



MEMORANDUM Transportation & Development - PZ Memo No. 12-106

DATE: NOVEMBER 14, 2012
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KA*
FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER *DDT*
SUBJECT: LUP12-0025 ZAMMI'S GRILL

Request: Use Permit approval to sell liquor as permitted under a Series 6 Bar License for on-premise (indoors only) consumption

Location: 4040 S. Arizona Avenue, #7 (Southwest Corner of Arizona Ave and Ocotillo Rd)

Applicant: William St. Vincent, Zammi II, LLC

RECOMMENDATION

Finding consistency with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval subject to conditions.

BACKGROUND

Zammi's Grill is located within the Fulton Ranch Towne Center within a multitenant building. The subject suite is approximately 1,500 square feet, which includes a 630 square foot dining area that can accommodate approximately 42 patrons, and approximately 265 square feet that can accommodate approximately 11 patrons. Outdoor tables are located in front of the subject suite and adjacent suites; however, the restaurant does not serve liquor or food at these tables, nor would they be permitted to serve liquor at these tables because they are not bordered by a barrier as required by the State Department of Liquor.

Zammi's Grill received Use Permit approval for a Series 12 restaurant license in 2009. The current application requests liquor Use Permit approval to switch from a Series 12 to a Series 6 bar license. A Series 6 bar license allows the sale of all spirituous liquor for onsite and offsite

consumption, whereas, a Series 12 restaurant license allows the sale of all spirituous liquor for onsite consumption only. A Series 6 bar license does not require a minimum percentage of food sales as required for restaurants.

As the applicant states in the attached narrative, there will be no operational changes with the change in liquor license. The business will continue to remain open seven days a week from 11am to 11pm. The number of employees will remain the same. There will be no live entertainment, pool tables or dancing. The restaurant will continue to only serve food and liquor indoors. Everything will remain the same, except for the change in type of liquor license.

There are two reasons the applicant provides for requesting the change in liquor license. First, because the cost for a Series 6 bar license is at a ten year low. Secondly, even though the establishment expects everything to remain the same, the removal of the minimum 40% food sales requirement would save them and the State Department of Liquor License and Control the time and money spent on future audits.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on October 11, 2012. No residents attended the meeting.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff received one telephone call from a Fulton Ranch resident who was concerned that taking away the State's ability to hold the restaurant accountable to maintain a minimum 40% food sales might transform the establishment into a local "watering hole" with negative consequences.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP12-0025 ZAMMI'S GRILL, 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 6 (Bar License) only, and a change to any other liquor licenses shall require re-application and new liquor Use Permit approval.
3. The liquor Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.

