



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – PZ Memo No. 14-019

DATE: APRIL 2, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR 
KEVIN MAYO, PLANNING MANAGER 

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

SUBJECT: LUP13-0019 ORIGINAL CHOPSHOP CO.

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 7 Beer and Wine Bar license for on- and off-premises sales, and a Series 12 Restaurant license for on-premise sales for a new restaurant with outdoor dining

Location: 35 W. Boston Street, west of Arizona Avenue and south of Chandler Boulevard

Applicant: Andrea Lewkowitz, Lewkowitz Law Office

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell and serve liquor as permitted under a Series 7 Beer and Wine Bar license for on- and off-premises sales, and a Series 12 Restaurant license for on-premise sales for a new restaurant with outdoor dining. The Series 7 license is currently approved on this property through a prior Liquor Use Permit in October 2005 for the former Bistro at Kokopelli Winery. The prior Series 7 license approval included a zoning condition prohibiting beer being sold for consumption off-premises. The tenant space is under renovation for a new restaurant named Original ChopShop Co. which intends to sell local and boutique beer and wine for on- and off-premise consumption. The business requests a new Series 7 Liquor Use Permit for their restaurant and the allowance of off-premise sales and consumption. State Statute limits off-premises sales to 30% of the total annual amount of on-premises sales. The Series 12 Liquor Use Permit allows the on-premises sales and consumption of all types of spirituous liquor and at least 40% of the restaurant's sales are from food.

Downtown Chandler is a third location for Original ChopShop Co. The restaurant concept is a health-conscious, fast-casual, breakfast, lunch, and dinner establishment. The business intends to be open from 7 a.m. to 10 p.m. Monday through Saturday and 7 a.m. to 8 p.m. on Sundays. There will be no live music or entertainment, pool tables, dancing, or the like. The restaurant is approximately 4,150 square feet with 50 seats indoors and 40 seats outdoors.

In January 2014, Planning Staff managed an Architectural Review Committee (ARC) application for façade renovations. The ARC request was approved and the building is currently undergoing renovations. The restaurant's two patios will include indoor/outdoor seating and counter tops.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held March 19, 2014. There were no attendees 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. One email was received from a downtown property owner stating their support for the Liquor Use Permit request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP13-0019 ORIGINAL CHOPSHOP CO., subject to the following conditions:

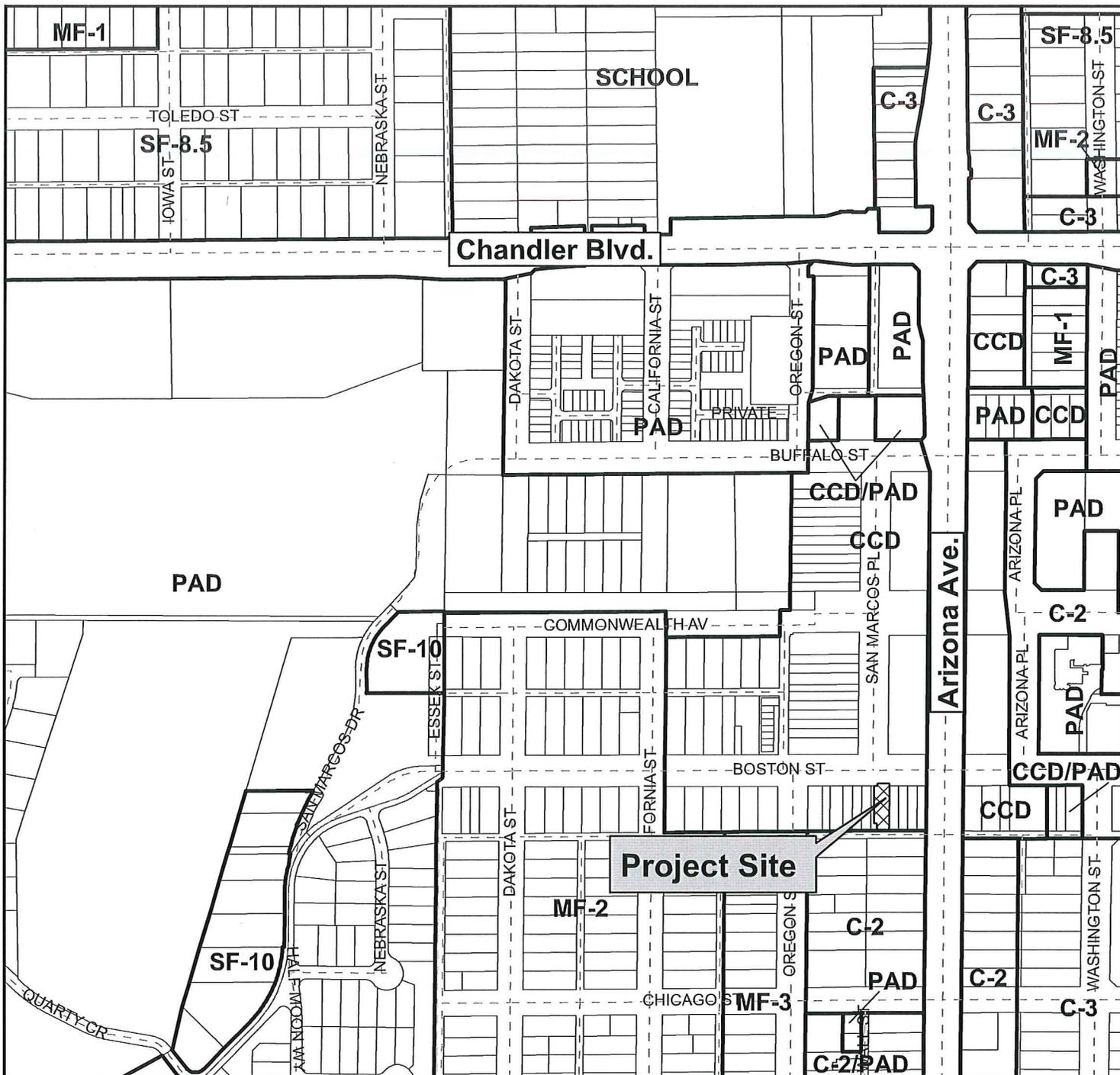
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license and a Series 12 Restaurant 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 locations.
4. The site and patios shall be maintained in a clean and orderly manner.

PROPOSED MOTION

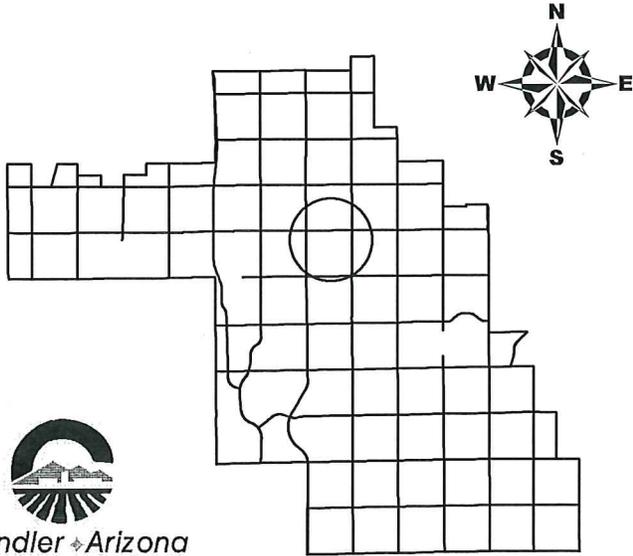
Motion to recommend approval of Liquor Use Permit case LUP13-0019 ORIGINAL CHOPSHOP CO., subject to the conditions recommended by Planning Staff.

