



MEMORANDUM Transportation & Development – PZ Memo No. 12-129

DATE: DECEMBER 26, 2012
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: JESSICA SARKISSIAN, AICP, CITY PLANNER *J*
SUBJECT: LUP12-0033 PHO VAN

Request: Use Permit approval to sell liquor for on-premise consumption only within an existing restaurant (Series 12 Restaurant License)

Location: 2095 N. Dobson Road, Suite #3

Applicant: Mike Schall

Zoning: C-2 PAD

RECOMMENDATION

Staff, finding consistency with the General Plan and the zoning, recommends approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption under a Series 12 Restaurant License. The subject site has an existing Liquor Use Permit which was approved on June 28, 2007 including a one-year time frame on it. The only significant change from the 2007 approval is the removal the previously stipulated one-year time limit for staff review.

The subject site’s zoning is C-2/ PAD. The subject site includes an approximately 3,800 square foot building with seating for approximately 90 persons. The restaurant is open seven days a week from 10 a.m. to 10 p.m. and has no live entertainment, but will have two televisions that broadcast primarily oriental stations.

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.

DISCUSSION

Staff supports the request, finding the restaurant is appropriate at this location. The subject site has been a good neighbor to the surrounding tenants, having no complaints filed with the Police Department or opposition during the neighborhood meeting and public notification process.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 5, 2012 at the subject site. There were no neighbors in attendance.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0033 PHO VAN subject to the following conditions:

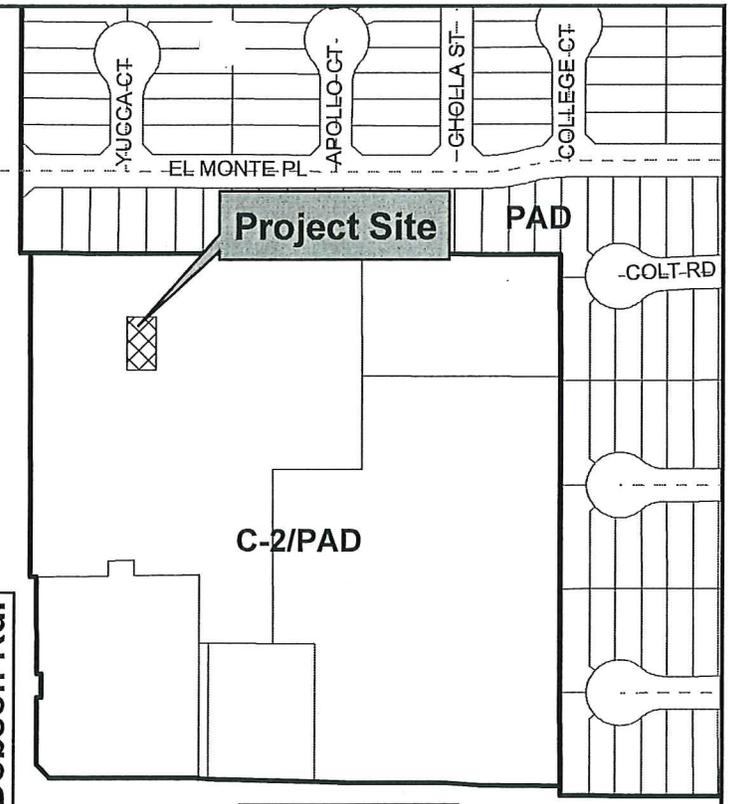
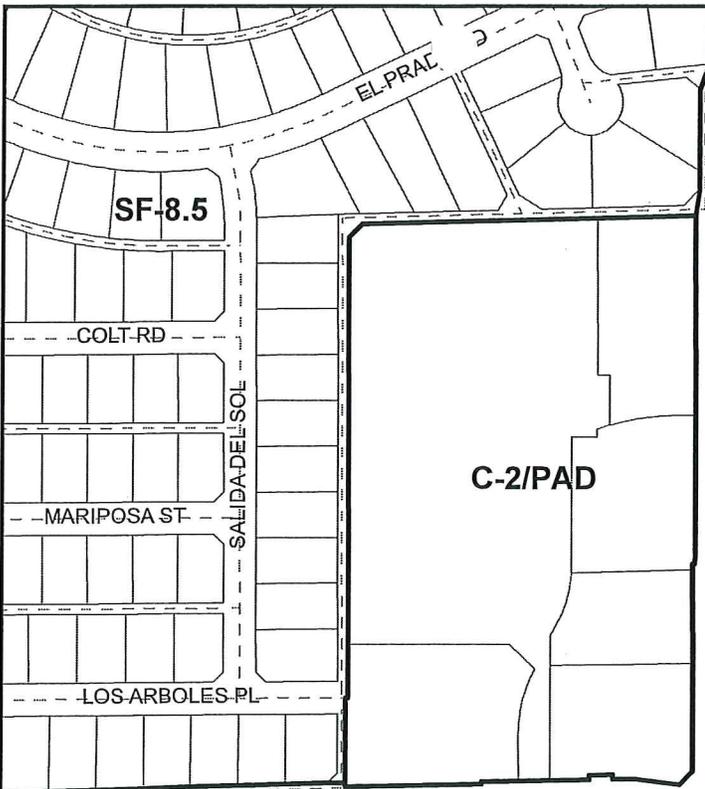
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Move to recommend approval of LUP12-033 PHO VAN Use Permit for liquor sales subject to the conditions recommended by Staff.

