



MEMORANDUM Transportation & Development – PZ Memo No. 13-099

DATE: NOVEMBER 6, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: SUSAN FIALA, CITY PLANNER *SAF*
SUBJECT: LUP13-0016 HOT POT CARIBBEAN CUISINE

Request: Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a restaurant

Location: 2081 North Arizona Avenue, Suite 132, northeast corner of Arizona Avenue and Warner Road

Applicant: Karen Francis

RECOMMENDATION

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

BACKGROUND

The subject site is located at 2081 North Arizona Avenue, Suite 132, northeast corner of Arizona Avenue and Warner Road in the Chandler Mercado shopping center. Dunkin Donuts, Golf Academy, PGA Tour Superstore, and other businesses are located in the center. The developments surrounding the Arizona Ave. and Warner Rd. intersection contain commercial and industrial related uses. Thorobred Chevrolet auto dealership is to the north.

The request is for Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption in an existing restaurant.

Hot Pot Caribbean Cuisine is located in a middle suite of the western building, facing Arizona Avenue. The suite floor area is approximately 1,400 square feet and provides 19 customer seats. The business employs four staff members. Hours of operation are from 11 a.m. until 9 p.m.,

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Monday through Thursday, and from 11 a.m. until 10 p.m. on Friday and Saturday. Background music is provided through house speakers. One television is in the dining area. No live entertainment is proposed.

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. See attached menu.

DISCUSSION

Planning Staff supports the request, finding that the restaurant is compatible with the existing retail and restaurant establishments in the Chandler Mercado shopping center. There have been no complaints filed with the Police Department or opposition during the neighborhood notification and public notification processes.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 10, 2013, at the Downtown Community Center. No one other than the applicant attended.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Planning Staff has not received any phone calls or letters in opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and zoning, recommends approval of LUP13-0016 HOT POT CARIBBEAN CUISINE, 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 (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to recommend approval of Liquor Use Permit, LUP13-0016 HOT POT CARIBBEAN CUISINE, subject to the conditions recommended by Planning Staff.