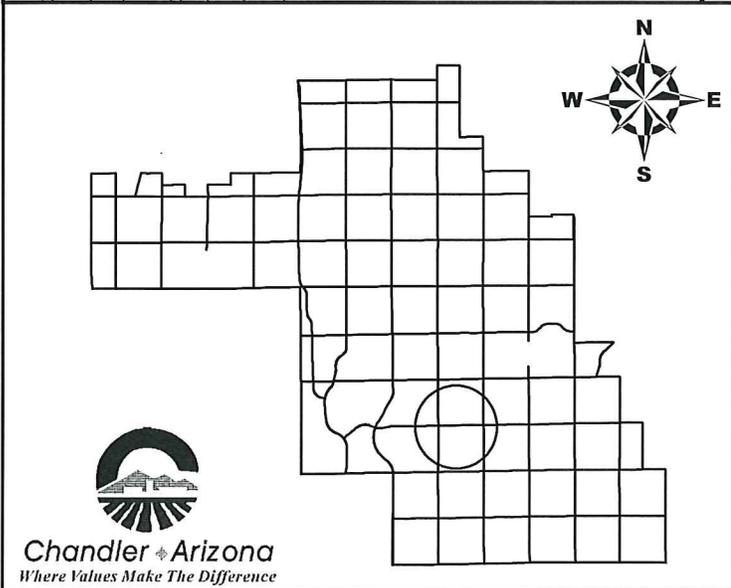
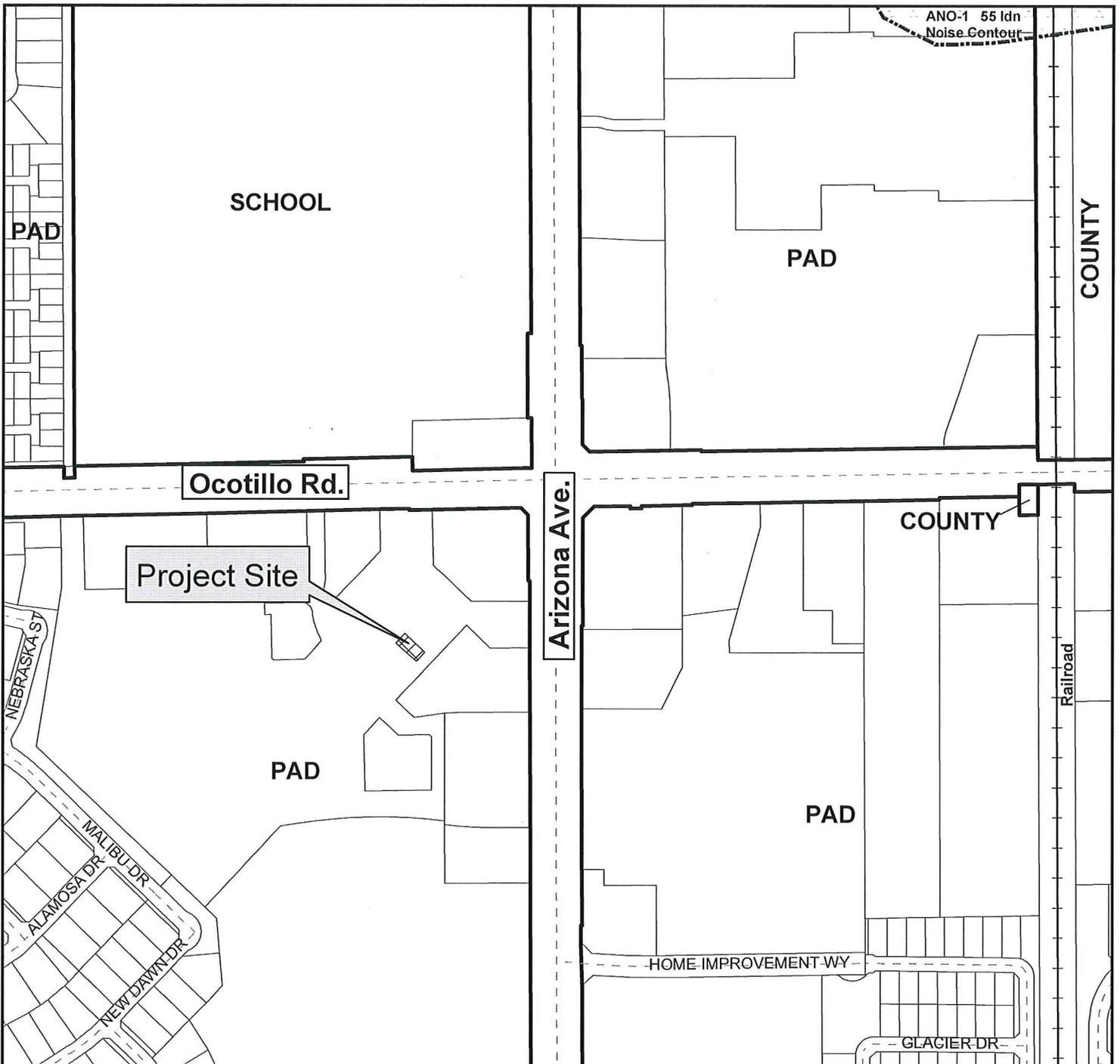
PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP12-0025 ZAMMI'S GRILL, subject to the conditions recommended by Staff.