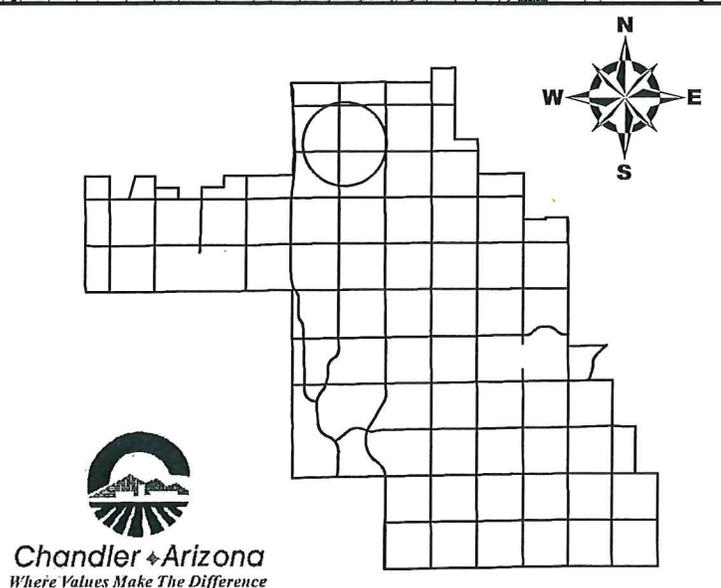
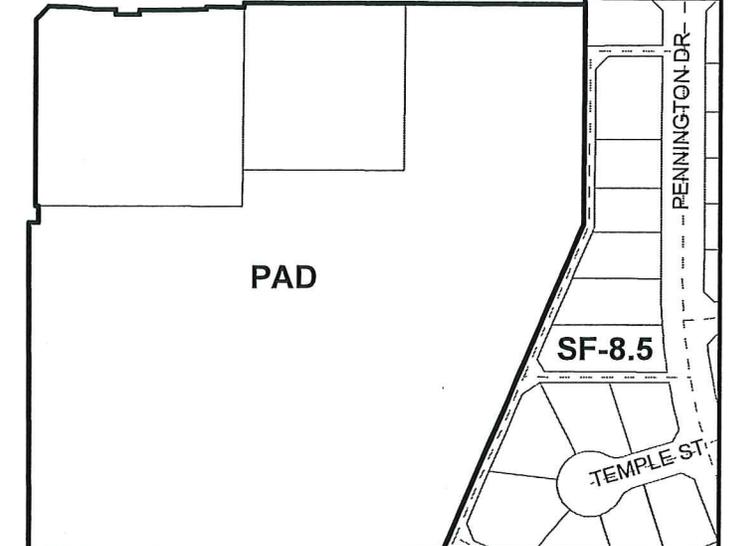
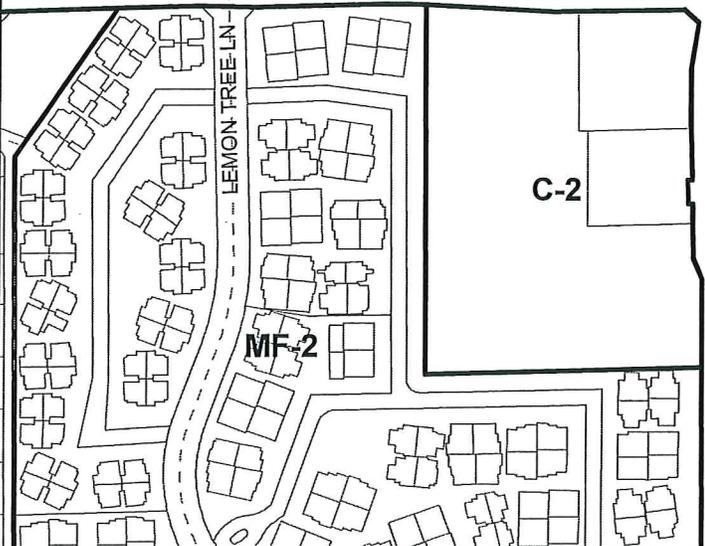
Attachments