Attachments

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



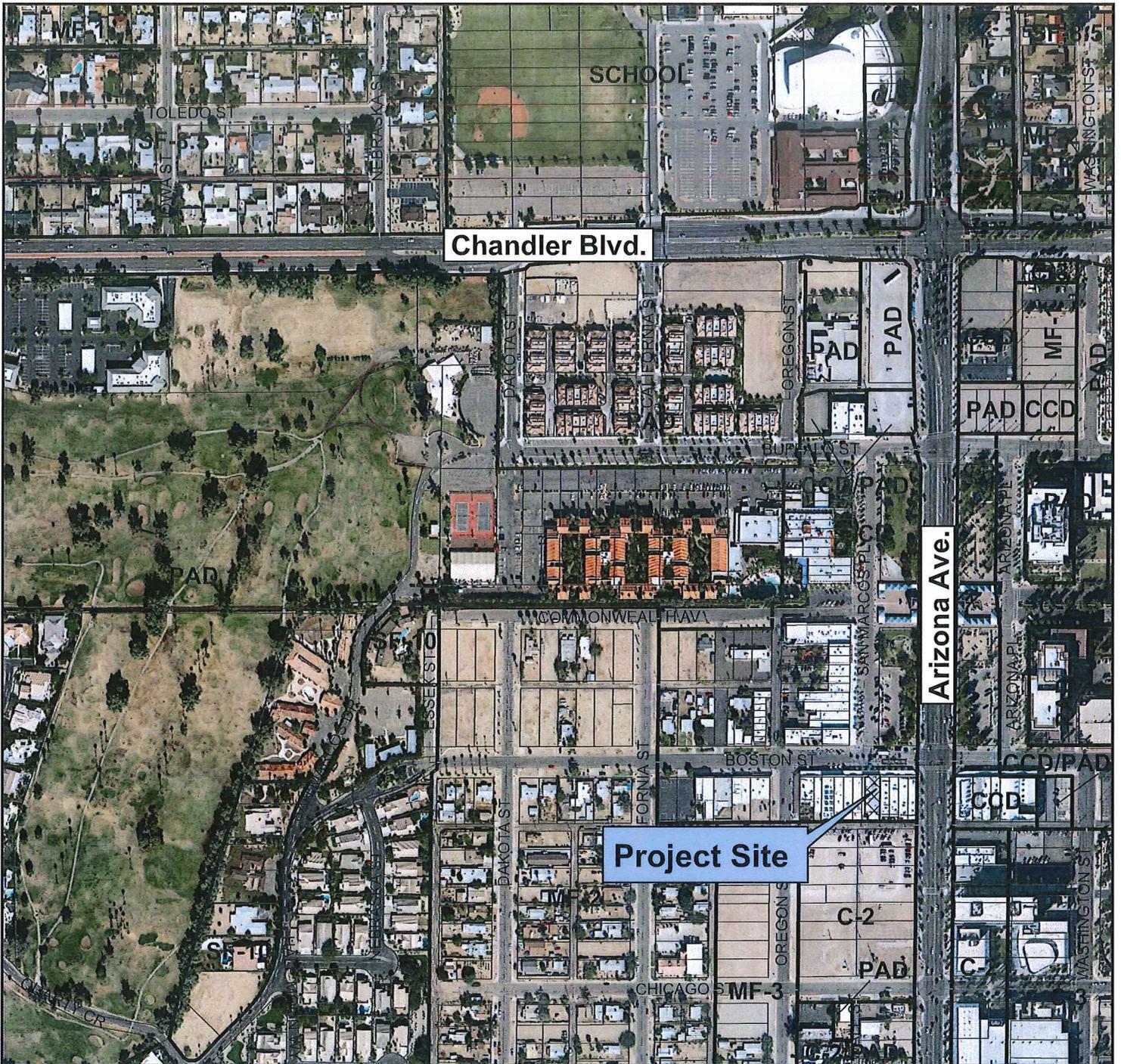
Vicinity Map



LUP13-0019

**Original Chopshop Co.
Liquor Use Permit**



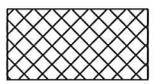
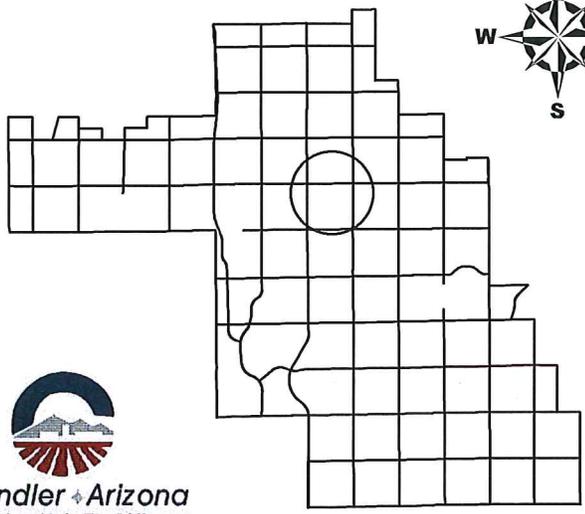


Chandler Blvd.