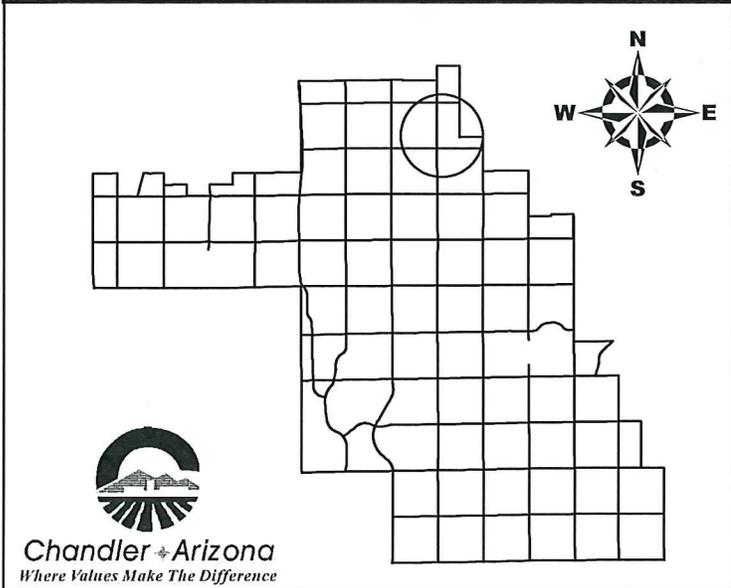
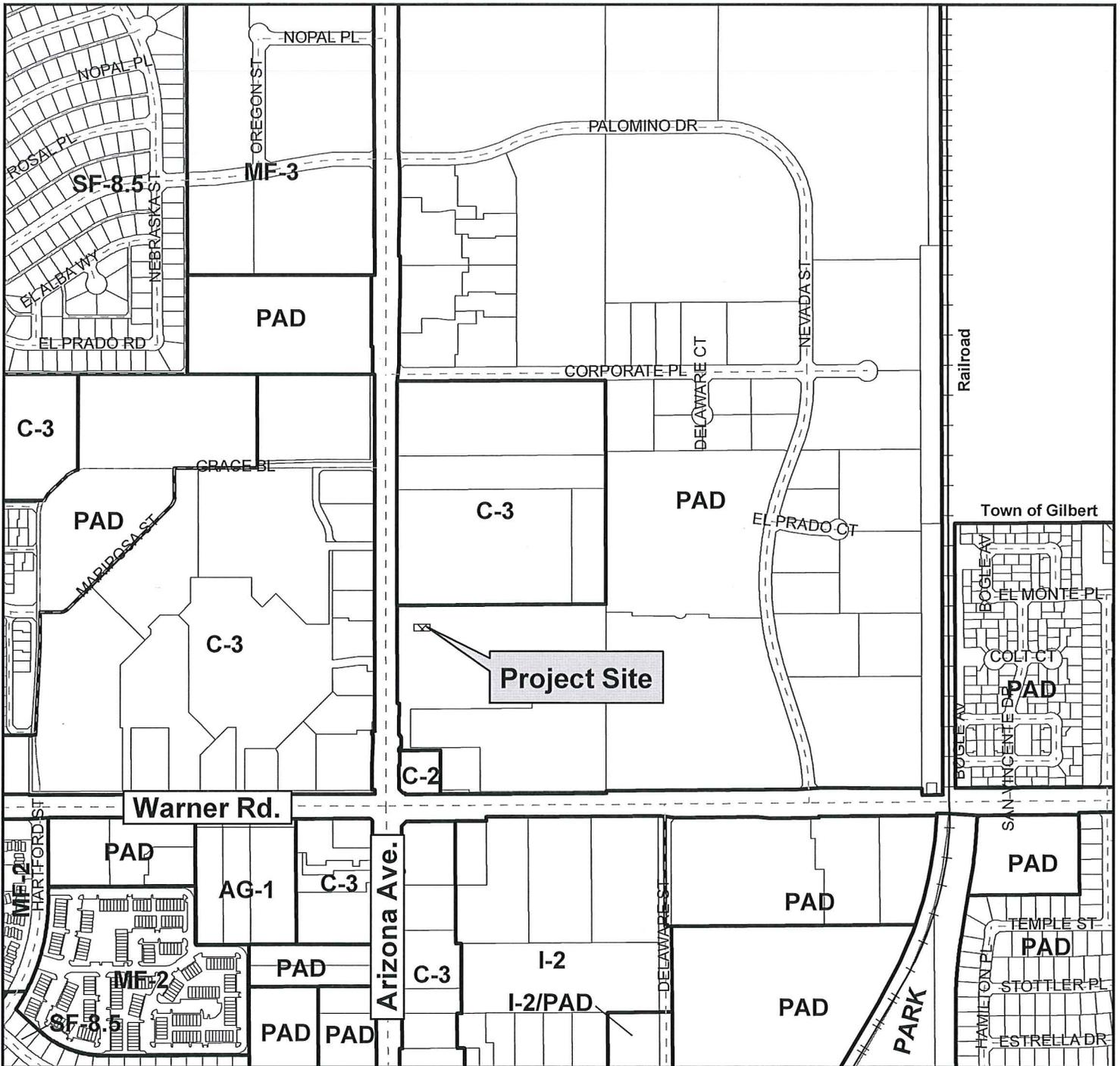
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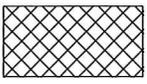
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Attachments