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

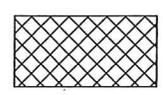


Dobson Rd.

Warner Rd.



Vicinity Map



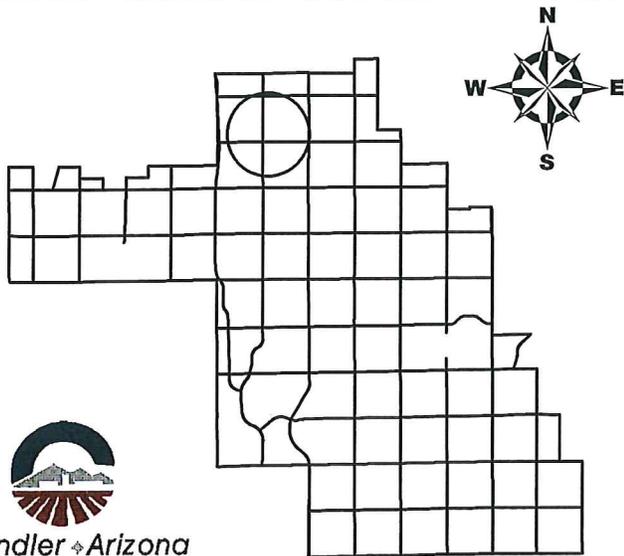
LUP12-0033

**Pho Van
Liquor Use Permit**



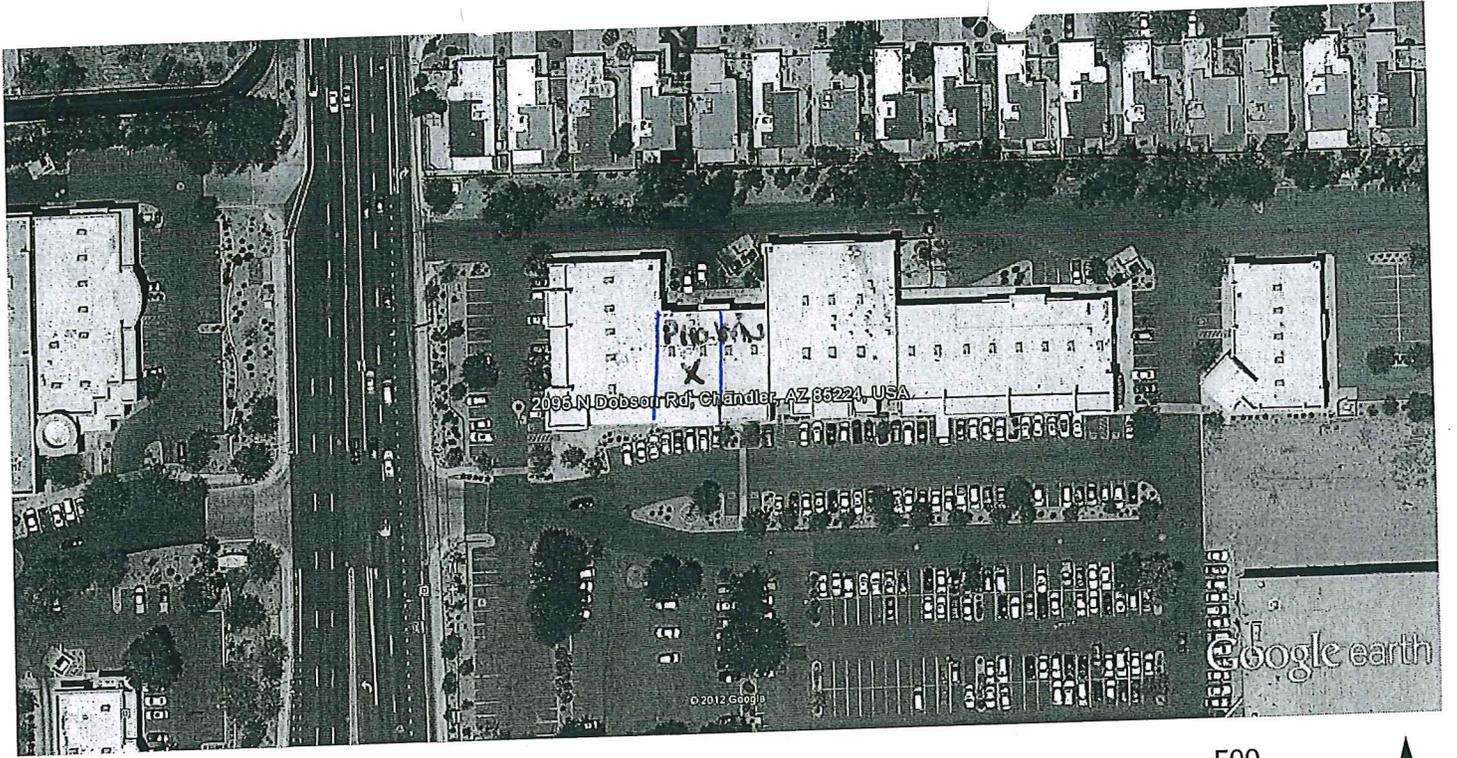


Vicinity Map



LUP12-0033

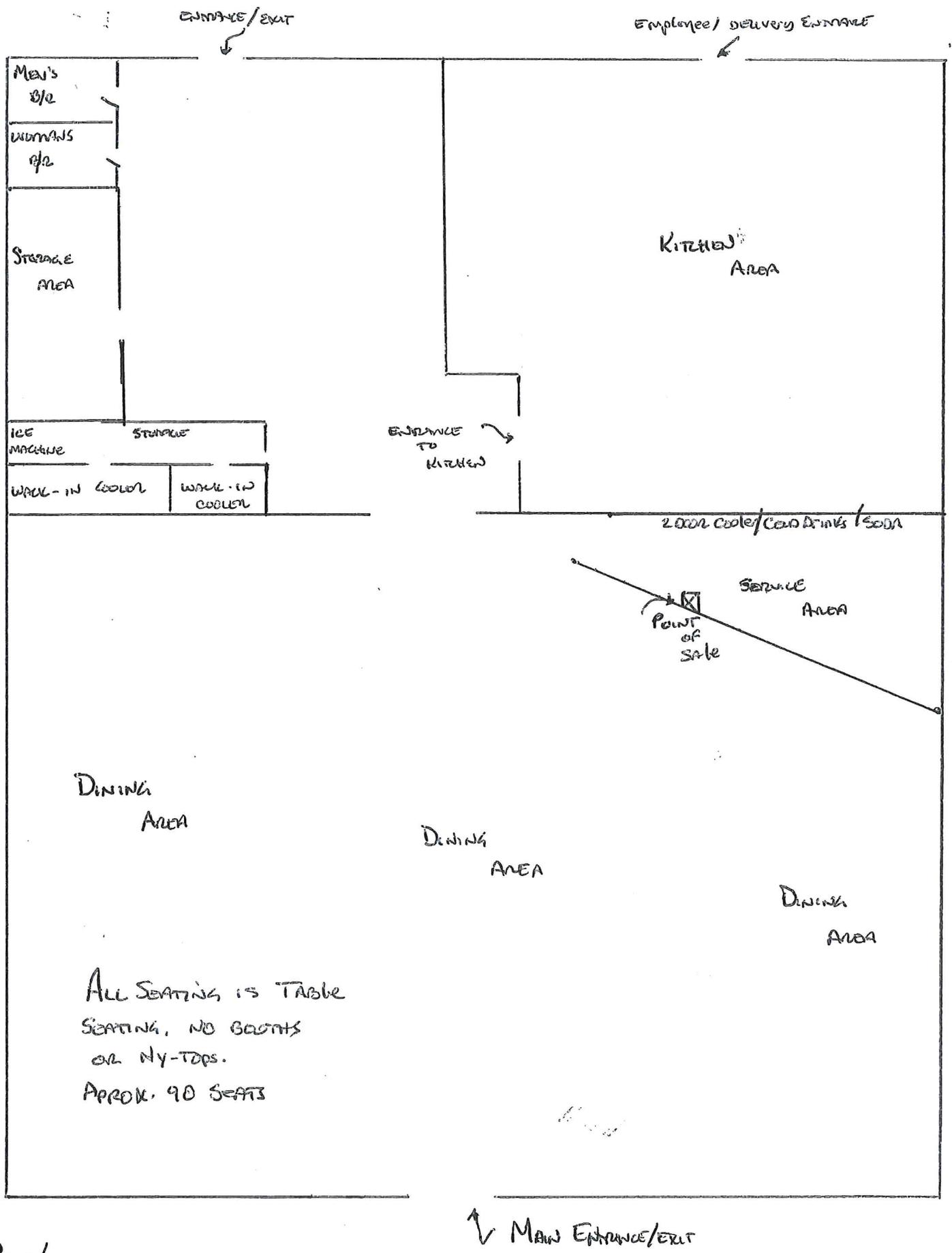
**Pho Van
Liquor Use Permit**



Google earth

feet
meters





PHO VAN
 2095 N. Dobson Rd.
 Chandler, AZ.

N/E DOBSON RD. & WARNER RD.

October 15, 2012

Pho Van Restaurant

2095 N. Dobson Rd. Suite #3

Chandler, Az. 85334

A Liquor application has been submitted to the State of Arizona for the Pho Van Viet Nameese restaurant, locate a 2095 N. Dobson Rd. Suite #3 In Chandler, Az.

The business is in the Dobson Park Plaza which is located on the Northeast corner of Dobson and warner Rds. The restaurant will cater primarily to Viet Nameese, but will also provide American cuisine, both at reasonable prices. (See Attached Menu). The restaurant is well appointed with modern furniture and equipment. The new owner purchased the restaurant intact and the interior will remain the same as that of the original owner. A Series 12 Restaurant license has been applied for to the State,. It will allow the on premises service of all types of alcohol, no off premise sales will be allowed.

The business will be open Seven days a week from 10 A.M. to 10 P.M. There will be two televisions that broadcast primarily oriental stations. There will be no live music, or late hours. No coin operated machines will be allowed.

The restaurant covers about 3800 Square feet of the total lot area which contains approximately 238,481 Sq. Ft.

Seating is available inside only and has room for approximately 90 patrons. No patio or outside dining will be available. The restaurant has adequate parking and shares a large parking lot with other business, most of which are not open late. Adequate parking for handicapped patrons is available.

No site improvements or landscaping improvements were needed.

There are other restaurants in the same or near proximity as well as the anchor store which is Lee Lee Oriental Foods. The sale of alcohol to diners will not impact the other locations in any way.