Arizona Ave.

Project Site

Vicinity Map



LUP13-0019

**Original Chopshop Co.
Liquor Use Permit**



Original ChopShop Co.
35 W. Boston Street
Chandler, AZ 85225

March 6, 2014

Applicant, Chop Shop Chandler, LLC, *dba* Original ChopShop Co., will open its third valley location at 35 W. Boston Street in the space previously occupied by the Bistro @ Kokopelli. Applicant's principals are also the owners of the company that purchased the real property. The property owner received City of Chandler Architectural Review Committee approval to update the building facades and patio areas.

The restaurant concept is a health-conscious, fast-casual dining restaurant, open for breakfast, lunch and dinner with options for catering and delivery. The menu features hand-crafted cuisine using fresh seasonal ingredients - perfect for many people's on-the-go lifestyle. A copy of the restaurant's menu is attached.

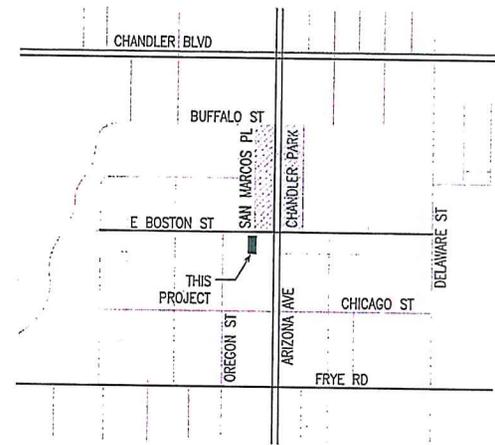
Original ChopShop Co. intends to apply for two liquor licenses for the new restaurant:

- Series 12 (restaurant) liquor license, which allows on-premises sales of beer, wine and spirits. To qualify for a series 12 license, 40% of the restaurant's food and beverage sales must come from the sale of food.
- Series 7 liquor license, which allows for on-premises and off-premises sales of beer and wine, with off-premises sales limited to 30% of the amount of on-premises sales. Original ChopShop Co. will feature local and boutique beer and wine on its menu, and would like to offer the products to guests for off-premises consumption as well.

Original ChopShop Co. will be open from 7 am-10 pm Monday through Saturday, and from 7 am-8 pm on Sundays. The restaurant will employ approximately 25 employees (full-time and part-time). There will not be any live music, pool tables, televisions, music or dancing, but there will be outdoor dining on the patios. The building's interior is approximately 4150 square feet with 48 seats; the patio is 698 square feet with 38 seats.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rip' followed by a stylized flourish.



