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MEMORANDUM **Transportation & Development - PZ Memo No. 12-115**

DATE: OCTOBER 30, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: LUP12-0021 I SUSHI

Request: Use Permit approval to sell liquor as permitted under a Series 12 Restaurant license within a new restaurant and outdoor patio

Location: 4939 W. Ray Road, Suites 1 & 2;
Southeast corner of Ray and Rural roads

Applicant: Jonathan Schuck; Owner

RECOMMENDATION

The request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License within a new restaurant and outdoor patio. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Ray and Rural roads, within the Corona del Sol Plaza. The subject site is located at the eastern portion of the site within a section of inline shops. Commercial development is adjacent to the subject site's north, west, and southern boundaries; east approximately 60-feet is the Daybreak Vista II single-family residential subdivision.

The commercial center was initially approved in the mid-80's, zoning lapsed, and was ultimately developed in the mid-90's following a zoning and Preliminary Development Plan approval. The subject suite has had a variety of Asian restaurants with the most recent sushi restaurant operating from 2007 until earlier this year. The previous restaurant operated with a Series 12; however, did not serve alcohol on the outdoor patio. The current request is for approval to sell

liquor as permitted with a Series 12 restaurant license within a new restaurant and on the outdoor patio. The outdoor patio was constructed prior to the two previous restaurants occupying the site; however the restaurants never served alcohol on the patios. The serving of alcohol on the outdoor patio triggers the new Use Permit.

The restaurant is roughly 3,500 square feet and can accommodate 100 patrons. The outdoor patio is roughly 700 square feet and will accommodate roughly 25 patrons. The current user is maintaining the same layout as previous users, with minor modification occurring to the interior. The restaurant will be open Monday through Saturday, and will be closed on Sundays. Typical hours of operation will be from 11 a.m. to 11 p.m. It is anticipated that there will be 20 employees.

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 Friday, October 26, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0021 I SUSHI, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) 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. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

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

5. Televisions, speakers, and music are prohibited outside of the restaurant.

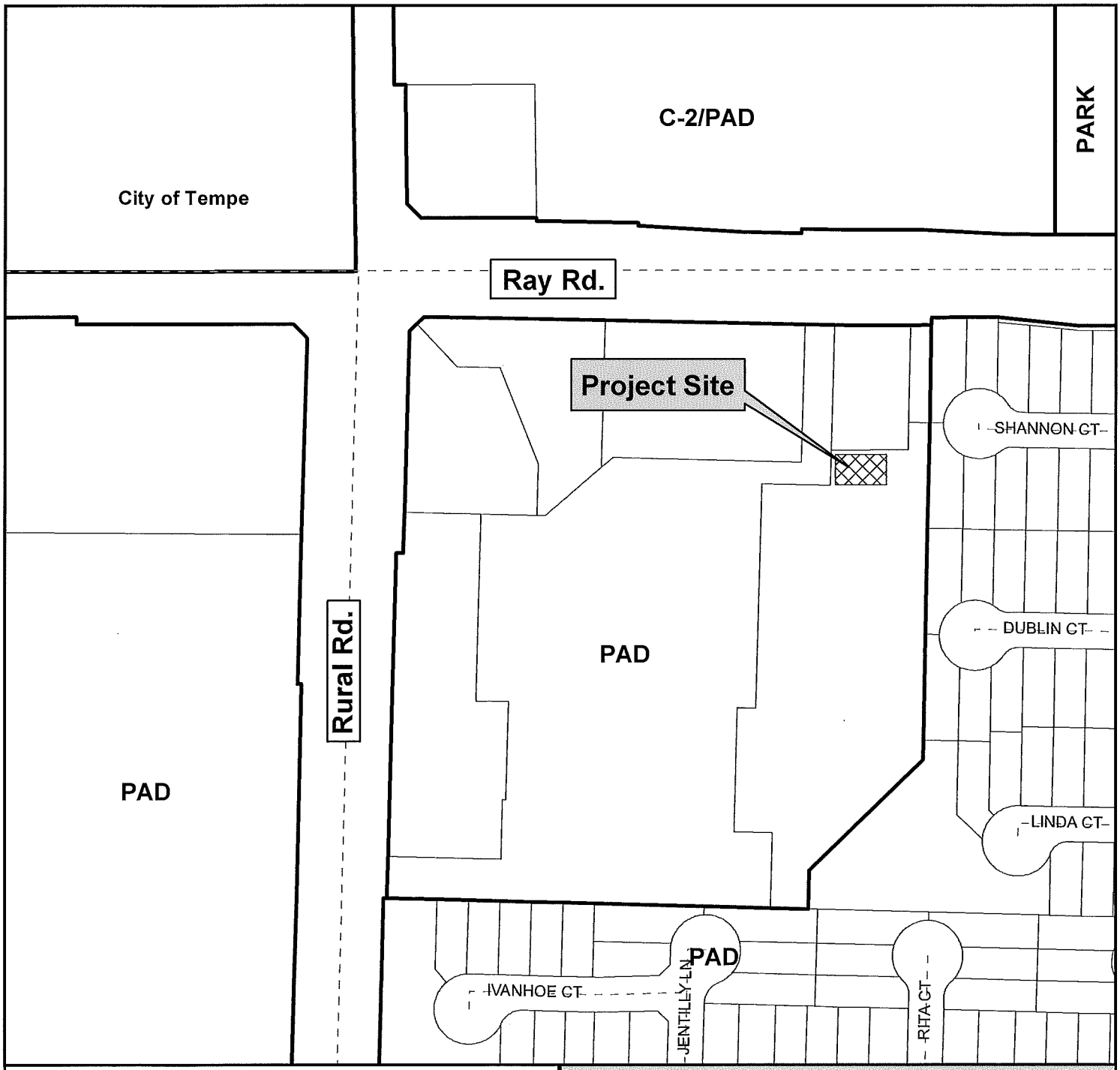
6. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

