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MEMORANDUM **Planning Division – PZ Memo No. 14-034**

DATE: MAY 21, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *JKM for KM*
FROM: SUSAN FIALA, CITY PLANNER *SF*
SUBJECT: LUP14-0006 ZOE'S KITCHEN

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant
Location: 7131 West Ray Road, Suite 7, southeast corner of Ray Road and 54th Street
Applicant: Andrea Lewkowitz, Lewkowitz Law Office, PLC

RECOMMENDATION

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

BACKGROUND

The subject site is located at 7131 West Ray Road, Suite 7, southeast corner of Ray Road and 54th Street in The Shoppes at Casa Paloma. The commercial center includes a mix of restaurants and retailers. Adjacent to Zoe's Kitchen is Nektar Juice, Elements Massage, and Pei Wei. The request is for Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant. Zoe's Kitchen is currently undergoing renovation with an estimated opening in late May. Floor area is approximately 2,934 square feet and can accommodate approximately 94 customer seats.

The applicant originally requested a patio, however, the colonnade and sidewalk are designed for shoppers to easily access each business without going around an outdoor patio. The pedestrian walkway in front of Zoe's Kitchen is not conducive to an outdoor patio. Planning Staff agreed to a few bistro tables located adjacent to the storefront for dining without liquor. Signage will be posted outside of the restaurant stating alcohol is not permitted.

The restaurant anticipates 14 employees with two full-time and 14 part-time staff. Hours of operation are proposed from 11 a.m. until 9 p.m., seven days a week. Background music will be provided by a house speaker system located inside the restaurant.

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.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 22, 2014. No one other than the applicant attended.
- 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 PAD zoning, recommends approval of Liquor Use Permit LUP14-0006 ZOE'S KITCHEN, subject to the following conditions:

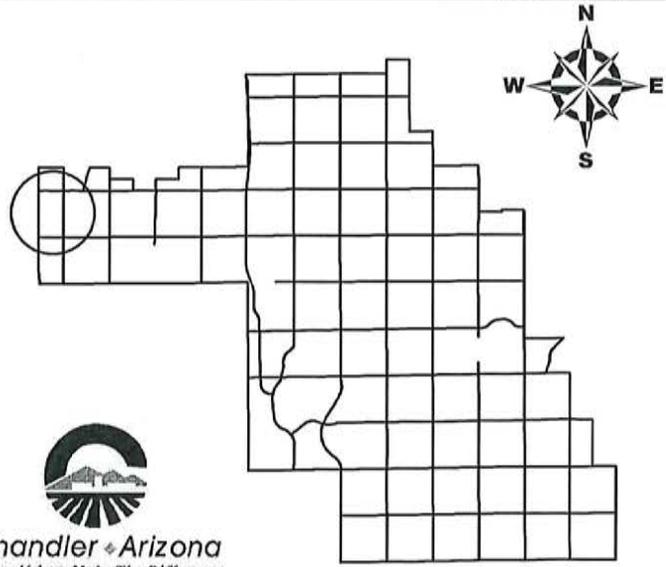
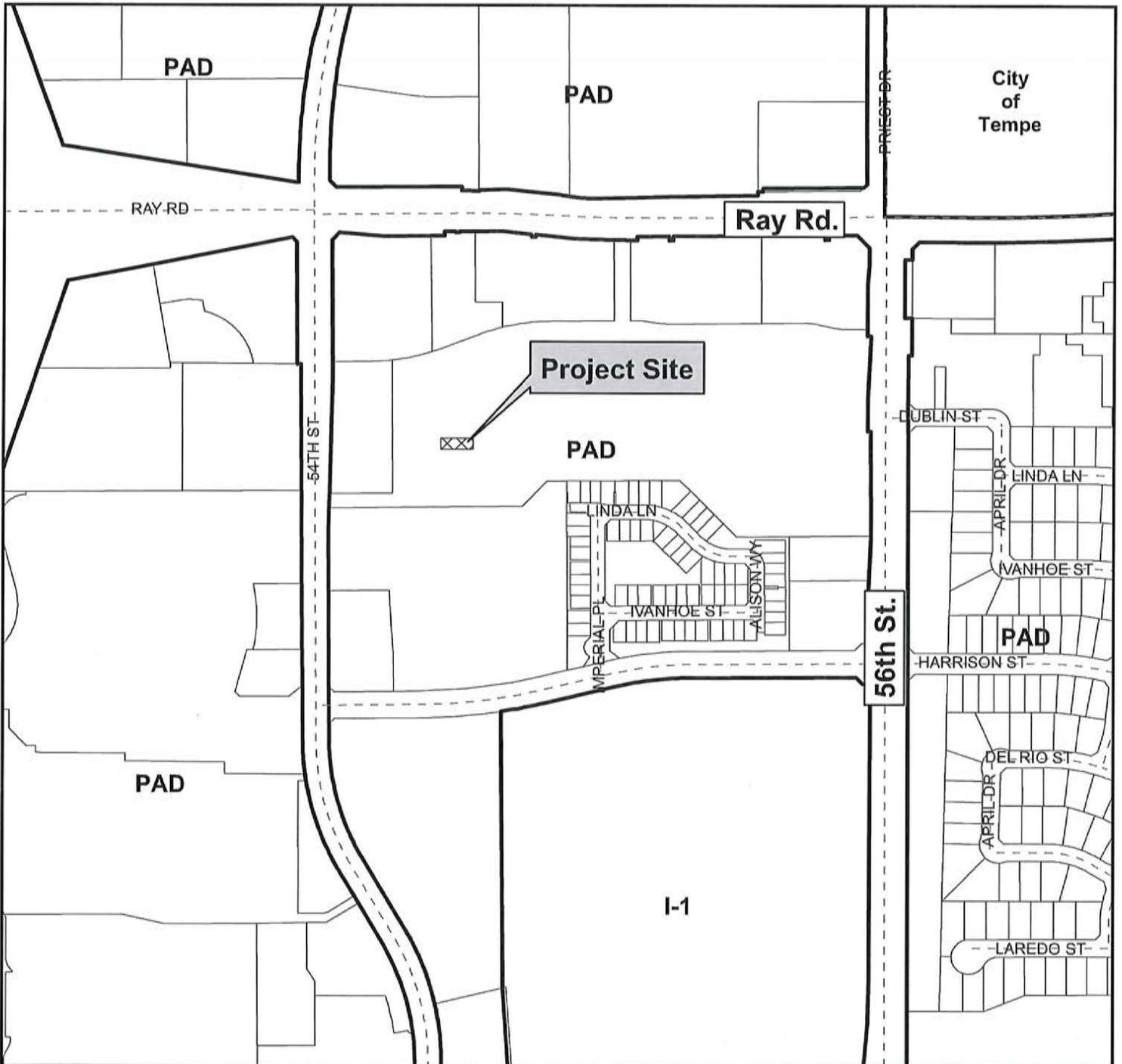
1. The Liquor Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Liquor Use Permit shall remain in effect for two (2) years from the effective date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The Liquor Use Permit is non-transferable to any other location.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require a new Liquor Use Permit application and approval.
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

