



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 12-082

DATE: AUGUST 30, 2012

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: LUP12-0017 NANDO’S MEXICAN CAFE

Request: Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant within The Shops at Pecos Ranch development.

Location: Northeast corner of Dobson and Germann Roads; building is along Germann Road

Applicant: Tim Shaughnessy

Project Info: Approximately a 5,700 square foot restaurant with outdoor dining

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the requested liquor Use Permit for the sale of liquor as permitted by a Series 12 Restaurant License with conditions.

BACKGROUND

The application requests liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within a new restaurant and outdoor patio area. A Series 12 Restaurant License 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.

This new restaurant is located within The Shops at Pecos Ranch and occupying a portion of the building formerly occupied by Rancho de Tia Rosa. Nando’s is a full-service Mexican restaurant

that is approximately 5,700 square feet. The restaurant is open seven days a week from 11 a.m. to 10 p.m. There are approximately 192 seats inside and 50 seats on the patio.

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 August 13, 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, recommends approval of Liquor Use Permit LUP12-0017 NANDO'S MEXICAN CAFE, subject to the following conditions:

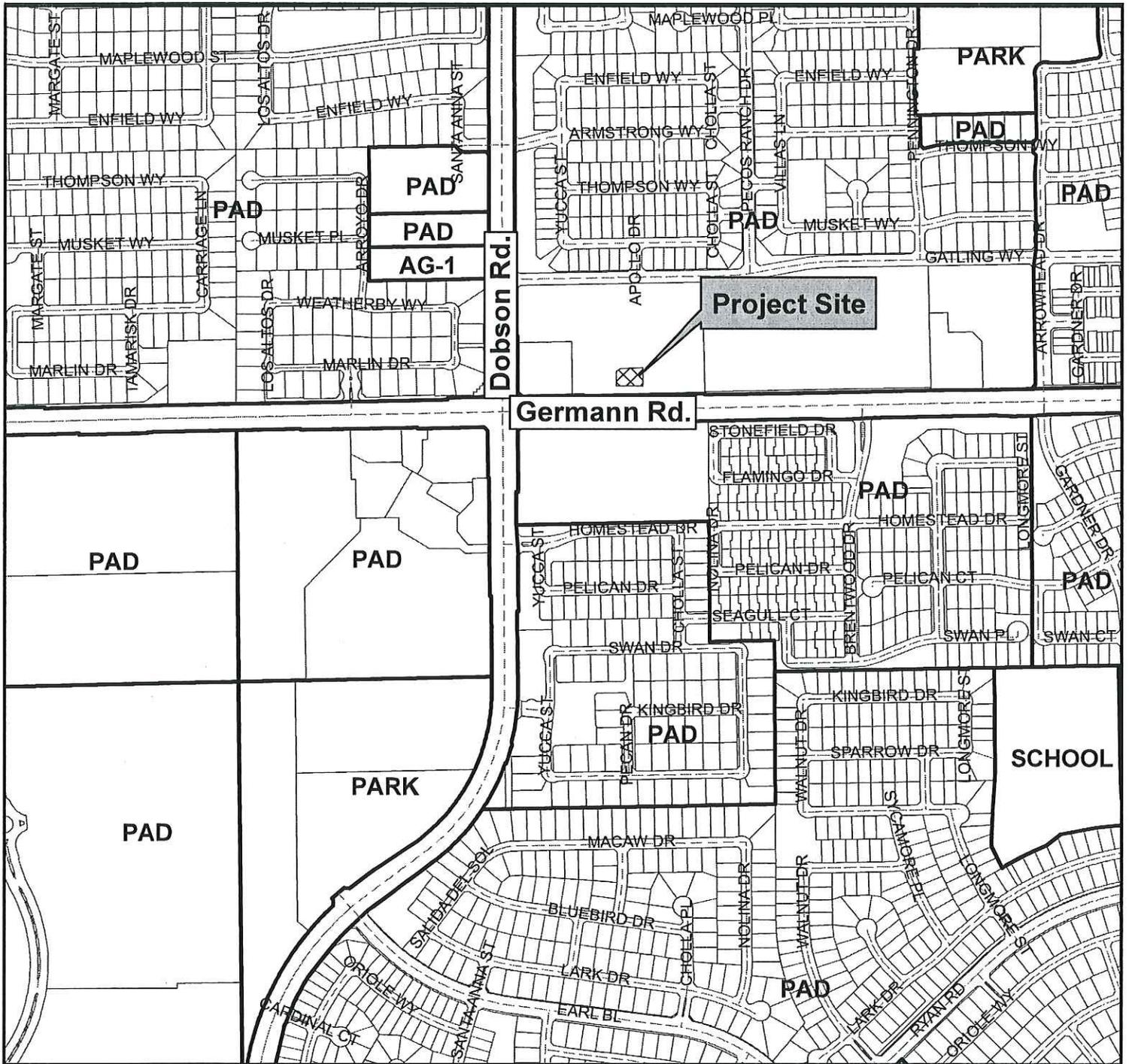
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses 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