PROPOSED MOTION

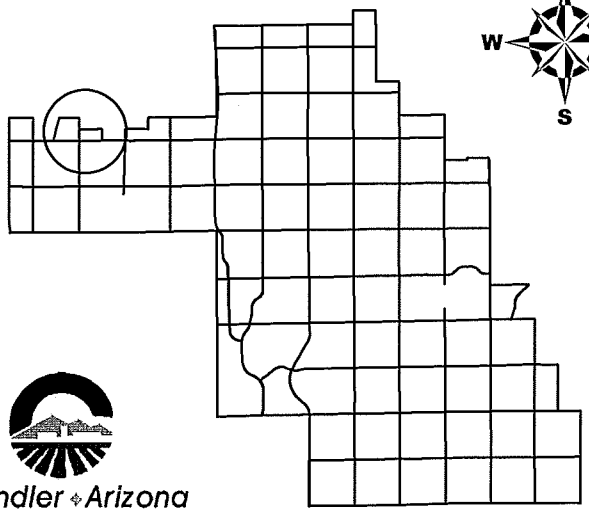
Motion to recommend approval of LUP12-0021 I SUSHI, Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License within a new restaurant and outdoor patio, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



LUP12-0021

I Sushi
Liquor Use Permit

Chandler Arizona
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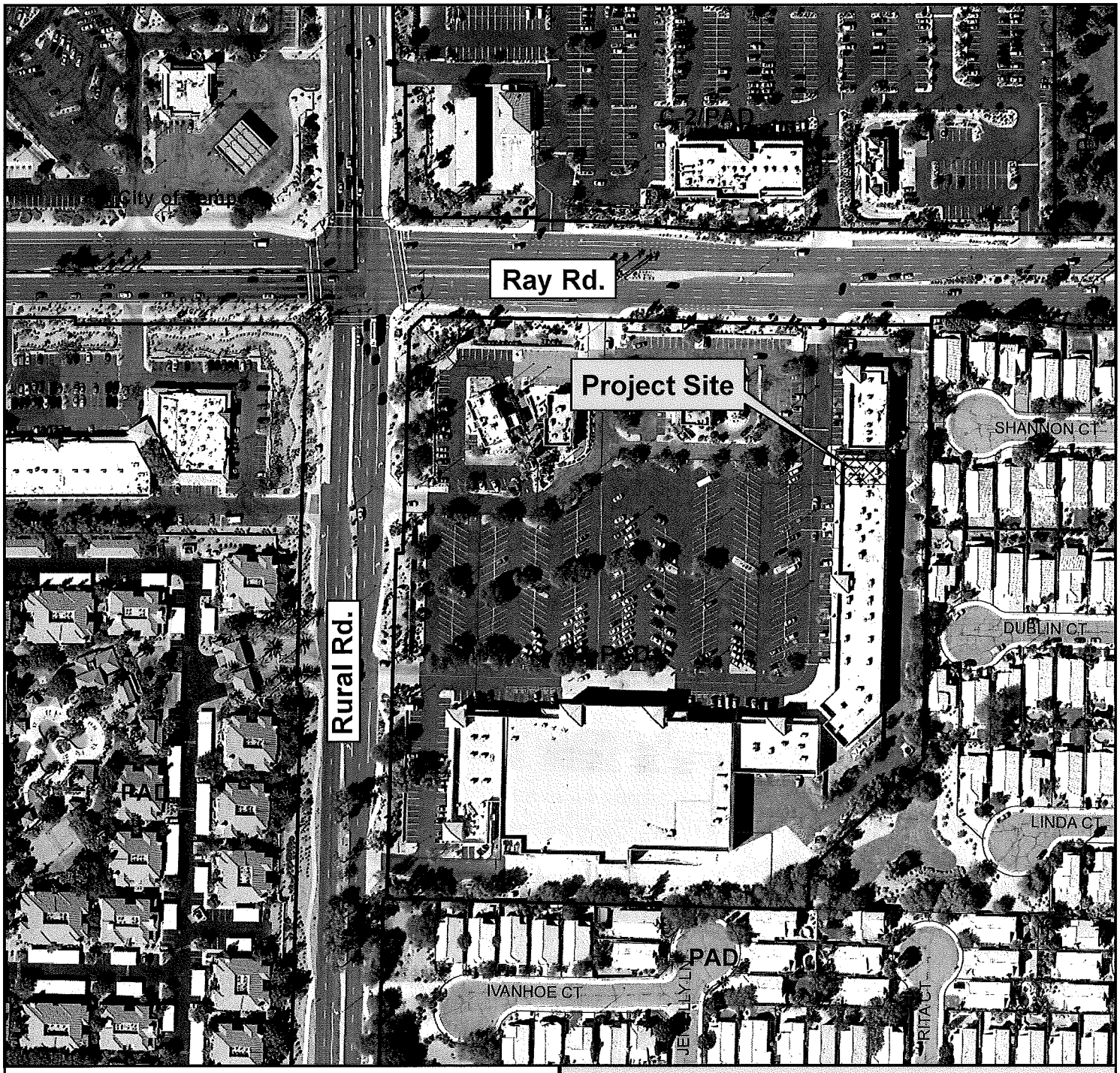
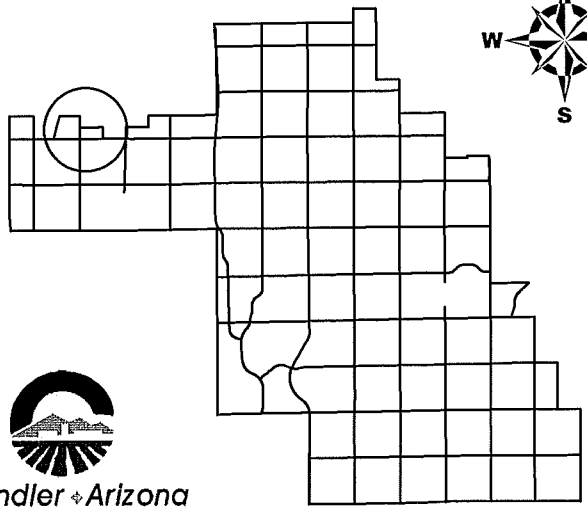
CITY OF CHANDLER 8/16/2012