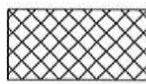
Motion to recommend approval of Liquor Use Permit LUP14-0006 ZOE'S KITCHEN, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map

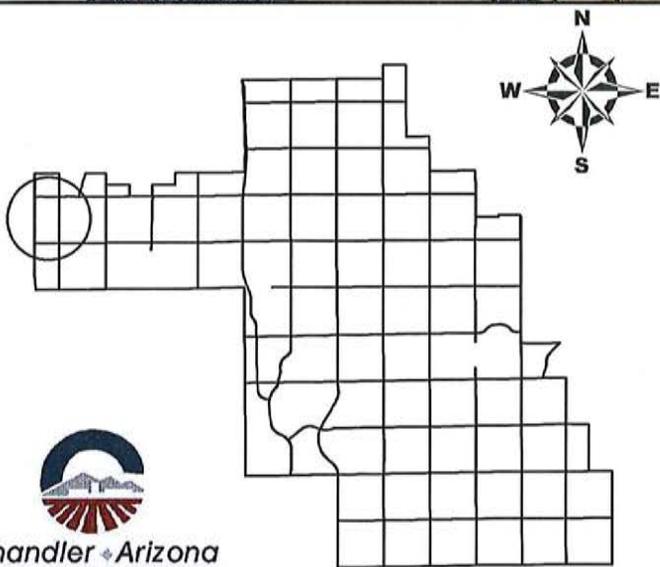


LUP14-0006

**Zoe's Kitchen
Liquor Use Permit**



Vicinity Map



LUP14-0006

**Zoe's Kitchen
Liquor Use Permit**



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April 30, 2014

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85225

Re: Case No. LUP14-0006/Update
Zoe's Arizona, LLC *dba* Zoës Kitchen
7131 W. Ray Rd., Suite 7, Chandler

Zoe's Arizona, LLC *dba*, Zoës Kitchen is a fast casual concept specializing in simple, fresh food with a Mediterranean influence and southern flare. Zoe's Arizona LLC applied for a Series 12 Restaurant liquor license to allow guests 21 and over the opportunity to purchase an alcoholic beverage with the meals they enjoy. Alcohol consumption will be permitted only inside the restaurant.