Point of contact for the restaurant is Jimmy Tran, on site manager. Phone 480-857-8130

Đặc Biệt

HOUSE SPECIAL

- 34. Bánh Mì Cà Ri 7.50
served with crusty French bread for dipping.
- 35. Bún Cà Ri 7.50
Vermicelli noodles are served with curry.
- 36. Bánh Canh Đặc Biệt 8.50
served with a variety of seafood and pork medley.
- 37. Bánh Mì Bò Kho 7.75
stew served with crusty French bread for dipping.
- 38. Hủ Tiếu Bò Kho 7.75
thick rice noodles and beef stew

Xào

STIR FRIED

(với Mì hoặc Hủ Tiếu)
(stir fries are served with your choice of egg or rice noodles)

- 39. Xào Mềm Thập Cẩm 9.50
with squid, shrimp, beef, and chicken
- 40. Mì Xào Đòn Thập Cẩm 9.50
with squid, shrimp, beef, and chicken
- 41. Chay 8.75
with tofu and vegetables over soft noodles
- 42. Mì Xào Đòn Thập Cẩm Chay 8.75
with tofu and vegetables over crispy egg noodles

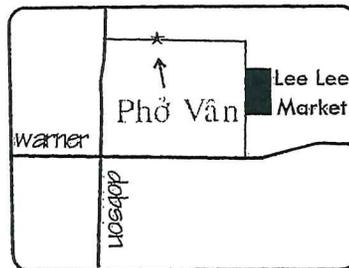
Lẩu Dê (serves 4 people) 35.00
Goat meat served in hot pot. This plate comes with noodles and vegetables.

- extra items:
- Them Rau (vegetables) 5.00
 - Them Mì (noodles) 5.00
 - Them Soup (soup) 5.00

Thức Uống Và Tráng Miếng

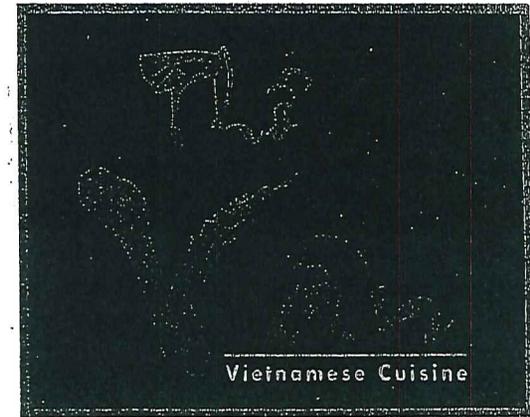
BEVERAGES AND DESSERTS

- Cafe Đen (Đà hoặc Nóng) - 3.25
Vietnamese black coffee (iced or hot)
- Cafe Sữa (Đà hoặc Nóng) - 3.25
Our black coffee w/ condensed milk (iced or hot)
- Sữa Đậu Nành - Soy milk 2.25
- Nước Dừa Tươi - Fresh coconut milk 3.50
- Cam Vắt Tươi - Fresh squeezed orange juice 3.25
- Đá Chanh - Fresh limeade 3.25
- Trà Đa Chanh Đường - Sweetened lime iced tea 3.75
- Soda Chanh - Fresh lime soda 3.25
- Soda Chanh Muối - Preserved lime soda 3.25
- Soda Xi Mươi - Salted plum soda 3.25
- Trà Đa - Jasmine iced tea 1.75
- Trà Thai - Thai iced tea 3.95
- Nước Ngọt - Soft Drinks (free refills) 3.95
- Sinh Tố (dâu, bơ, mít) - 3.95
Smoothies (strawberry, avocado, or jackfruit)
Add boba for only .50 cent
- Che Ba Màu - Van's tri-color delight. 3.75
- Fruit Slush - Fruits layered in slushed ice & milk 3.75
- Nhãn - Iced Lychee 2.50
- Vải - Iced Longan 2.50
- Nước - Bottled water 1.75
- Perrier - Sparkling natural mineral water 2.00



NE Corner of
Dobson and Warner
in the Lee Lee Market plaza

* Notice, consuming raw or undercooked meats may increase your risk of foodborne illness, especially if you have a medical condition.