Vicinity Map



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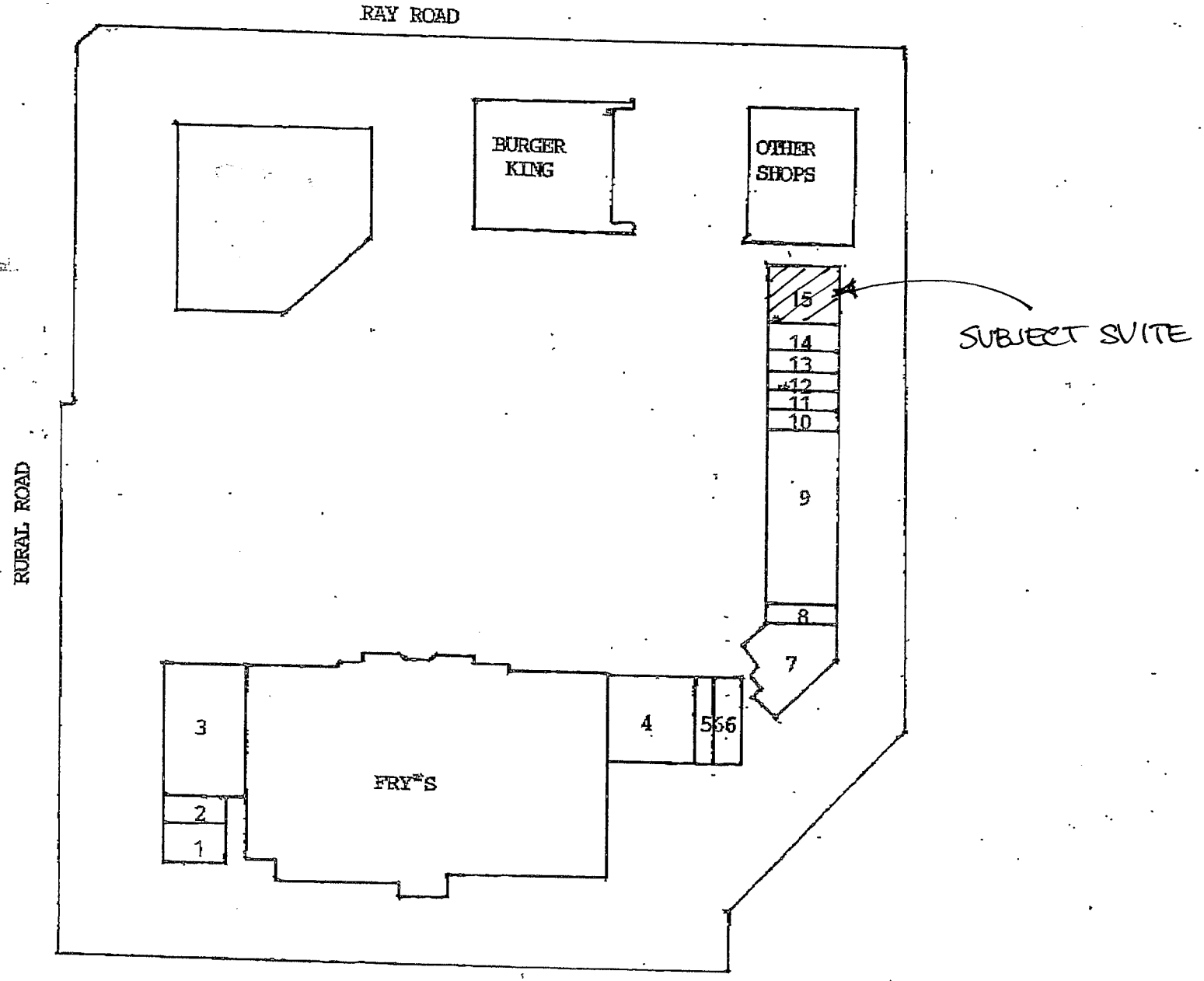
LUP12-0021

