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JAN 25 2007



**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-018**

**DATE:** JANUARY 18, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PRINCIPAL PLANNER

**FROM:** BILL DERMODY, CITY PLANNER

**SUBJECT:** UP06-0082 PEKING GARDEN

**Request:** Liquor Use Permit for Series 12 Restaurant License

**Location:** 4055 South Arizona Avenue, Suite #8  
Southeast corner of Ocotillo Road and Arizona Avenue

**Applicant:** Jenny Zhen

**RECOMMENDATION**

The request is for a Use Permit to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License). Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

**BACKGROUND**

The restaurant is located within the Southshore Town Center anchored by Home Depot at the southeast corner of Ocotillo Road and Arizona Avenue. The restaurant is in a suite on the northern end of the recently constructed Shops "A", adjacent to a pedestrian plaza and north of the Home Depot garden center. Two other liquor Use Permits have been granted in the shopping center in conjunction with Series 12 Restaurant Licenses: Kokopelli Mexican Grill and Gennaro's Pizzeria & Italian Kitchen.

The 1,630 square foot restaurant has seating for 60 in the dining area and five at the bar, with no outdoor patio or outdoor serving area. The hours of operation are 11:00 a.m. to 9:30 p.m. Sunday through Thursday and 11:00 a.m. to 10:00 p.m. Friday and Saturday. There will be no live entertainment.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a typical, newly issued Series 12 license such as in this case, the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday January 4, 2007 at the Downtown Chandler Community Center. No citizens attended.
- The Police Department has been informed of the application and has responded with no issues or concerns.

At the time of this writing, Staff has received no communications from concerned citizens regarding this proposal.

**COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 5    Opposed: 0    Absent: 2 (Irby and Anderson)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval of UP06-0082 PEKING GARDEN subject to the following conditions:

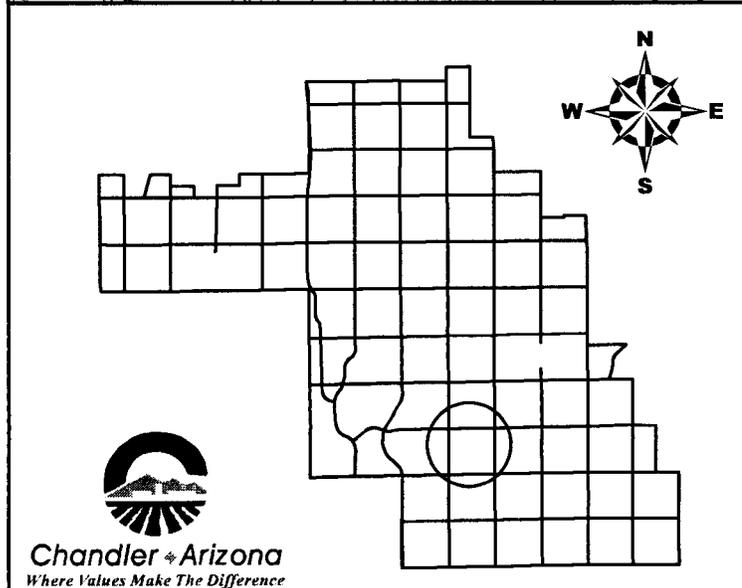
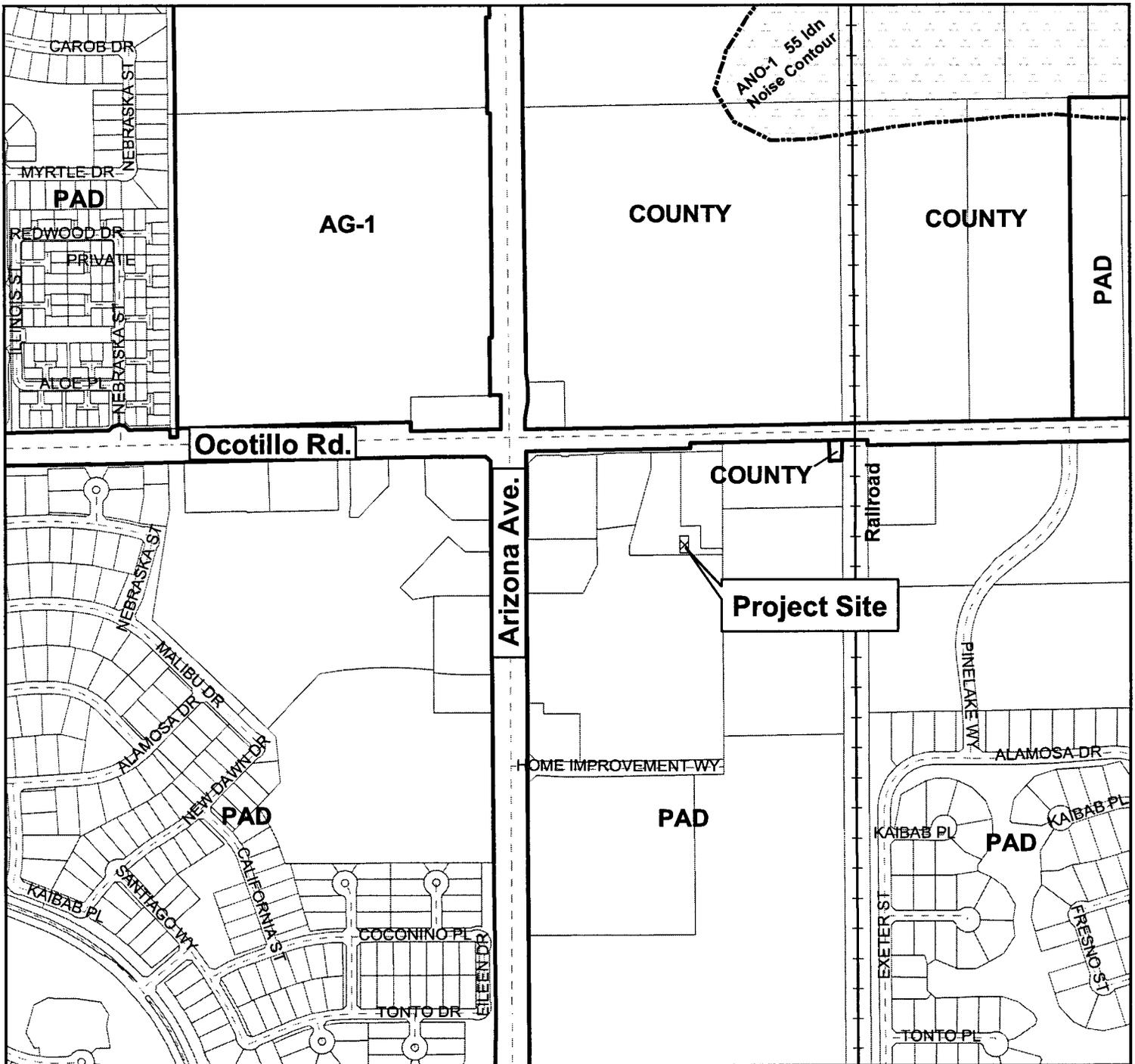
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.