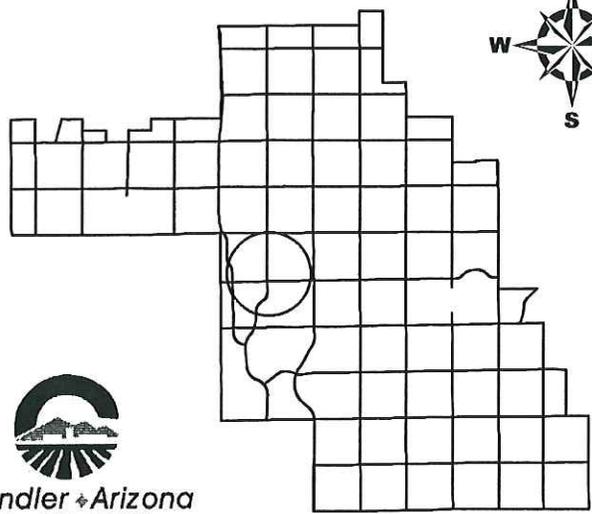
Motion to recommend approval of liquor Use Permit case LUP12-0017 NANDO'S MEXICAN CAFE, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



LUP12-0017

**Nando's Mexican Cafe
Liquor Use Permit**



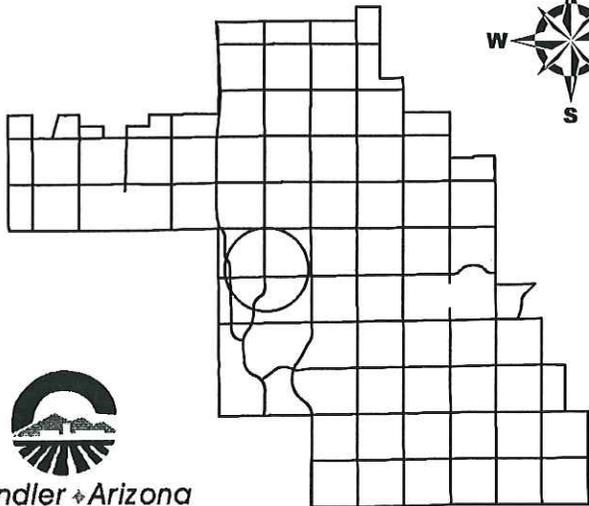
Dobson Rd.

Project Site

Germann Rd.

PARK

SCHOOL



Vicinity Map



LUP12-0017

**Nando's Mexican Cafe
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/6/2012

Nando's of Chandler, LLC. (dba; Nando's Mexican Café)

1890 West Germann Rd #3

Chandler, AZ. 85286

Nando's Mexican Café is a locally owned and operated full-service Mexican restaurant. Currently, we have two locations in Gilbert and Mesa. Nando's of Chandler, LLC will add our 3rd location at the Shops at Pecos Ranch located on the northwest corner of Dobson & Germann.

Nando's Mexican Café has requested a Series 12 liquor license for the Chandler location. We will utilize the license to serve a full menu of spirits. Currently we serve approximately 80% food and 20% alcohol at our existing locations. Our projections for the Chandler location are in line with our existing locations. Nando's of Chandler, LLC plans to employ approximately 40 employees with a mix of full and part-time.

We will maintain hours of operations from 11am-10pm daily and open seven days a week. Our guest will have access to 4 tv's located in the bar and patio. Nando's will provide no other live entertainment or gaming.