I Sushi
Liquor Use Permit

CITY OF CHANDLER 8/16/2012


RAY ROAD
RURAL ROAD
BURGER KING
OTHER SHOPS
FRY'S
SUBJECT SUITE
1
2
3
4
5
6
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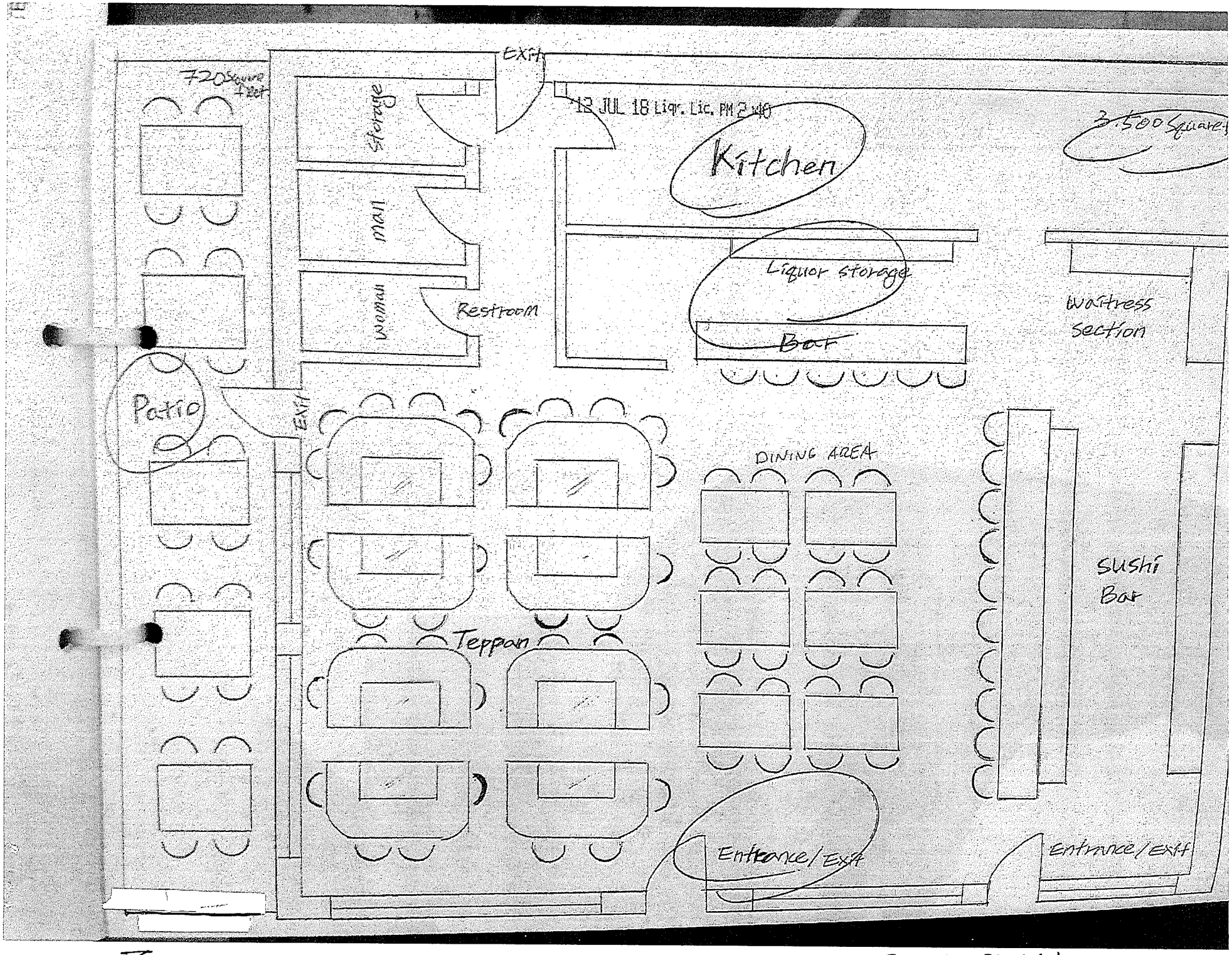
8
9
10
11
12
13
14
15

SITE PLAN

N


720 Square feet
Exit
Storage
Man
Woman
Restroom
13 JUL 18 Liq. Lic. PM 2:40
Kitchen
3,500 Square
Liquor storage
Bar
Waitress Section
Patio
Exit
DINING AREA
Teppan
Sushi Bar
Entrance/Exit
Entrance/Exit

← Z

FLOOR PLAN

I Sushi

I Sushi, located 4939 West Ray Rd. Chandler, AZ. 85226 Suite #1&2. Applying for series #12 liquor license to be served at above location. It is a Japanese cuisine restaurant. I sushi will be serving varieties of alcoholic beverages, such as, domestic and imported beer, sake, and wines. The restaurant is 3,500 square foot excluding patio space. Inside the restaurant will seat 99 people and Patio area will seat about 20 – 25 people. Outside patio will be fenced off completely which will allow our clients to have access through the dinning room. The outside patio will be smoke free zone, will not be allowed to smoke. Person(s) violates this rule will be asked to leave our restaurant. Thank you for your consideration.

Contact Information: Jonathan Shuck

Phone (602) 770-7003