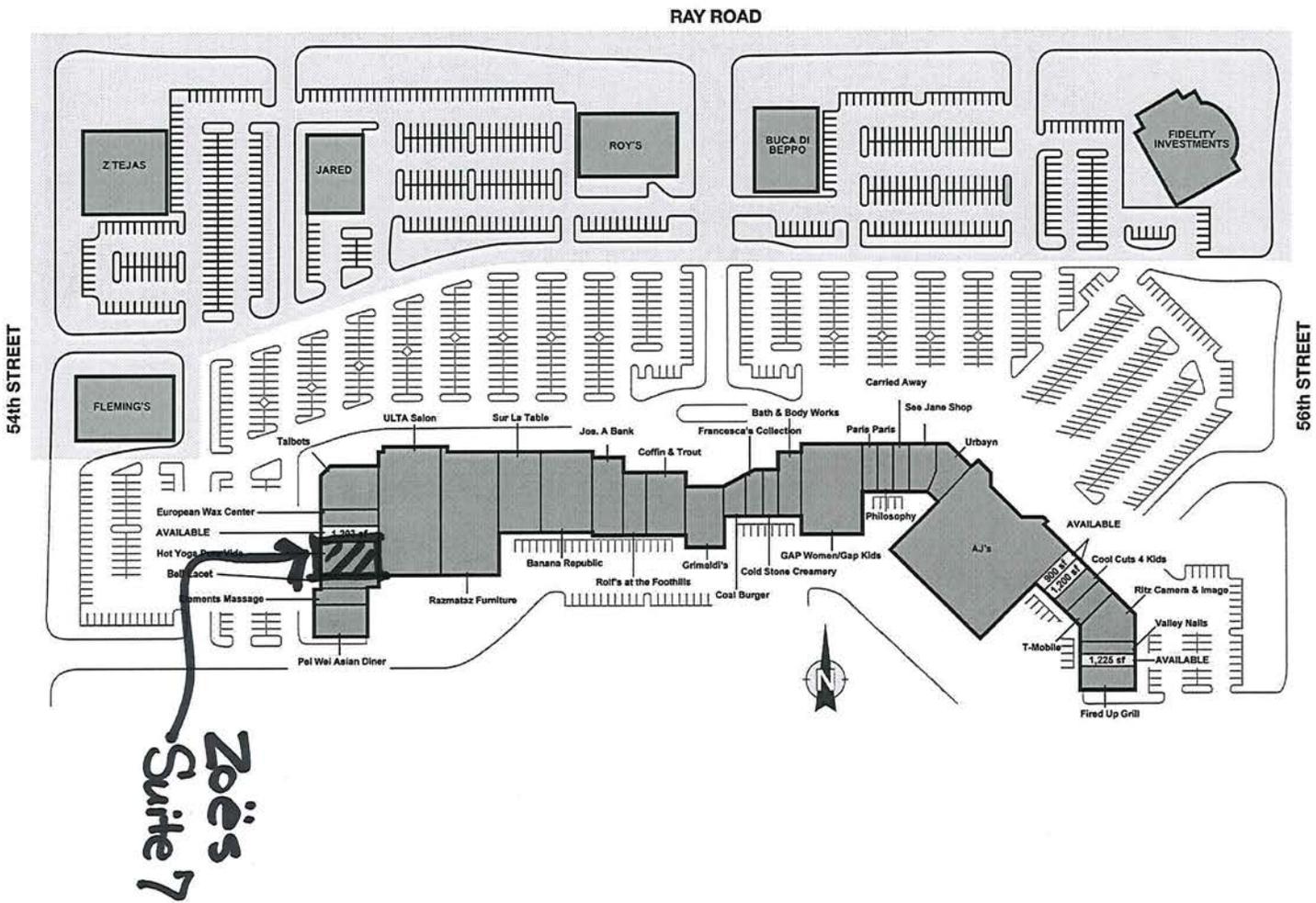
The restaurant is approximately 2,934 square feet with 94 seats. There will not be any TVs or games, but there will be recorded background music inside to help create an enjoyable environment. There will be no smoking or alcohol outside the restaurant; signage will be posted to remind guests of the prohibitions.

Zoës Kitchen will be open daily from 11:00 am – 9:00 pm. The restaurant will employ two full-time and 14 part-time staff, with approximately 14 on duty during peak hours. The restaurant is scheduled to open in late May, 2014.