TAKE OUT MENU

Catering
Special Events
Take Out
Dine In

Mon-Sun 10am - 8:30pm

2095 N. DOBSON RD., STE. 3
CHANDLER, AZ 85224

480.857.8130

Tac Mon

Khai Vi

APPETIZERS

1. Gỏi Cuốn - Spring Rolls (2) 4.95
2. Gỏi Cuốn Chay - Vegetarian Spring Rolls (2) 4.95
3. Bì Cuốn - Summer Rolls (2) 4.95
4. Chả Giò - Egg Rolls (4) 5.75
5. Tofu Chiên - Deep fried Tofu 6.95
6. Bánh Xèo - Vietnamese Crepes 6.75
Filled with pork, shrimp, bean sprouts and mung beans

Pho

BEEF / CHICKEN SOUP

7. Phở Đặc Biệt - House Special Combination 7.95
Our house special Pho filled with meat balls, eye round, flank, brisket, tendon, tripe, and brisket
8. Phở Tái Bò Viên* 6.95
Pho with eye round and meatballs
9. Phở Chín 6.95
Pho with brisket
10. Phở Tái Chín* 6.95
Pho with eye round and brisket
11. Phở Bò Viên 6.95
Pho with meatballs
12. Phở Tái Nạm Sạch* 6.95
Pho with eye round, flank and tripe
13. Phở Tái Nạm Gân Sạch* 6.95
Pho with eye round, flank, tendon and tripe
14. Phở Gà 6.95
Chicken Pho

Kids Bowl of Pho \$4.95
"Choice of meatballs or eyeround"

Phở Xe Lửa 9.95

If you don't see something you like, create your own Pho with the choices below

- Tái* - thinly sliced eye round
- Nạm - thinly sliced lean flank cooked tender until it melts in your mouth
- Chín - thinly sliced marbled brisket cooked tender until it melts in your mouth
- Gân - beef tendon cooked until tender
- Sách - beef tripe
- Gau - marbled brisket
- Bò Viên - beef meatballs

Hủ Tiếu, Mì

EGG AND RICE NOODLE SOUP

Hủ Tiếu is a rice noodle and Mì is an egg noodle. The noodles are all served in a pork soup base and garnished with a variety of different toppings.

15. Hủ Tiếu Mỹ Tho 8.50
with ground pork, pork slices, and shrimp
16. Mì Hoành Thành 8.25
Wonton and egg noodle soup
17. Súp Hoành Thành 6.95
Wonton soup

Bún

VERMICELLI

18. Bún Bò Xào Xả 7.95
with lemongrass marinated tender sautéed beef
19. Bún Thịt Nướng 7.95
with marinated grilled pork
20. Bún Thịt Nướng Chả Giò 8.50
with marinated grilled pork and egg rolls

21. Bún Tôm Thịt Nướng 8.75
with marinated grilled pork and grilled shrimp
22. Bún Thịt Nướng Tôm Chả Giò 8.95
grilled pork, grilled shrimp, and egg rolls
23. Bún Bì Thịt Nướng 8.50
grilled pork, julienne pork, pork skin, and rice
24. Bún Bò Huế 7.95
The aromatic broth is beef based and simmered with lemon grass and a blend of spices with various cuts of beef and pork

Com

RICE PLATTER

25. Com Đặc Biệt 14.95
with marinated pork chop, julienne pork, shrimp, tau hu ky (shrimp cake), and a sunny side up egg.
26. Com Sườn Nướng 7.95
with grilled marinated pork chops
27. Com Sườn Bì Nướng 8.25
marinated pork chops, julienne pork, and steamed meat and eggs
28. Com Sườn Bò Đùi Hàn 8.95
marinated Korean grilled short ribs
30. Com Thịt Tôm Nướng 8.75
pork slices and grilled shrimp
31. Com Bò Lạc Lắc* (also in chicken) 12.95
cubed beef are sautéed with onions
32. Com Chiên Dương Châu 8.50
special fried rice is seasoned with our special spices with shrimp, Chinese sausages, eggs, peas, and carrots
33. Com Chiên Chay 7.50
vegetarian fried rice with tofu and vegetables