VICINITY MAP

1 SITE AERIAL
not to scale



drawn by:	BC/RC
project:	13-149
date:	12.30.2013

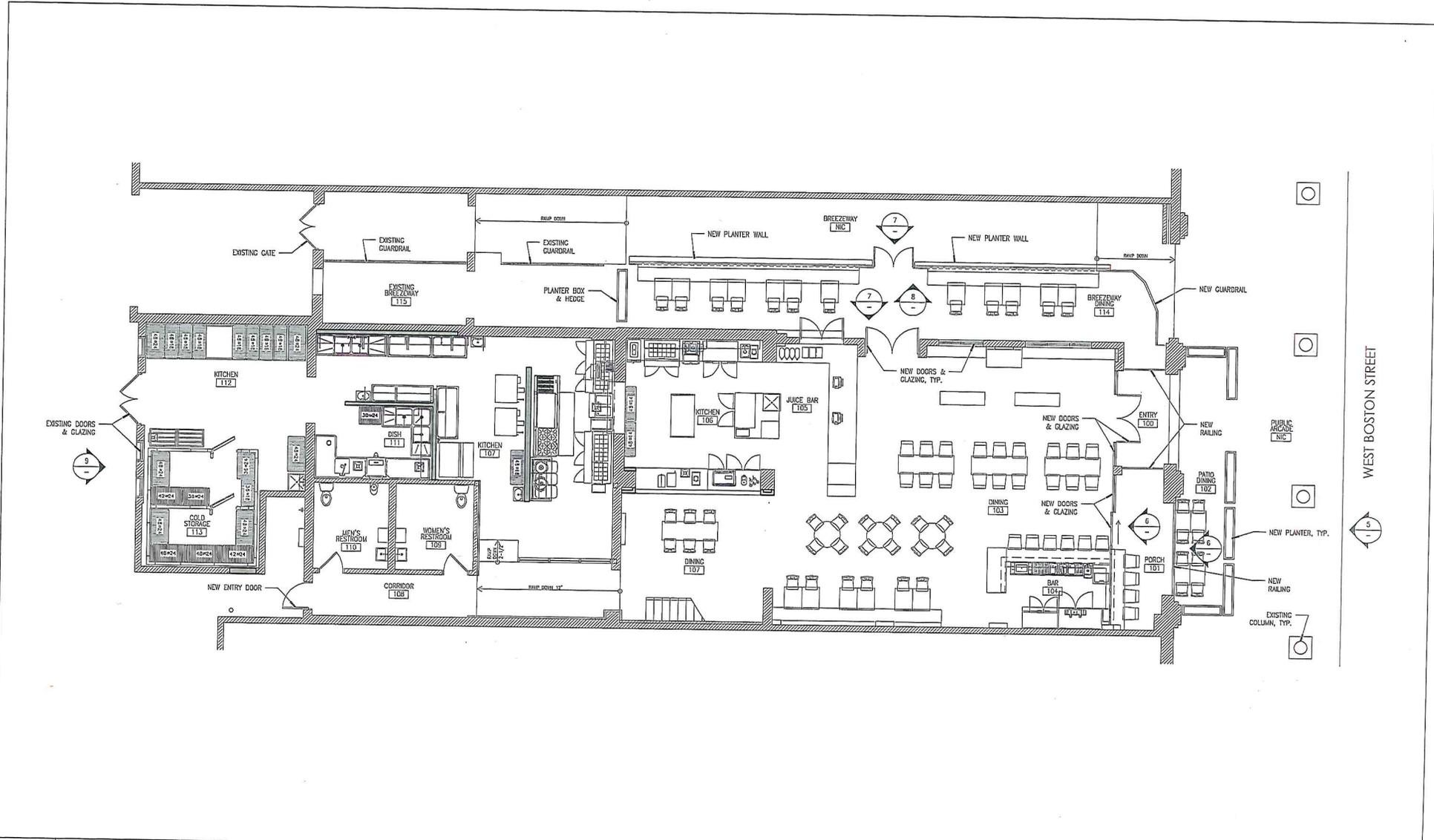
chop shop chandler llc

35 west boston st
chandler, az

dba original ChopShop Co.

cmda
design bureau inc.
7325 e camelback rd #222
scottsdale, az 85261
v. 408.952.1052

testani
design troupe inc.
7325 e camelback rd #209
scottsdale, az 85261
v. 408.945.8200



2 FLOOR PLAN
SCALE: 1" = 10'

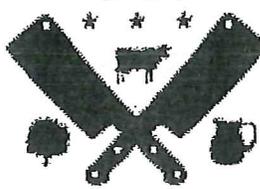
drawn by: BC/RC
project: 13-149
date: 12.20.2013

chop shop chandler llc
35 west boston st
chandler, az
d/b/a Original ChopShopco.

cmda
design bureau inc.
7222 n. central express rd #102
scottsdale, az 85251
v. 402.992.1829

testani
design troupe inc.
7222 n. central express rd #102
scottsdale, az 85251
v. 402.992.1829

ORIGINAL CHOPSHOP CO.