Sincerely,


Andrea D. Lewkowitz

SITE PLAN





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European Wax Center
Nektar Juice Bar • Pei Wei Asian Dip

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Zoes Kitchen

CHICKEN & ORZ

HUMMUS & PITA freshly made on premises

HUMMUS & SALAD PLATE with greek salad, cucumber raita, olives, pita

GREEK SALAD– ZOËS CLASSIC tomato, cucumber, peppers, olives, onions, feta over potato salad - add grilled chicken (additional cost applies)

CHICKEN OR TUNA SALAD SAMPLER slaw, pasta salad, potato salad, over greens (substitute TUNA or EGG salad for chicken)

CHICKEN SALAD & FRUIT PLATE chicken salad over greens, seasonal fruit

SIDE GREEK SALAD ADD GRILLED CHICKEN (additional cost applies)

TABOULI SALAD orzo "tabouli", baby spinach, mixed greens, cucumber, cherry tomatoes, feta cheese, lemon vinaigrette

CHICKEN SALAD – ZOËS ORIGINAL all white chicken, lettuce, tomato, mayo, 7-grain

TUNA SALAD – ZOËS CLASSIC #1 albacore, lettuce, tomato, mayo, 7-grain

TURKEY SANDWICH sliced whole turkey breast, lettuce, tomato, mayo, 7-grain

PIMENTO CHEESE – SOUTHERN FAVORITE! lettuce, tomato, rye (can be grilled)

EGG SALAD lettuce, tomato, mayo, 7-grain

PICK TWO! Enjoy half of a Classic Sandwich and Choice of

- **BOWL OF SOUP**
- **FRESH SIDE**
- **SIDE GREEK SALAD**
- **DESSERT**

CLASSIC SANDWICHES: CHICKEN SALAD • TUNA SALAD • TURKEY • PIMENTO CHEESE • EGG SALAD

BAGGED CHIPS

PITA CHIPS

- **BRAISED WHITE BEANS** fresh rosemary
- **POTATO SALAD** baby reds (no mayo)
- **PASTA SALAD** fresh basil, feta (no mayo)
- **RICE PILAF**
- **ROASTED FRESH VEGETABLES**
- **SEASONAL FRESH FRUIT**
- **MARINATED SLAW** feta, scallions, light vinaigrette (no mayo)

SIDE GREEK SALAD

GRILLED CHICKEN & SLAW PITA topped with slaw

Zoes Kitchen

GREEK CHICKEN PITA lettuce, tomato, caramelized onions, feta

MEDITERRANEAN TUNA PITA #1 albacore, capers, red onions, olives, lettuce, tomato (no mayo)

ZOËS CLUB PITA grilled chicken, ham, swiss, lettuce, tomato, spicy mustard

LEAN TURKEY PITA turkey, slaw, cheese on request

GRÜBEN– ZOËS FAVORITE! grilled turkey, swiss, slaw, spicy mustard, rye

GRILLED PIMENTO CHEESE–SOUTHERN FAVORITE! lettuce, tomato, rye, salsa

GRILLED CHICKEN caramelized onions, lettuce, tomato, feta, sourdough

SPINACH ROLL-UPS tortillas, mozzarella, fresh mushrooms, feta, sun-dried tomatoes, scallions, salsa, fresh side

CHICKEN ROLL-UPS tortillas, feta, lettuce, tomato, caramelized onions, salsa, fresh side

STEAK ROLL-UPS sliced tri-tip, swiss, sautéed mushrooms, caramelized onions, dipping sauce, fresh side

CHICKEN PITA PIZZA feta, fresh basil, marinara, side greek salad

GRILLED CHICKEN DINNER chicken breast, braised white beans, side greek salad

PROTEIN POWER PLATE Flat-grilled chicken, caramelized onions, slaw

GREEK CHICKEN MARINARA flat-grilled, orzo pasta, marinara, side greek salad

STEAK KABOBS two steak kabobs, red bell peppers, onions, grilled potatoes, roasted vegetables

CHICKEN KABOBS– ZOËs FAVORITE! two kabobs, grilled peppers and onions, tomato, rice pilaf, side greek salad

SHRIMP KABOBS two kabobs, rice pilaf, cucumber raita, greek salad, pita bread

KIDS QUESADILLA american cheese, salsa

GRILLED CHICKEN FINGERS not breaded or fried!

GRILLED TURKEY & CHEESE

CHICKEN SALAD SANDWICH all white chicken, wheat bread (white upon request)

KIDS ROLL-UP chicken, mozzarella, tortilla, side of marinara

FRESH SQUEEZED LIMEADE 1.99 fresh limes, sweetened with cane sugar

soda

bottled water

Zoes Kitchen

juices

milk

tea (sweet, unsweet or hibiscus)

- **YAYA'S HAND-MADE CHOCOLATE CAKE**
- **WHOLE CAKE** (GREAT FOR PARTIES AND CATERING!)
- **HOUSE-BAKED COOKIES** (chocolate chip or oatmeal raisin)