



Chandler · Arizona
Where Values Make The Difference

G.

APR 15 2015



MEMORANDUM

Planning Division – PZ Memo No. 15-044

DATE: APRIL 15, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

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

SUBJECT: LUP15-0004 CHENNAI FUSION GRILL

Request: Liquor Use Permit approval to allow liquor sales as permitted by a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors

Location: 4929 W. Chandler Blvd., Suite 1, the southeast corner of Chandler Blvd. and Rural Rd.

Applicant: Sam Sodhi, business owner

Project Info: Approximately 3,200 square foot restaurant

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within an existing restaurant tenant space. A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. The establishment must derive at least forty (40) percent of its gross revenue from the sale of food and non-alcoholic beverages.

This restaurant will be located within an inline retail shops space at Twelve Oaks Plaza. The 3,200 square foot tenant space has been a restaurant prior without liquor. There is no outdoor dining area. The restaurant intends to operate 7 days a week, 11 a.m. to 3 p.m. and 5 p.m. to 10 p.m. There is no request for live entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 8, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of concerns from surrounding property owners or businesses.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit subject to the following conditions:

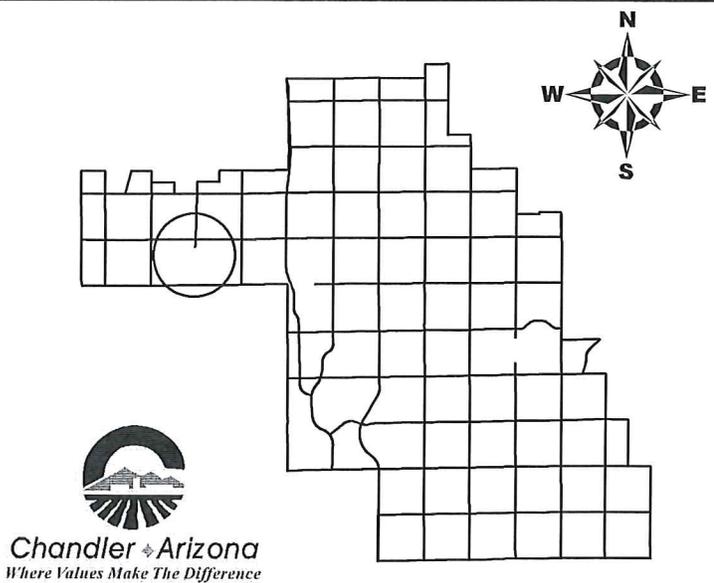
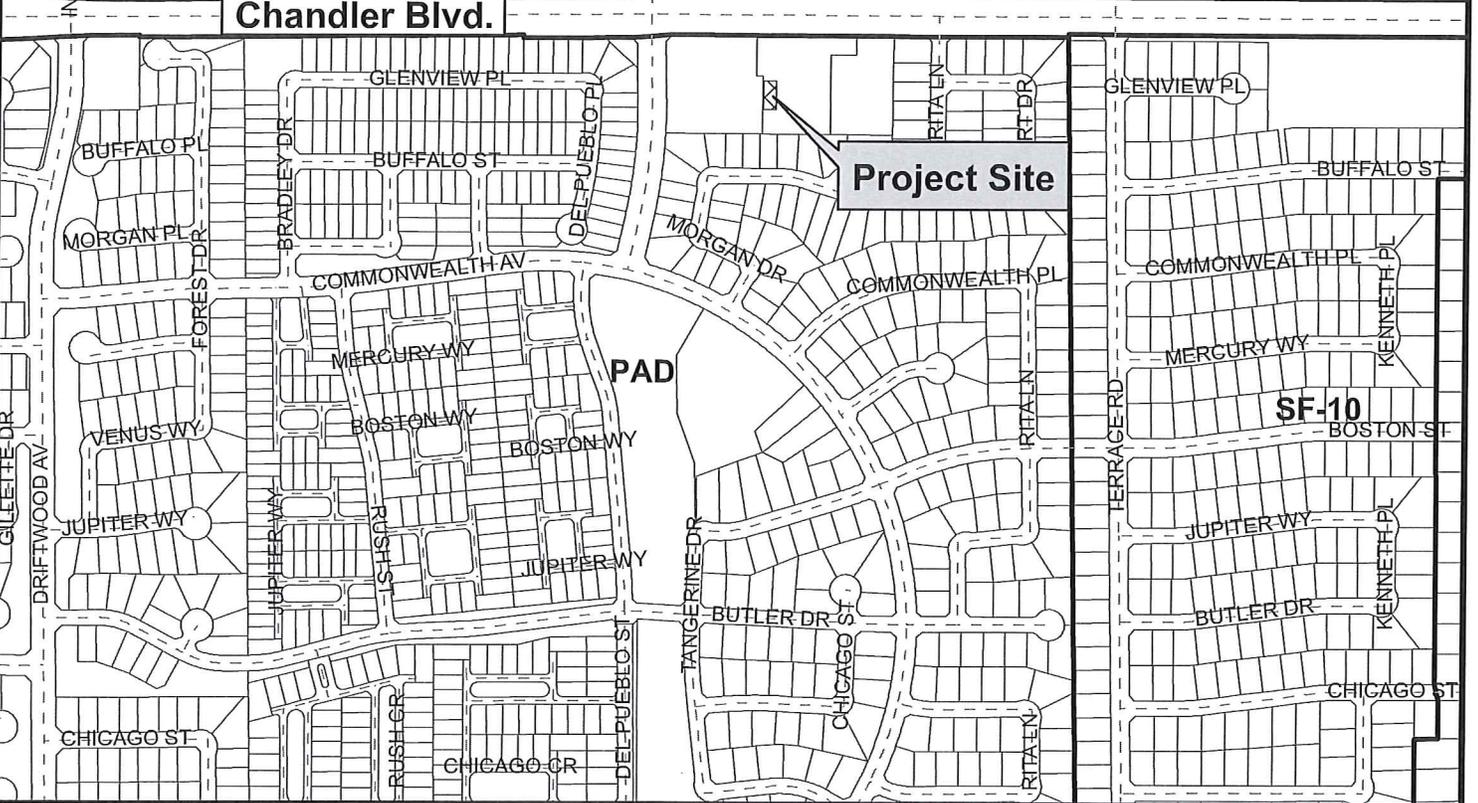
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP15-0004 CHENNAI FUSION GRILL, subject to the conditions as recommended by Planning Staff.