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



Vicinity Map



LUP13-0016

**Hot Pot Caribbean Cuisine
Liquor Use Permit**

CITY OF CHANDLER 9/11/2013



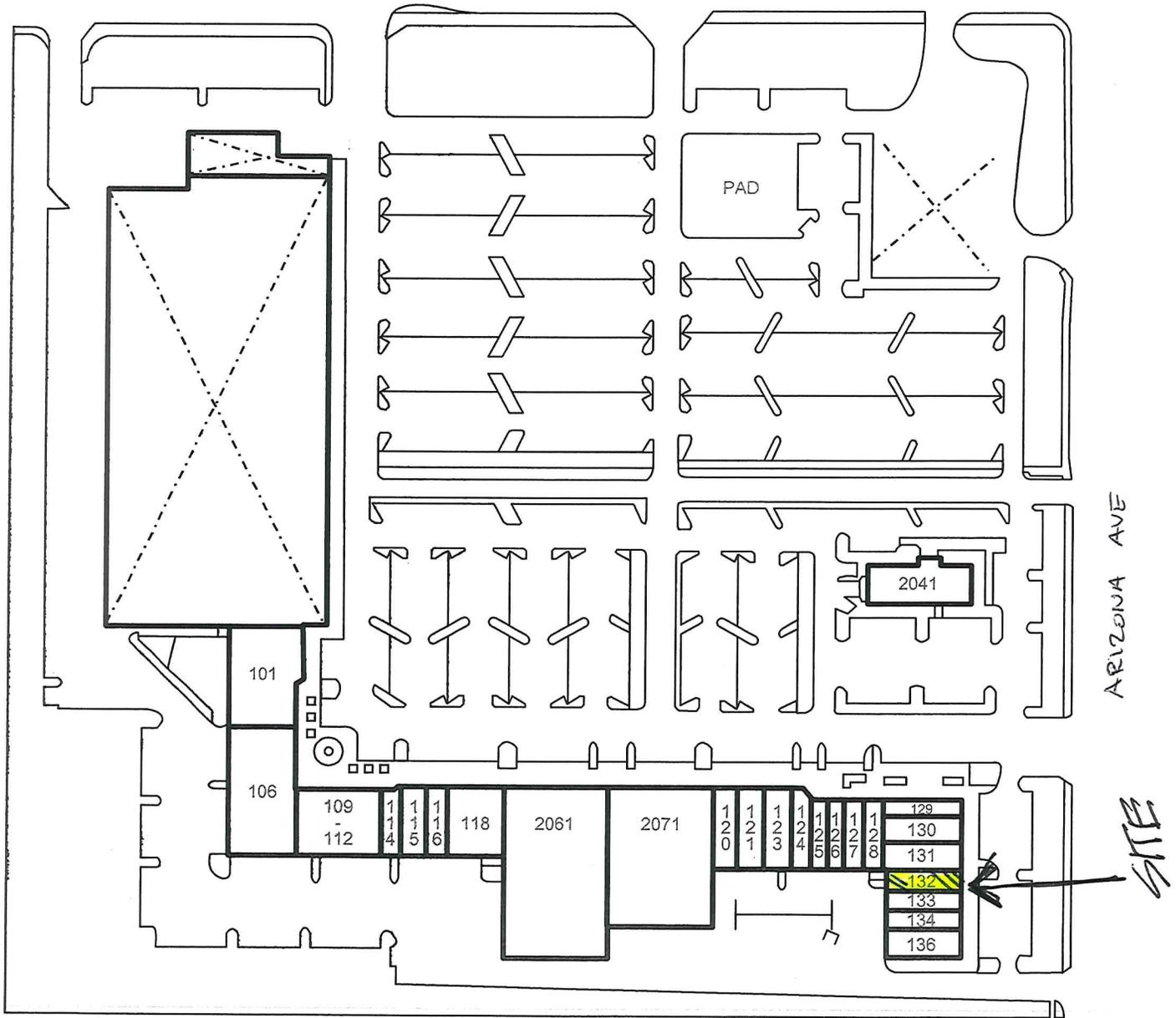
Chandler Arizona
Where Values Make The Difference