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Attachments

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

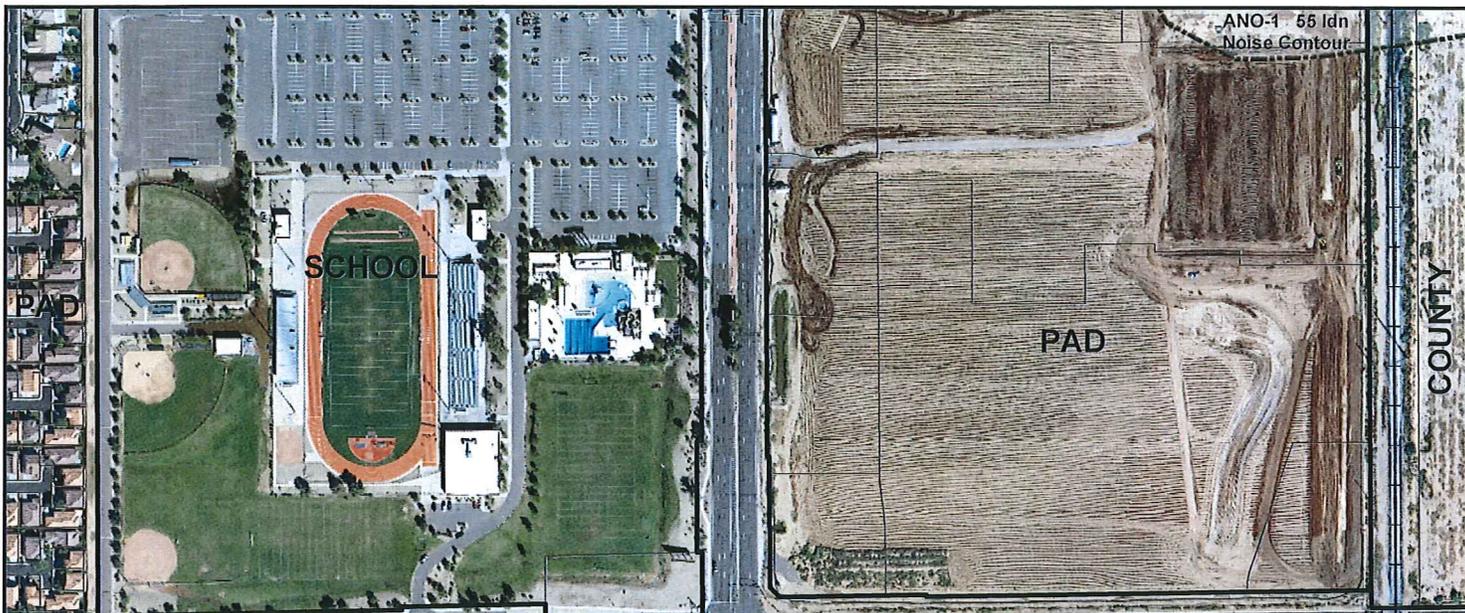


Vicinity Map



LUP12-0025

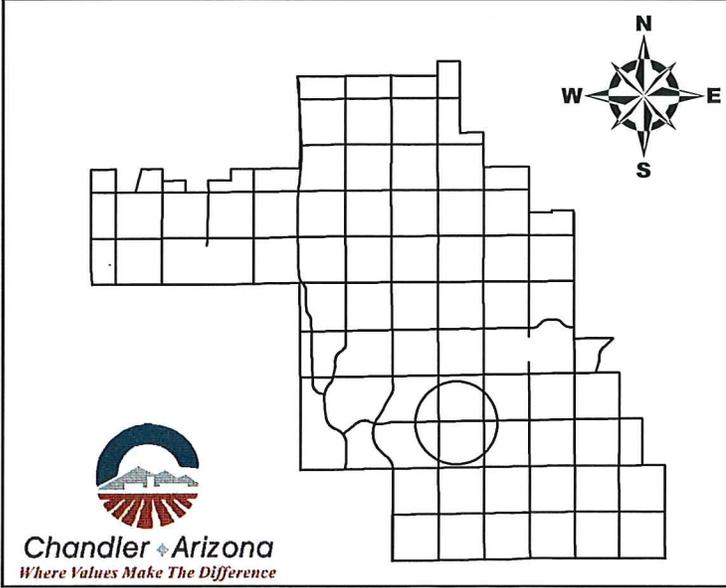
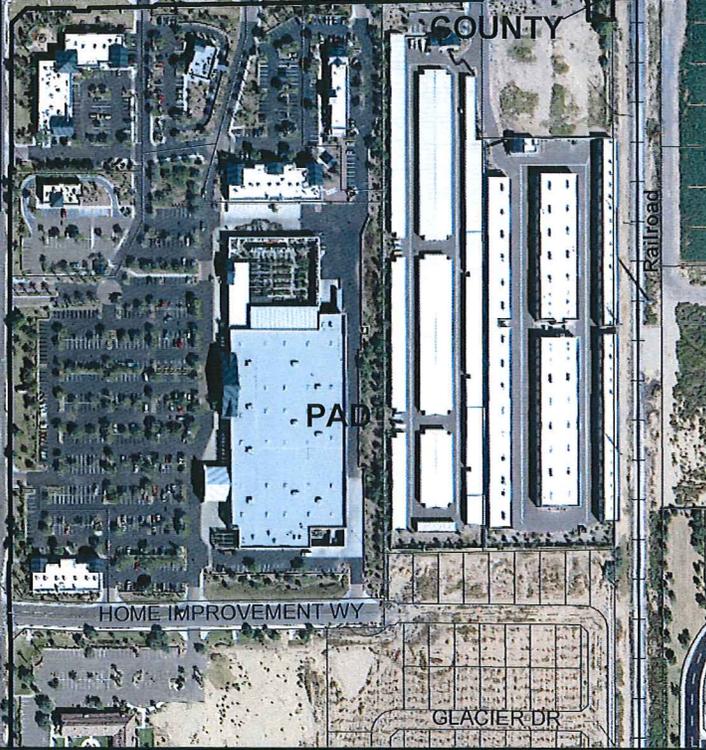
**Zammi's Grill
Liquor Use Permit**



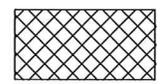
Ocotillo Rd.



Arizona Ave.



Vicinity Map



LUP12-0025

**Zammi's Grill
Liquor Use Permit**



Zammi's Grill

City of Chandler,

Zammi II L.L.C. DBA Zammi's Grill would like to request a use permit for a Series 6 (Bar) liquor license for our location at 4040 S. Arizona Ave. # 7 Chandler, AZ. 85248.

There are two reasons for this request:

First, the cost of Maricopa County series 6 liquor licenses is at a ten year low. It seems a perfect time for us to invest in this type of tangible asset that will ultimately increase in value over time, thus increasing the value of our business.

Second, Arizona Revised Statutes / Arizona Administrative Code requires that at least 40% food sales be maintained for all series 12 (Restaurant) licenses. We have properly maintained our series 12-restaurant license within these statutory and regulatory guidelines, (our last renewal was 45% percent food). However it has come to our attention that businesses whom which have food sales in the low to mid forties are usually slated for audit. The approval of a series 6 bar license will remove this food sale percentage requirement and in turn save our business and the Department of Liquor Licenses & Control time and money if an audit was to be pursued.

No operational changes will occur. The type of liquor to be served/stored/sold, hours of operation, days of the week the business is open, number of employees will all remain the same as they were under the restaurant use permit. There will be no additional entertainment such as live music, pool tables or dancing. Basically all aspects of the current business under the current use permit will be identical - the only change will be the type of liquor license.

Thank you for your time and consideration,



William St. Vincent

1511 W . Cardinal Way Chandler, AZ 85286

(480)895-1706

Appetizers

Kickstart your meal off right with one of these appetizers!