Attachments

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



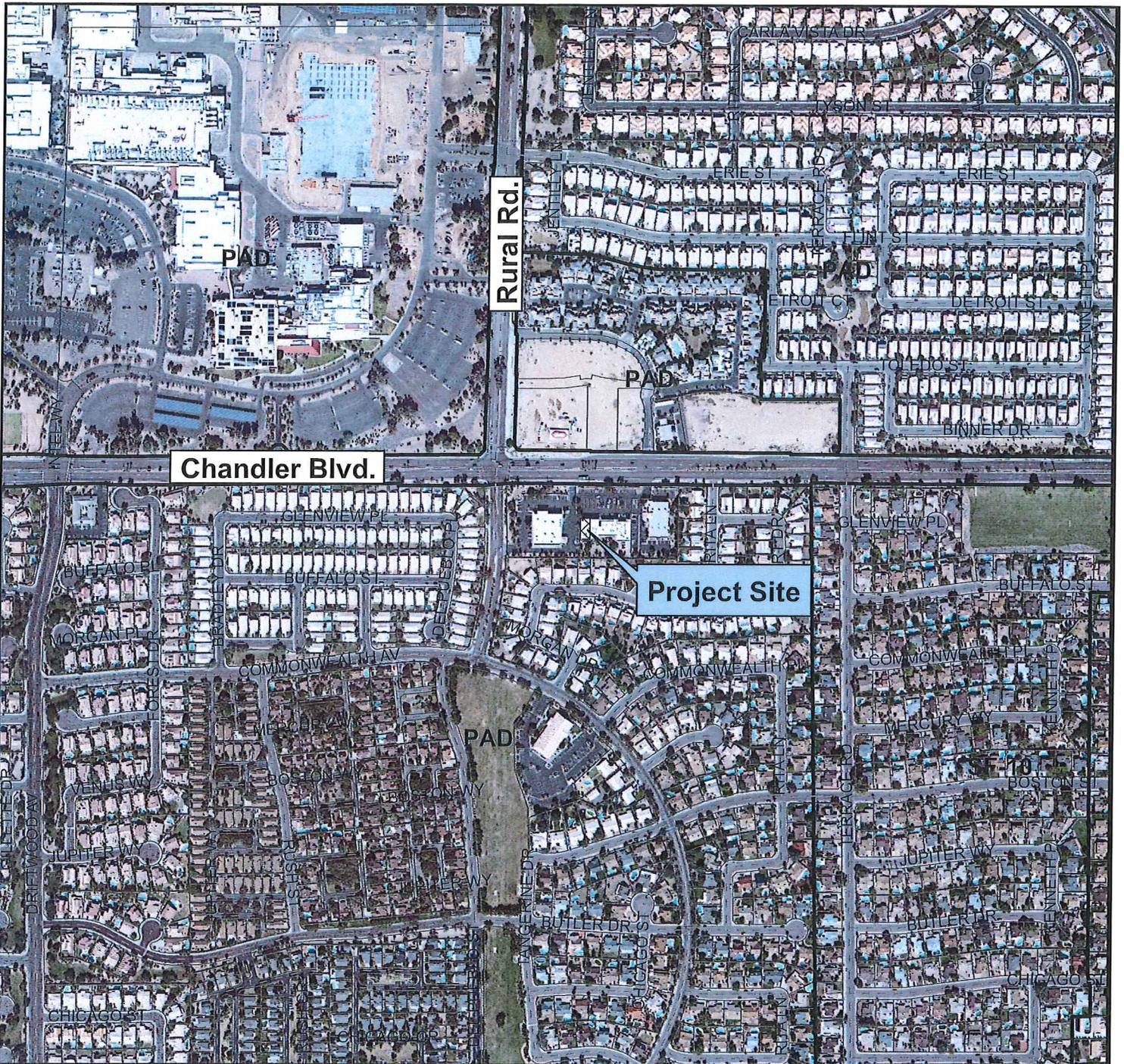
Vicinity Map

LUP15-0004

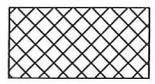
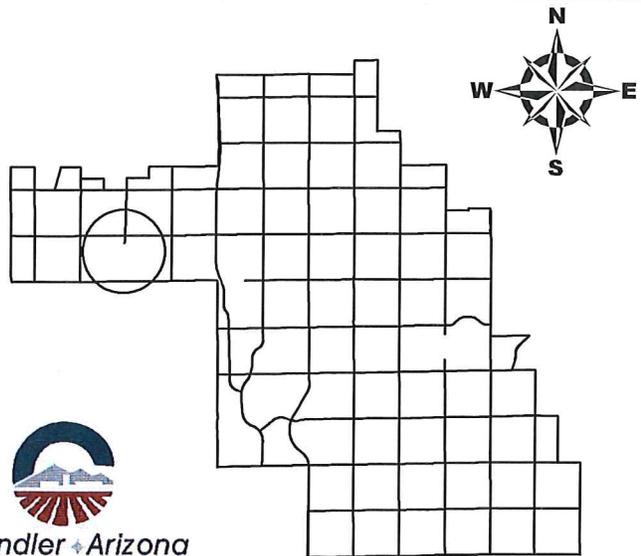
Chennai Fusion Grill
Liquor Use Permit

CITY OF CHANDLER 2/9/2015





Vicinity Map



LUP15-0004

**Chennai Fusion Grill
Liquor Use Permit**

Chennai Fusion Grill
4929 W. Chandler Blvd. Suite 1
Chandler AZ, 85226
480-705-5444

12 Oak Plaza
Series (12) Liquor License
Indian style cuisine
Serving bottle beer and Wine.
Number of employees 10
Business Hours
11am-3pm/5pm-10pm
7 days a week.
Entertainment- Television & Audio Music
No new signage or site improvement needed.
Location is surrounded by other restaurants such as Chef Chang, Thai Rama, and Sage Bar.
No patio-no smoking allowed in premises.