Blank Site Plan

Chandler Mercado

WARNER RD

ARIZONA AVE

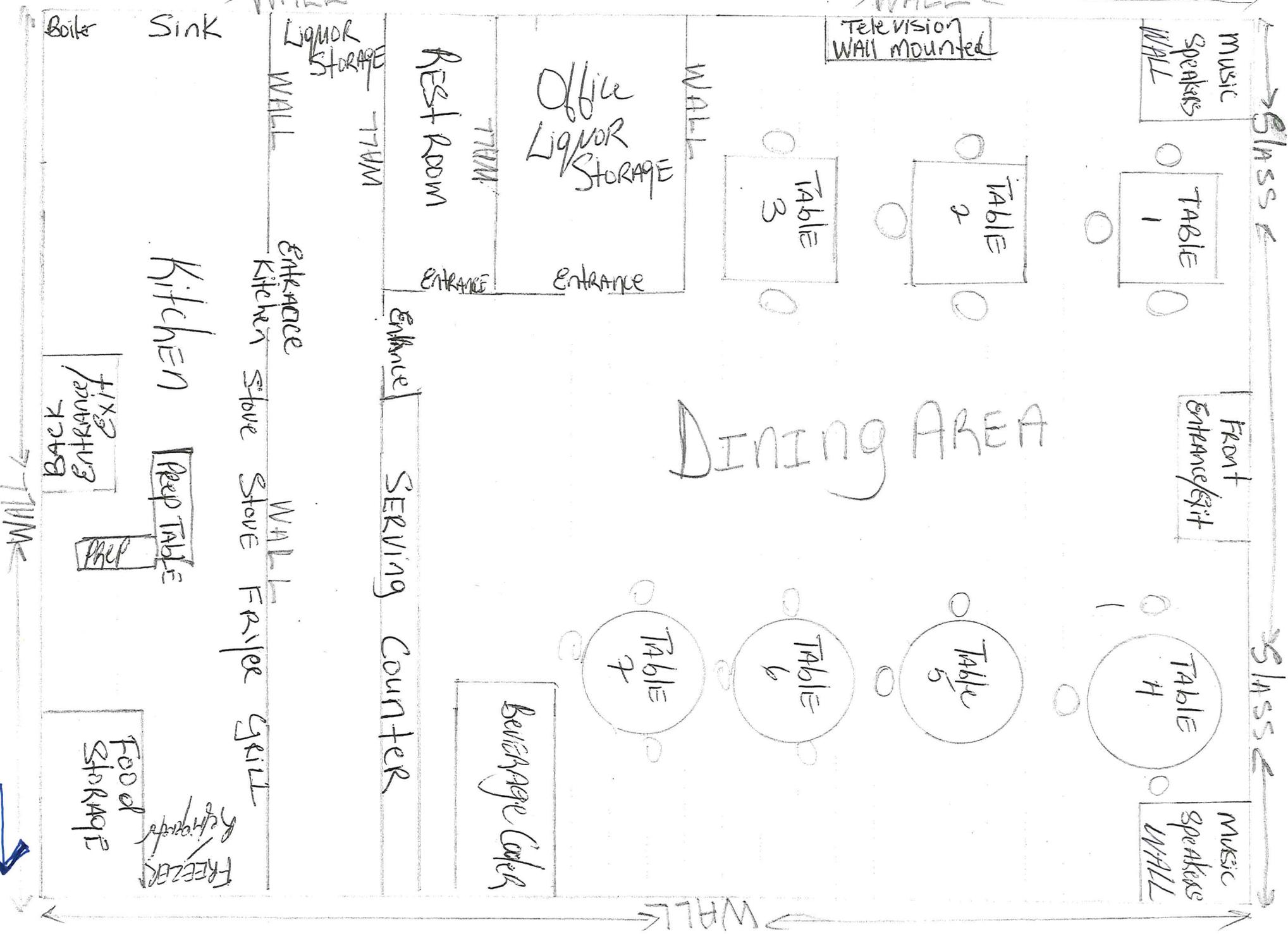


AZ



Hot Pot CARIBBEAN Cuisine.

480 722 7577



DINING AREA

Karen Francis

917-528-9466

Proposed Business Liquor Use Permit

Hot Pot Caribbean Cuisine L.L.C with a leasing sq ft of 1400 currently located at 2081 N. Arizona Ave, Ste 132 Chandler AZ 85225 within the Chandler Mercado shopping Center. The business has a staff of four with operational hours from 11 a.m-9p.m Monday –Thursday and 11a.m-10p.m Friday and Saturday. The proposed application is for a Series 12 liquor use permit with the sole intended purpose of providing my dine-in customers the opportunity to consume bottle beer or individual wine bottles serve from a beverage cooler with their meals. We currently do not or with any future intentions provide any forms of live entertainment or games. However we do have background music with the use of speakers and one television for public viewing in the dining area. All dining is provided indoors with a total seating of 19. No current site improvements will be conducted.