Nando's Mexican Café's location at 1890 W. Germann Rd #3 in Chandler, AZ. 85286 will be approximately 5700 sq ft and the lot square footage is 439,855 sq ft. Nando's will have approximately 192 seats inside and 50 seats on the patio. Guests will be able to access the patio from 3 locations; from the main entrance through the bar, an outside entrance on the west end of the patio and on the east side of the patio.

Nando's Mexican Café currently complies with all Arizona Smoke Free laws. The Chandler location will also comply with all Arizona Smoke Free laws. We will have a designated smoking area approximately 30 feet from our south patio entrance. Also, we have the ability to seal off the patio from the dining areas and fly fans will be in operation to eliminate any smoke from entering the facility.

Nando's Mexican Café will be making some site improvements to the patio, bar and dining areas. We will be completing the block wall fencing around the patio, adding concrete flooring to the patio, and providing additional cover to the patio. We will be relocating the bar to the southwest corner of the facility and adding sliding glass doors to access the patio. The dining areas will only see cosmetic changes.

We will be adding only one sign to the exterior of the building which will be west facing. The current parking setup and pedestrian access is completed will not be altered from its current state.

Timothy M. Shaughnessy can be contacted at (602)430-0941

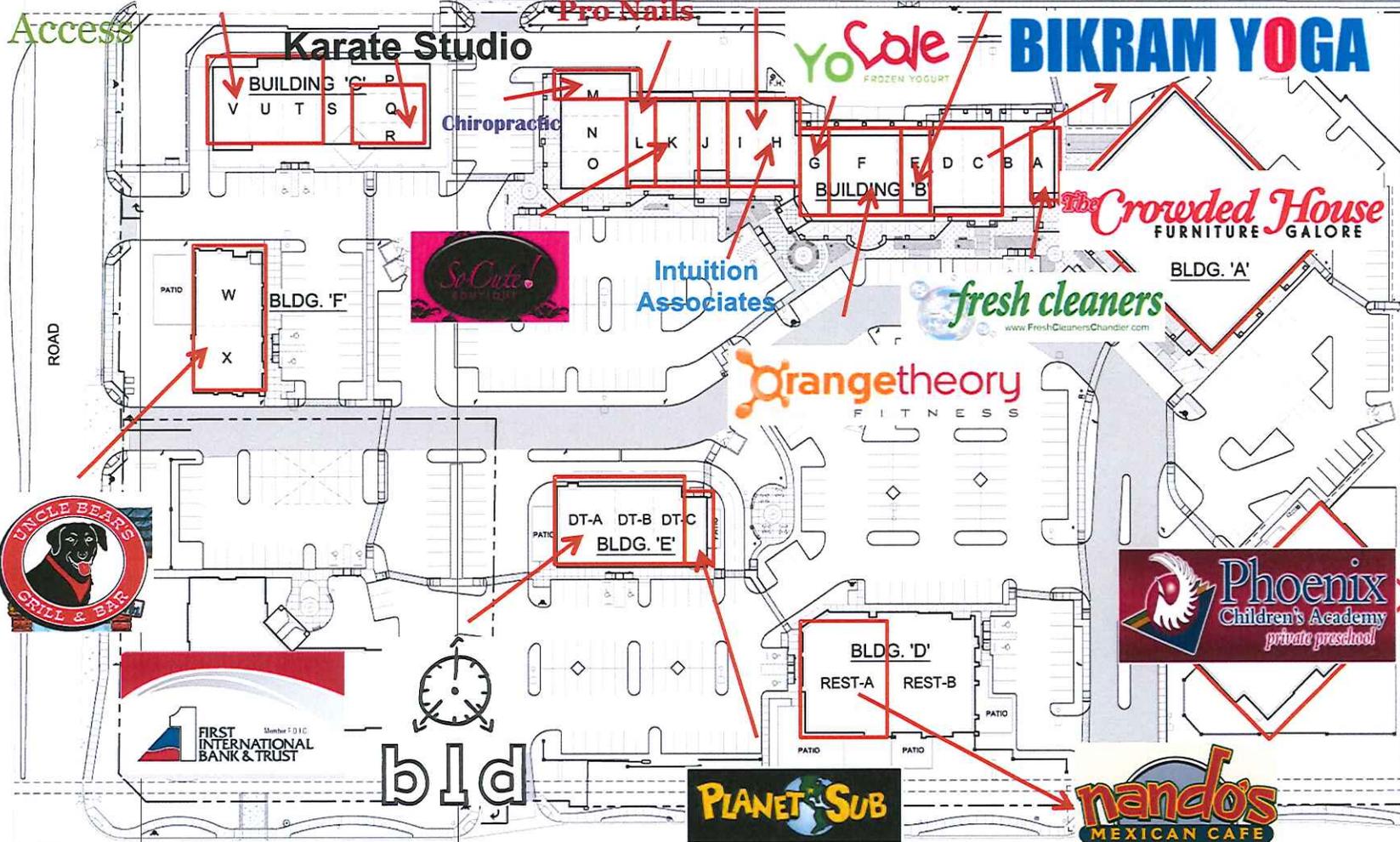
ORegano's
PIZZA BISTRO

Verde Salon
ORGANIC BEAUTY
GATLING

iBeach  Tan

↑ North

Full
Access



Building A: 1870 W. Germann Rd.
The Crowded House: 16,133

Building B: 1900 W. Germann Rd.
A: Fresh Cleaners 1,000
B: 1,245
C-D: Bikram Yoga 3,000
E. I Beach Tan: 1,600
F: OTF: 2,810
G: Yo Love: 1,530
H-I: Intuition: \$2,400
J: Verde Salon 1,650
K: So Cute Boutique: 1,005
L: Pro Nails: 1,400
M: 1,520
N and O: 2,470

Building C: 1850 W. Germann Rd.
Phoenix Children's Academy

Building D: 1890 W. Germann Rd.
Nando's: 5,700
Rest B: 4,500

Building E: 1920 W. Germann Rd.
BLD: 4,711 sqft
Planet Subs: 1,221

Building F: 1980 W. Germann
Uncle Bears: 4,855

Building G: 1950 W. Germann Rd.
Oreganos: 4,415
S: 1,404
Sandoval Karate: 2,277
P: 1,165

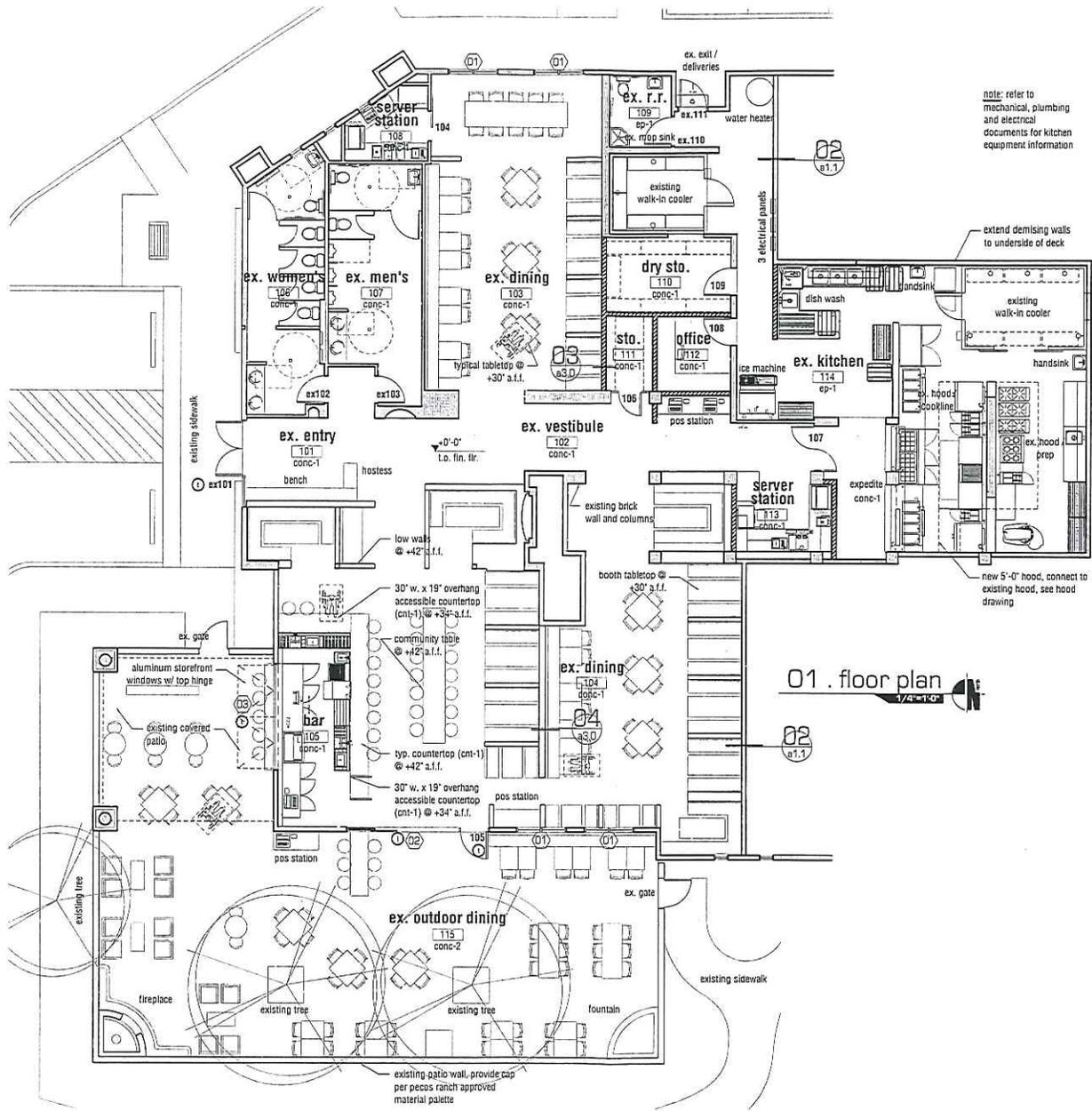
← Price Corridor- 65,000 daytime employees

