & ENGINEERS
A Member of the Opus Group
10350 Bren Road West
Minnetonka, MN 55343
OPUS
952-656-4444
fax 952-656-4529

Yummy Buffet LLC

Diagram of Premises



Beer / Wine Storage

* Bus Station
* Freezer # 3

Total SQ = 7600

DINNER BUFFET

$11.99

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

$12.99

Friday 4:00pm-10:00pm

Saturday Lunch $8.99

LUNCH BUFFET

$7.99

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

[redacted] SUN & HOLIDAY ALL DAY BUFFET

$12.99

11:00am-10:00pm

CHILDREN

UNDER 2 EAT FREE

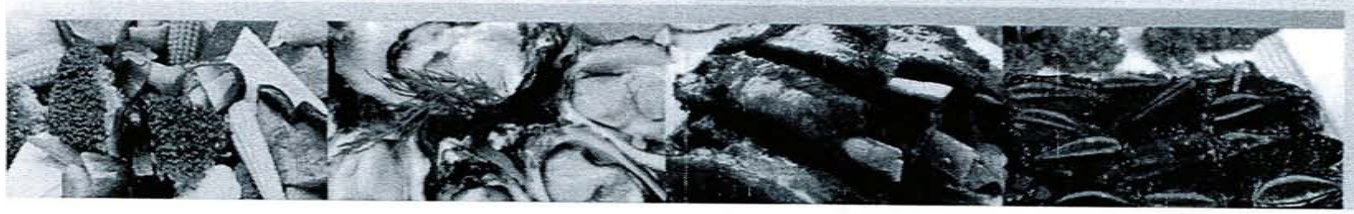
LUNCH 3-6 $2.99
7-10 $4.99

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



Grand Opening

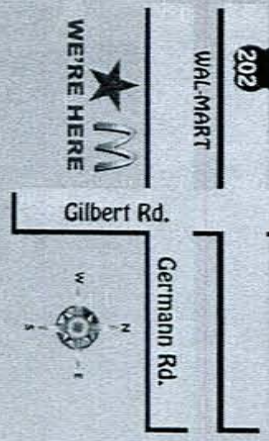
Yummy

Grill Buffet

CHINESE • JAPANESE • MONGLIAN & AMERICAN CUISINE

2100 S. Gilbert Rd. Suite #1
Chandler AZ 85286
Gilbert & Germann S.W. Corner

Tel: 480-899-8899



Free WiFi

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FOOD IS ALWAYS FRESH

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
- Crab Puff
- Sweet Sour Chicken
- Fried Shrimp
- Stuff Bun

Desserts

- Cheesecake
- Pie
- Pudding
- Cookies
- Mousse
- Cakes
- Seasonal Fruit
- Ice Cream

OVER 100'S ITEMS EVERYDAY

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