HOT POT

Caribbean Cuisine

Appetizers

Patties- A flaky crust enclosed with your choice of seasoned Beef, Chicken, or Vegetables then baked to perfection \$2.25 Ea

Festival- A delicious Jamaican styled fried pastry made up of cornmeal, flour and sugar \$1.25

Entrees

Entrees are served with your choice of two: rice and peas, white rice, steamed vegetables or fried plantains (when available)

Brown Stew Chicken- Chicken lightly fried and cooked with potatoes, simmered in other Jamaican spices. \$8.99 Mini-\$5.99 available Tue, Thu, Fri & Sat

Jerk Chicken- Our chicken is marinated in a delightful blend of traditional Jamaican herbs and spices, then grilled over an open flame \$8.99 Mini-\$5.99

Curry Chicken- Huge chunks of chicken with potatoes simmered in a delicious curry sauce. \$8.99 Mini-\$5.99 Available Mon, Wed, Fri & Sat

Curry Goat- Tender organic goat meat stewed in our house blend curries \$9.99 Mini \$5.99

Oxtails- This dish is known for its unbelievable flavor. Pieces of oxtail are carefully cooked with lima beans and simmered in special seasonings \$10.99

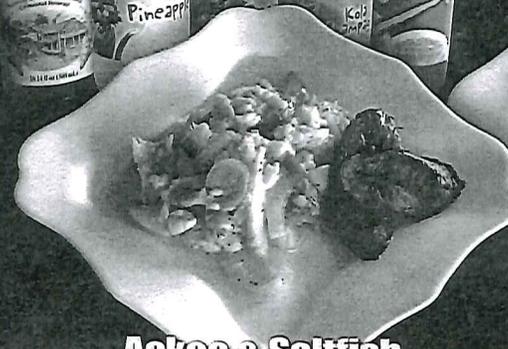
Stew Peas- A compilation of beef, pork, peas and long, skinny flour dumplings \$9.99 Mini-\$6.99 Available Saturdays



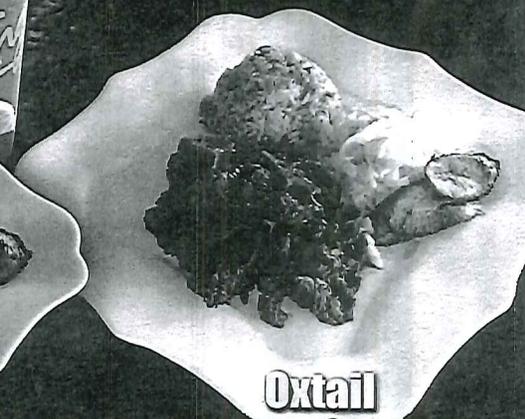
Patties



Brown Stew Chicken



Ackee & Saltfish



Oxtail

Seafood

(made to order) - market price

Brown Stew Fish- Pan-fried whole fish simmered in fresh herbs

Steam Fish- Whole fish simmered with fish herbs and spices topped with stewed okra

Escovitched Fish- Deep-fried to achieve the ideal crisp and covered with a medley of onions, and bell peppers.

Curry Shrimp- Large black tiger shrimp, sauteed in a zesty Jamaican curry sauce \$10.99 Available Saturdays

Ackee & Saltfish- Jamaica's favorite exotic fruit cook-up with saltfish served with boiled banana, yam and dumpling \$13.99. Available Saturdays

Deserts

Rum Cake, Coconut Rum, Red Velvet & Carrot Cake

Sides

Festival \$1.25 Plantains \$3.50 Rice and Peas \$3.50
White Rice \$3.25 Steamed Vegetables \$3.50

Assorted Domestic & Imported Beverages

Prices subject to change without notice.

Jamaican Sodas!