Create Your Own Sampler Platter \$8.95

Choose any three appetizers from the list below and we will serve them up with your favorite dipping sauces. (excludes nachos and quesadilla)

Cheese Quesadilla* \$5.95

Tortilla stuffed with shredded jack and cheddar cheese served with fresh pico de gallo and sour cream. Add chicken for \$2.00

Spinach and Artichoke Dip \$5.95

Steaming hot Spinach and Artichoke dip served with your choice of fresh chips or warm bread

Fried Calamari* \$7.95

Lightly breaded and tender

Chicken Strips* \$5.95

Breaded chicken breasts

Chili Cheese Fries \$5.95

A large helping of fresh cut fries topped with homemade chili and cheese. Served up with plenty of napkins.

Loaded Fries* \$5.95

Fresh cut fries topped with sour cream, chunks of bacon, shredded cheese, and chives. Get them naked for only \$3.95

Sweet Potato Fries \$4.95

Large bowl of sweet potato fries

served with your choice of ranch, marinara, blue cheese, or Zammi Sauce

Veggie Plate \$5.95

Oval plate filled with carrots, celery, tomato slices, cucumbers, and green peppers.

Chips and Salsa \$3.95

Fresh chips served with homemade pico de gallo

Loaded Nachos* \$7.95

Fresh chips topped with diced tomatoes, onions, black olives, and jalapenos. Served with pico de gallo and sour cream. Add chicken or beef \$2.00

Fresh Onion Rings \$5.95

Fresh cut onion rings lightly battered and fried to a golden brown

Mozzarella Sticks \$5.95

Lightly Breaded

Fried Pickles \$4.95

Pickle slices lightly breaded and fried to a golden brown

Fried Zucchini \$5.95

Lightly breaded ovals

String Beans \$5.95

Lightly breaded and fried

Pretzels \$3.95

3 pretzels fried and served with a cheese dipping sauce

eating raw or undercooked meat, seafood, or egg products may increase your risk of food born illness

Beverages

Coke Products \$1.99

Iced Tea or Lemonade \$1.99

Hot Coffee \$1.99

Milk/Chocolate Milk \$2.25

Sugar Free Redbull \$2.25

Orange Juice \$1.99

Cranberry Juice \$1.99

Grapefruit Juice \$1.99

Zammi's Grill

The Cheers of Chandler

Salads

Add chicken to any salad for only \$2.00 more

House Salad \$5.95

Romaine and iceberg lettuce served with cucumbers, tomatoes, red onion, topped with shredded cheddar and croutons. Side salad \$2.95

Caesar Salad \$5.95

Romaine Lettuce, parmesan cheese, and croutons tossed in Caesar dressing. Side Caesar \$2.95

Chef Salad* \$9.95

Romaine and iceberg lettuce, cucumbers, tomatoes, turkey, ham, american and swiss cheese topped with a hard boiled egg.

Spicy Chicken Salad* \$8.95

Romaine and iceberg lettuce, cucumbers and tomatoes topped with spicy grilled chicken dipped in a spicy and sweet sauce and finished off with fresh onion strings.

Entrees

Zammi Pasta Bowl* \$9.95

Penne Pasta tossed with Italian Sausage and topped with our homemade marinara. Served with a side salad.

Chicken Alfredo* \$9.95

A large serving of penne pasta topped with fresh grilled chicken and homemade alfredo sauce. Served with a side salad.

Protein Plate* \$7.95

A large beef patty or chicken breast served with cottage cheese, tomato slices, and pickle spears.

consumption of raw or undercooked meat, seafood, or egg products may increase your risk of food born illness

Sandwiches

served with french fries, sweet potato fries, coleslaw, or cottage cheese.

Zammi'Classic Burger* \$8.95

8 oz beef patty cooked to order and topped with lettuce, tomato, red onion, and mayo. Your choice of cheese.

Cajun Burger* \$8.95

8 oz. beef patty topped with jalapenos, pepper-jack cheese, lettuce, tomato, red onion, and cajun mayo.

Grilled Chicken Sandwich* \$8.95

Char-grilled chicken breast with lettuce, tomato, red onion, and mayo. Your choice of cheese.