Contact Information
Sam Sodhi
623-332-2266

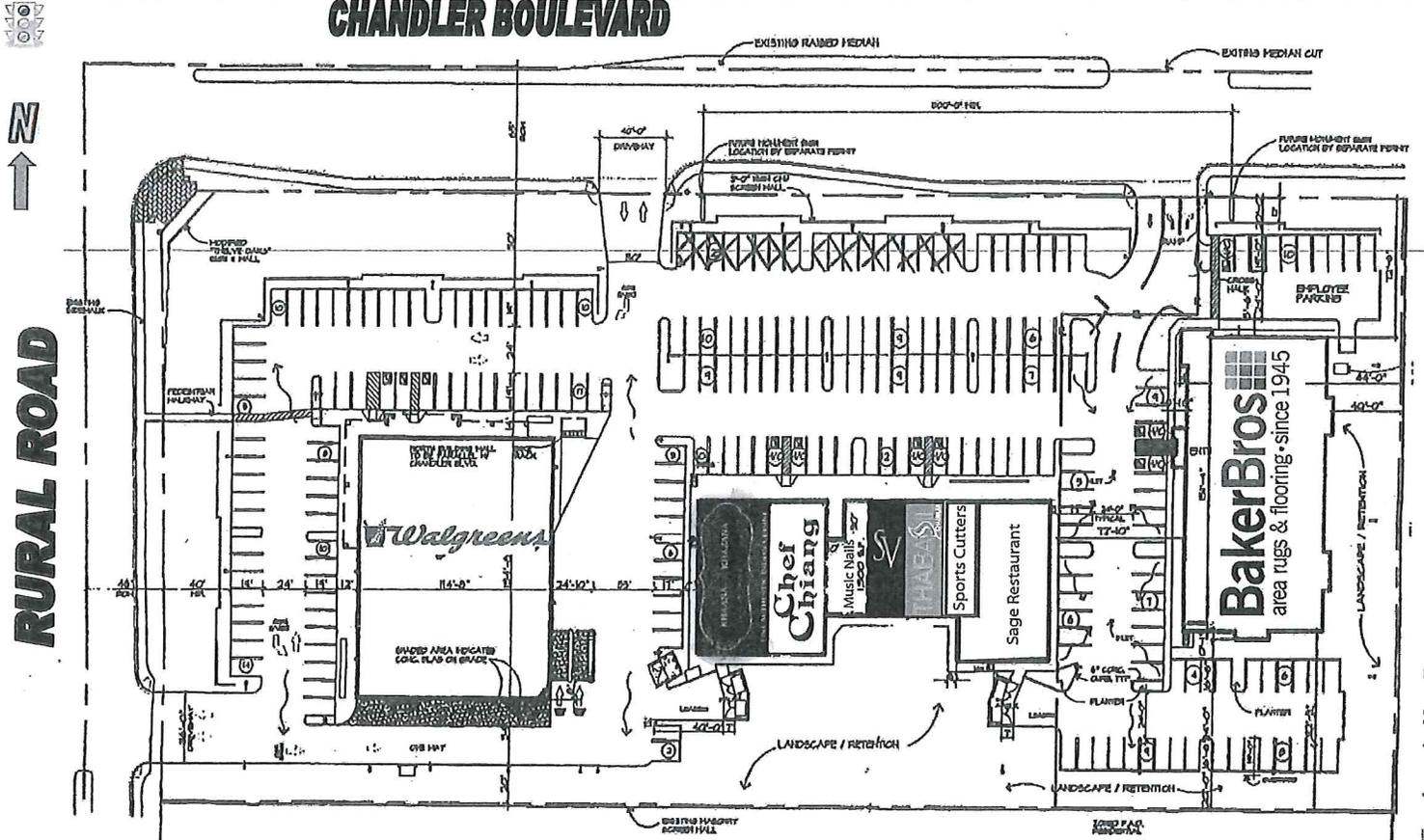
12 OAKS PLAZA

ZELL

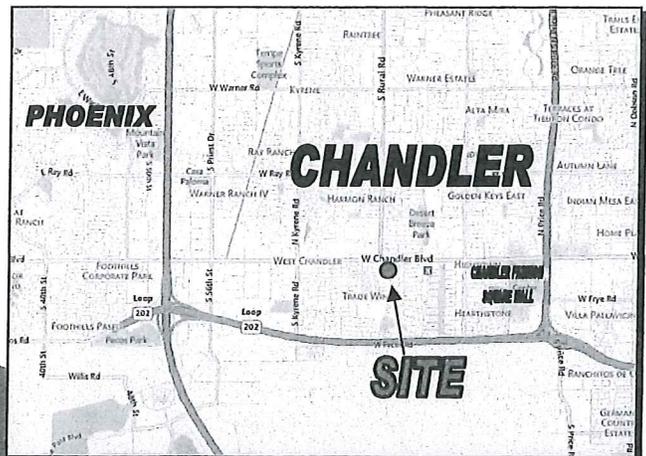
4909—4949 E. Chandler Boulevard | Chandler, Arizona 85226
SEC Chandler Boulevard and Rural Road

FULLY LEASED!

CHANDLER BOULEVARD



SUITE	TENANT	SF
4949	Walgreens	15,525
1	Khaana Khazana Restaurant	3,200
3	Chef Chiang	2,800
6	Music Nails	1,300
7	Smoking Vapor (coming soon!)	1,300
8	Thai Basil Restaurant	1,400
10	Sports Cutters	960
12	Sage Restaurant	4,000
14	Baker Bros. Flooring	12,300



CONTACT:

Dena Zell

Retail Leasing Specialist

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ZELL Commercial Real Estate Services, Inc.

5343 N. 16th Street, Suite 290

Phoenix, Arizona 85016-3223

Phone: 602.248.0600

Fax: 602.248.0501

www.ZELLCRE.com

To view further info. & property photos click here or visit:

<http://www.loopnet.com/lid/18495601>

This information is given with the understanding that all negotiations relating to the purchase and/or lease of the property shall be conducted through the office of ZELL Commercial Real Estate Services. The enclosed information, while not guaranteed, has been secured from sources we believe to be reliable.

CHENTIAL FUSION GRILL
4929 W CHANDLER BLVD
CHANDLER, AZ 85226