HEALTHY CRAFT CUISINE

The Chops

add chicken (3) · steak or shrimp (4)

SMOKEY 7

house greens, arugula, smoked almonds, smokey bleu, shaved pears and apples, dried currants and dates, red wine vinaigrette

KALE "CAESAR" 7

kale, romaine, campari tomatoes, croutons, parmesan, lemon-dijon vinaigrette

AMERICAN 7

house greens, tomato, onion, cucumber, bacon, crouton, white cheddar, egg, thousand island

RAW VEGETABLE 7

house greens, carrot, tomato, avocado, broccoli, cauliflower, cucumber, corn, pistachios, parmesan, vinaigrette

BEET 7

house greens, arugula, roasted beets, sour apple, goat cheese, cashews, golden raisins, white balsamic

BBQ CHICKEN 10

house greens, chicken, cheddar, corn, green onion, tomato, corn nuts, cilantro, BBQ ranch

ASIAN 7

house greens, bok choy, snap peas, carrots, green onion, cashews, sesame seeds, radish, red chili vinaigrette

Between Bread

served with mixed greens

GRINDER 8

ham, turkey, soppressata, provolone, mayo, tomato, lettuce, onion, banana peppers, red wine vinaigrette

CHICKEN + PROSCIUTTO 10

grilled chicken, prosciutto, fontina, arugula, fig mostardo

TUNA SALAD 8

tuna salad, red pepper-olive tapenade, roasted red pepper, lettuce, cucumber

CHICKEN + KALE 10

grilled chicken, kale, romaine, tomato, parmesan, caesar

VEGGIE + HUMMUS 7

hummus, raw veggie, tomato, feta, cucumber, olive tapenade

TURKEY 8

turkey, avocado, roasted red pepper, cucumber, lettuce, yogurt sauce

BEEF 11

grilled beef, caramelized onions, fontina, arugula, apple, horseradish crème

The CLUB 8

ham, turkey, bacon, swiss, avocado, tomato, onion, lettuce, mayo

Protein Plates

served with roasted vegetables and forbidden rice.

CHICKEN 10 grilled chicken, peanuts, thai coconut sauce

BEEF 11 grilled beef, sweet soy-sesame sauce

SHRIMP 11 grilled shrimp, red chili-lime sauce

MUSHROOM 7 grilled mushroom, teriyaki

MIXED VEGETABLE 7 broccoli, cauliflower, peas, carrots, onion



BEVERAGES

COFFEE DECAF AVAILABLE

HOUSE BLEND

ESPRESSO
flavorful, aromatic shot of espresso

LATTE
espresso with steamed milk, foam

CHAI LATTE
steamed sweetened milk, Chai

MOCHA
steamed chocolate milk with espresso, sweetened condensed milk, topped with whipped cream

TEA ICED UPON REQUEST

TRADITIONAL BLACK TEA

BERRY GREEN TEA
blend of ripe berry and green tea

POMEGRANATE GREEN TEA
sweet, tart pomegranate

JASMINE GREEN TEA
flavorful, green tea with a gentle hint of jasmine

KOMBUCHA TEA
organic, raw kombucha

JUICES ALL CREATED IN-HOUSE, DAILY

ORANGE JUICE STRAWBERRY LEMONADE

APPLE JUICE CUCUMBER LEMONADE

CRANBERRY JUICE HONEY JALAPENO LEMONADE

LEMONADE ARNOLD PALMER

WINE LOCAL VINEYARDS

SONOMA JUNCTION CHARDONNAY
Napa Valley, CA

ANGELINE SAUVIGNON BLANC
Russian River, CA

ESTANCIA PINOT GRIGIO
Soledad, CA

CABERNET SAUVIGNON
Jerome, AZ

A BY ACACIA
Napa Valley, CA

CHALONE MERLOT
Monterey, CA

BEER CRAFT, BREWED LOCALLY

SUNSPOT GOLD
SanTan Brewing, Chandler, AZ

HOP KNOT
Four Peaks Brewery, Tempe, AZ

PAPAGO EL ROBUSTO PORTER
Papago Brewery, Scottsdale, AZ

PRESCOTT PALE ALE
Prescott Brewing Co., Prescott, AZ

SPECIALTY DARK
Rock Bottom Brewery, Glendale, AZ

Drinking alcoholic beverages, including distilled spirits, beer, coolers and wine, during pregnancy can cause birth defects.