Reuben \$7.95

Slow Roasted corn beef layered with sauerkraut and swiss cheese served on rye bread with 1000 island

Patty Melt* \$7.95

Beef patty topped with sauteed onions and swiss cheese. Served on toasted Rye bread.

Philly Cheesesteak* \$7.95

Philly meat topped with sauteed onions and green peppers. Smothered in Cheez Wiz. The Philly way!

Cheesesteak Hoagie* \$7.95

Philly meat served with lettuce, tomato, melted swiss, and mayo. Not the original, but the next best thing!

Zammi Sliders* \$7.95

Chicken or Beef Sliders served with lettuce, tomato, mayo, and your choice of cheese.

Fish Po-Boy* \$8.95

Cod or Catfish fried and served on a toasted roll with lettuce, tomato, and cajun mayo.

Blackened Chicken Po-Boy* \$7.95

Chicken breast, butterflied and grilled, with cajun seasoning on a roll with lettuce, tomato, and cajun mayo.

Zammi's Grill

The Cheers of Chandler

Sandwiches

served with french fries, sweet potato fries, coleslaw, or cottage cheese.

Veggie Sub \$7.95

Mushrooms, green peppers, onions, tomatoes sauteed and on a roll with lettuce and italian dressing.

Zammi's Hot Dogs* \$7.95

Two Vienna Beef Hot Dogs. Get them Chicago Style or with chili, cheese and onions for only \$1.00 more.

Turkey Club * \$7.95

Oven Roasted turkey breast, piled high with lettuce, tomato, bacon, and mayo. Served on your choice of bread.

Create Your Own Deli Sandwich \$6.95

Choose a meat- Turkey, Ham, or Corned Beef.
Choose a cheese- American, Swiss, Pepper-jack, Provolone, or Cheddar

Choose a bread- Sourdough, Wheat, Rye, or a Hamburger bun.

Get your sandwich toasted or served cold.

Desserts

Just the right way to end the meal, if you saved some room!

Brownie Sundae \$6.95

A large warm brownie topped with large scoops of ice cream and smothered in chocolate syrup and powdered sugar. Something to share!

Night Cap Ice Cream \$2.95

A large scoop of vanilla ice cream with whipped cream, chocolate syrup, and a cherry on top.

Wraps and Paninis

Wraps with your choice of flour tortilla, spinach tortilla, or a chipotle tortilla. Paninis are served on your choice of bread. Served with a side.

Chipotle Chicken Panini* \$7.95

Strips of grilled chicken breast, shredded cheese, bacon bits, and tomato slices, topped with a spicy chipotle sauce

Veggie Panini \$6.95

Panini stuffed with mozzarella cheese, tomatoes, bell peppers, mushrooms, onions, and black olives.

Club Panini* \$7.95

Turkey, bacon, tomato slices, swiss cheese, and american cheese stacked high.

Southwest Chicken Wrap* \$7.95

Grilled chicken, lettuce, shredded cheddar, tomatoes, and black olives drizzled with Arizona Ranch sauce

Turkey Wrap \$7.95

A large helping of turkey wrapped in a tortilla along with romaine lettuce, shredded cheese, bits of bacon, tomatoes, and a touch of dijon mustard.

BLT Wrap * \$6.95

Just like it sounds. A large helping of bacon, lettuce, and tomato wrapped in your favorite tortilla with a side of ranch for dipping.