Signalize
Intersection

Full Access

The Shops at Pecos Ranch

Floor Plan



01 . floor plan
1/8" = 1'-0"

1. contractor to verify all existing conditions; if there are any changes, revisions or discrepancies call architect.
2. patch, repair and prep existing partitions as required for new finishes.
3. relocate sprinkler heads, fire alarms & fire extinguishers as required by code.
4. not used.
5. coordinate mechanical ducts with all framing plans to ensure adequate routing, report discrepancies to architect before proceeding.
6. for interior finishes, see room schedule.
7. provide adequate blocking for all wall mounted items as req'd.
8. all construction shall conform to the latest m.a.g. specifications and standard details, building to be fire sprinklered, deferred submittal.
9. layout location of all mechanical and electrical items prior to installation-obtain field approval from owner and architect for location of each item.
11. refer to room finish schedule for floor and ceiling finishes.
12. see electrical for lighting fixture schedule and additional specifications.
13. see mechanical for mechanical equipment schedule and specifications.
14. do not scale drawings.
15. contractor shall check and verify all field conditions and dimensions with the construction drawings at the project site prior to construction, erection and/or fabrication. contractor shall inspect related work and adjacent surfaces. contractor shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work to the architect/engineer before proceeding with this work. contractor is responsible for dimensions, quantities and coordination of other trades. contractor to cross-reference and coordinate architectural, mechanical, electrical, structural, civil and landscape drawings and notify architect of any discrepancies before bidding and construction.
16. all interior dimensions from centerline of new walls and face of stud from existing walls.

- existing full ht. exterior wall 6" metal stud wall
- existing 3-5/8" or 6" stud interior wall @ 24" o.c., w/ r-19 sound batt insulation
- full height 6" mt stud interior wall @ 24" o.c., w/ r-19 sound batt insulation
- partial height 4" mt or wood stud interior wall @ 24" o.c. to 6" above ceiling, w/ r-19 sound batt insulation
- new 6" mt stud low wall @ 24" o.c. w/ 5/8" gyp. bd. ea. side - see detail 04/A-3.0 (width varies see dimension plan)

- floor finish legend**
- existing stained concrete: stmp, restrain and seal (conc-1). see finish schedule
 - stained concrete (conc-2). see finish schedule
 - existing epoxy floor continuous w/ 6" beveled base (ep-1). see finish schedule

1st city submittal
 architect: concorpa
 1880 West Paramount Road, Suite #1
 Chandler, Arizona 85226
aline
 date issued: June 20, 2012
 nando's mexican cafe t.l.
 PROJECT NO. 12-000000

floor plan
a-2.0

note: refer to mechanical, plumbing and electrical documents for kitchen equipment information