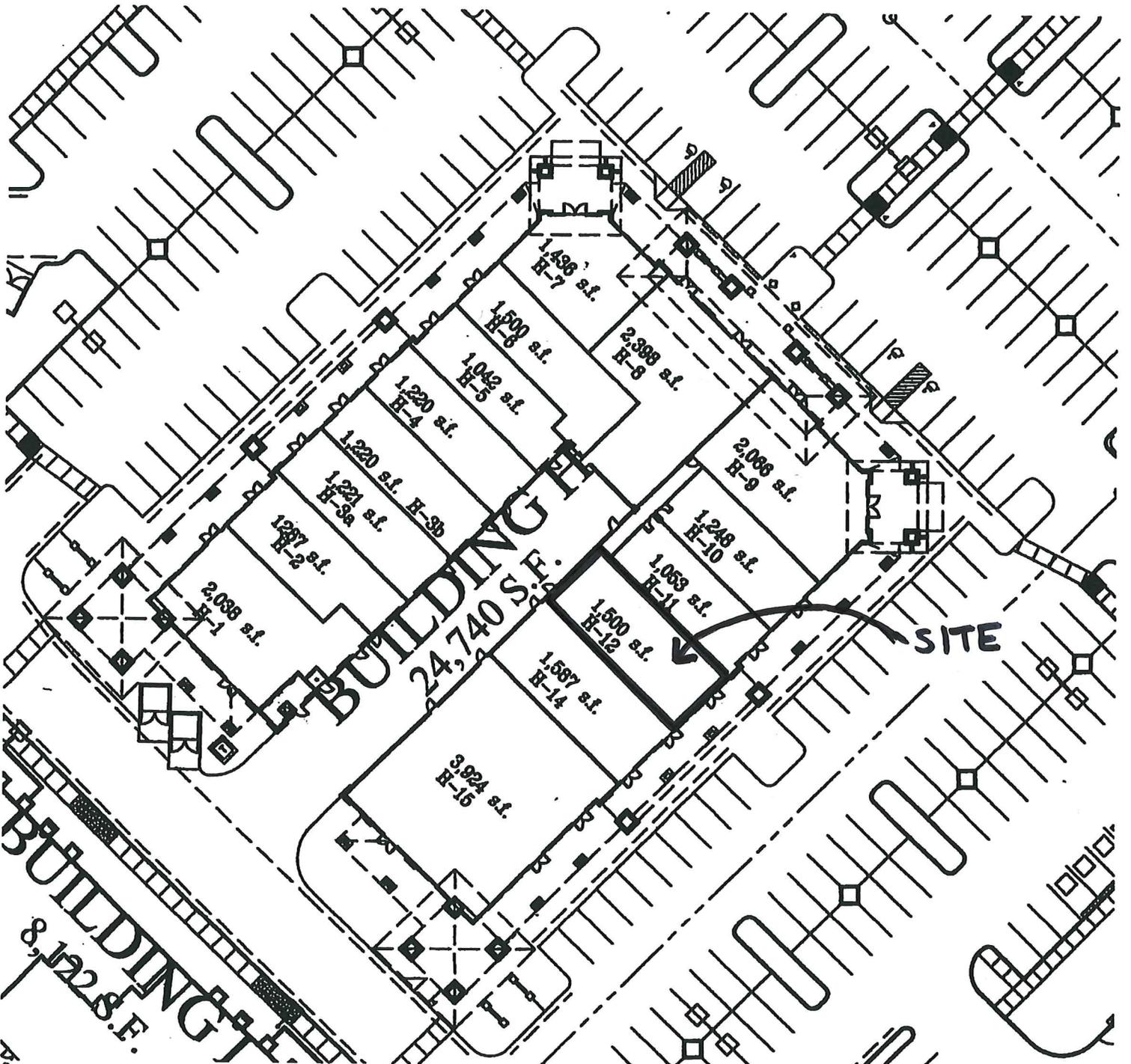
Veggie Wrap \$6.95

Mushrooms, tomatoes, onions, black olives, and bell peppers all sauteed and topped off with mozzarella cheese.

consumption of raw or undercooked meat, seafood, or egg products may increase your risk of food born illness

Zammi's Grill

The Cheers of Chandler

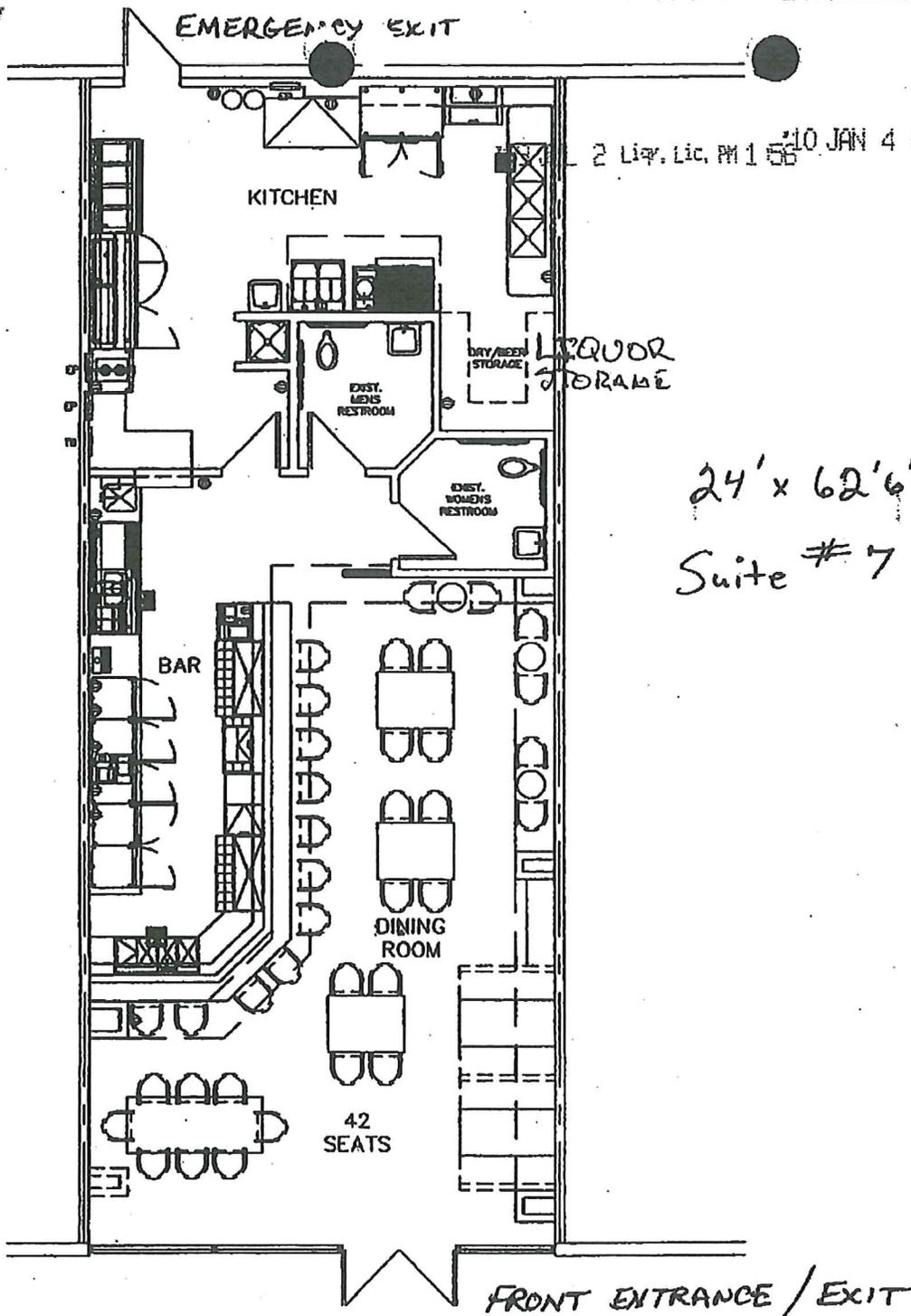


BUILDING
24,740 S.F.

BUILDING
8,122 S.F.

SITE





EMERGENCY EXIT

KITCHEN

2 Lic. Lic. PM 1 55 10 JAN 4 Lic. Dept

EXIST. MEN'S RESTROOM

LIQUOR STORAGE

EXIST. WOMEN'S RESTROOM

24' x 62'6"
Suite # 7

BAR

DINING ROOM

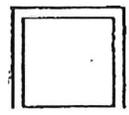
42 SEATS

FRONT ENTRANCE / EXIT

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ZAMMI'S GRILL
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CHANDLER, ARIZONA

design link



FLOOR PLAN