**PROPOSED MOTION**

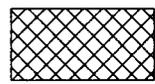
Move to approve UP06-0082 PEKING GARDEN Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative



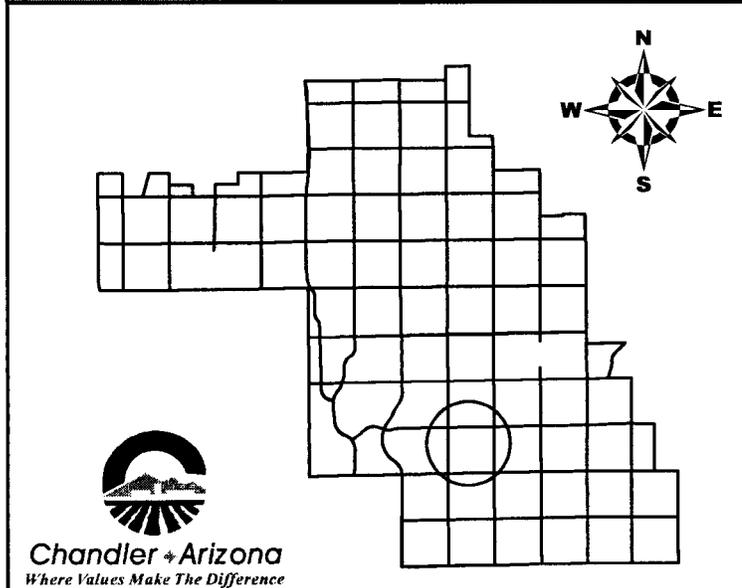
**Vicinity Map**



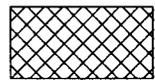
**UP06-0082**

**Peking Garden  
Liquor Use Permit**





**Vicinity Map**



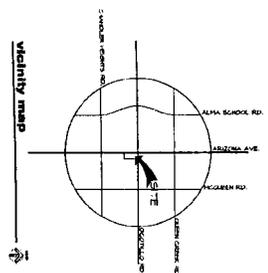
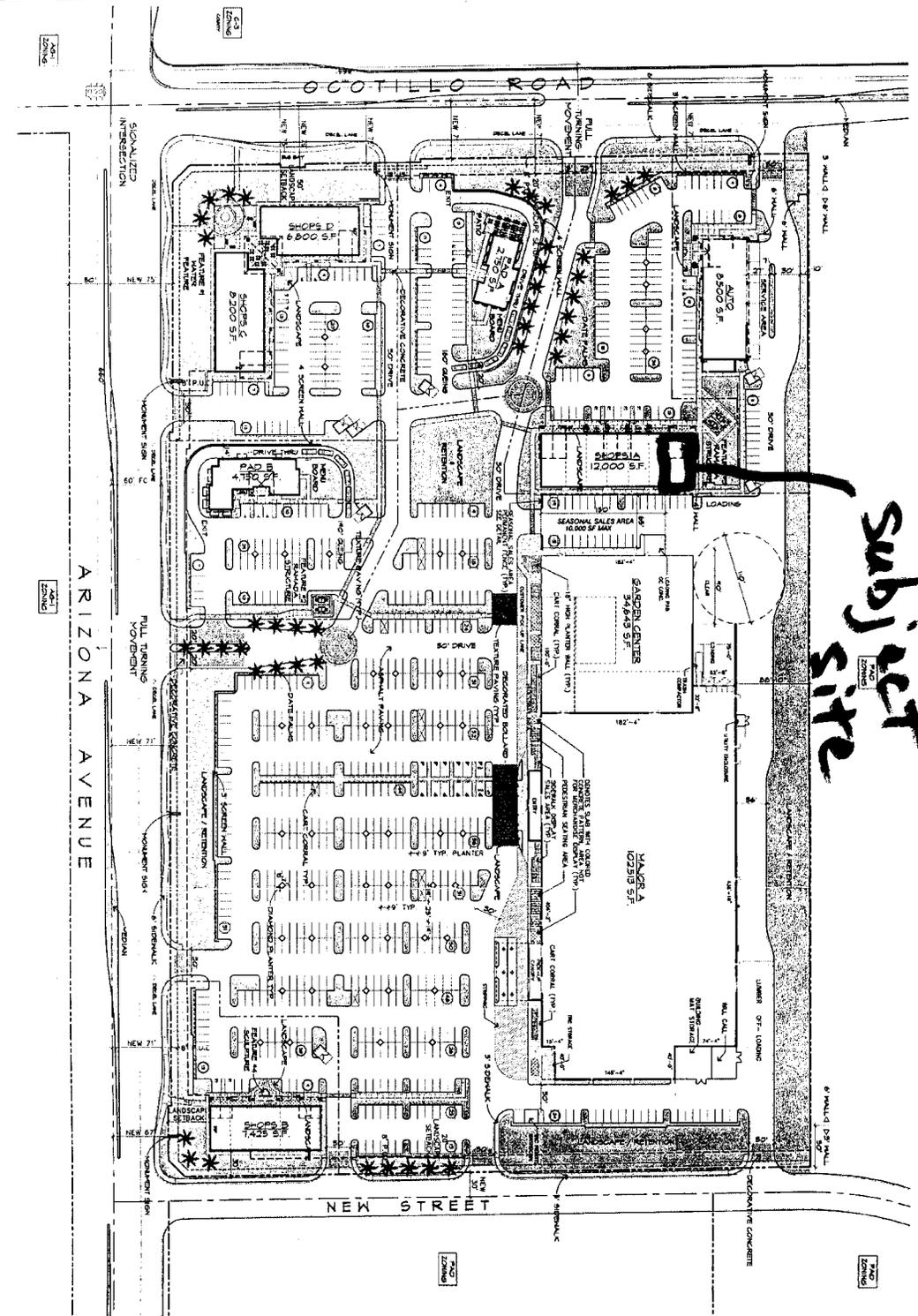
**UP06-0082**

**Peking Garden  
Liquor Use Permit**



**Subject Site**

**preliminary site plan**  
 scale: 1" = 60'-0"  
 north



**Project directory**

DEVELOPER: [unreadable]  
 ARCHITECT: ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
 2833 East Thomas Road  
 Phoenix, AZ 85016-3474  
 (602) 955-3300 Phone  
 (602) 955-0496 Fax  
 www.rka.com

**Site data**

PROPOSED USE: RETAIL / RESTAURANTS / AUTO ZONING: P-40  
 GROSS SITE AREA: 22.51 ACRES (1,542,418 S.F.)  
 TOTAL SITE AREA: 21.70 ACRES (1,482,889 S.F.)  
 TOTAL BUILDING AREA: 102,118 S.F.  
 TOTAL PARKING REQUIRED: 791 SPACES  
 TOTAL PARKING PROVIDED: 877 SPACES  
 ACCESSIBLE SPACES REQUIRED: 18 SPACES  
 ACCESSIBLE SPACES PROVIDED: 24 SPACES

sheet **SP-1**  
 of  
 job 03241

Design KDK  
 drawn KDK  
 check MU

**New Commercial Development  
 SEC Arizona Ave. and Ocotillo Rd.  
 Chandler, Arizona**

date 08-22-04

**ROBERT KUBICEK** Architects And Associates, Inc.  
 2833 East Thomas Road  
 Phoenix, AZ 85016-3474  
 (602) 955-3300 Phone  
 (602) 955-0496 Fax  
 www.rka.com

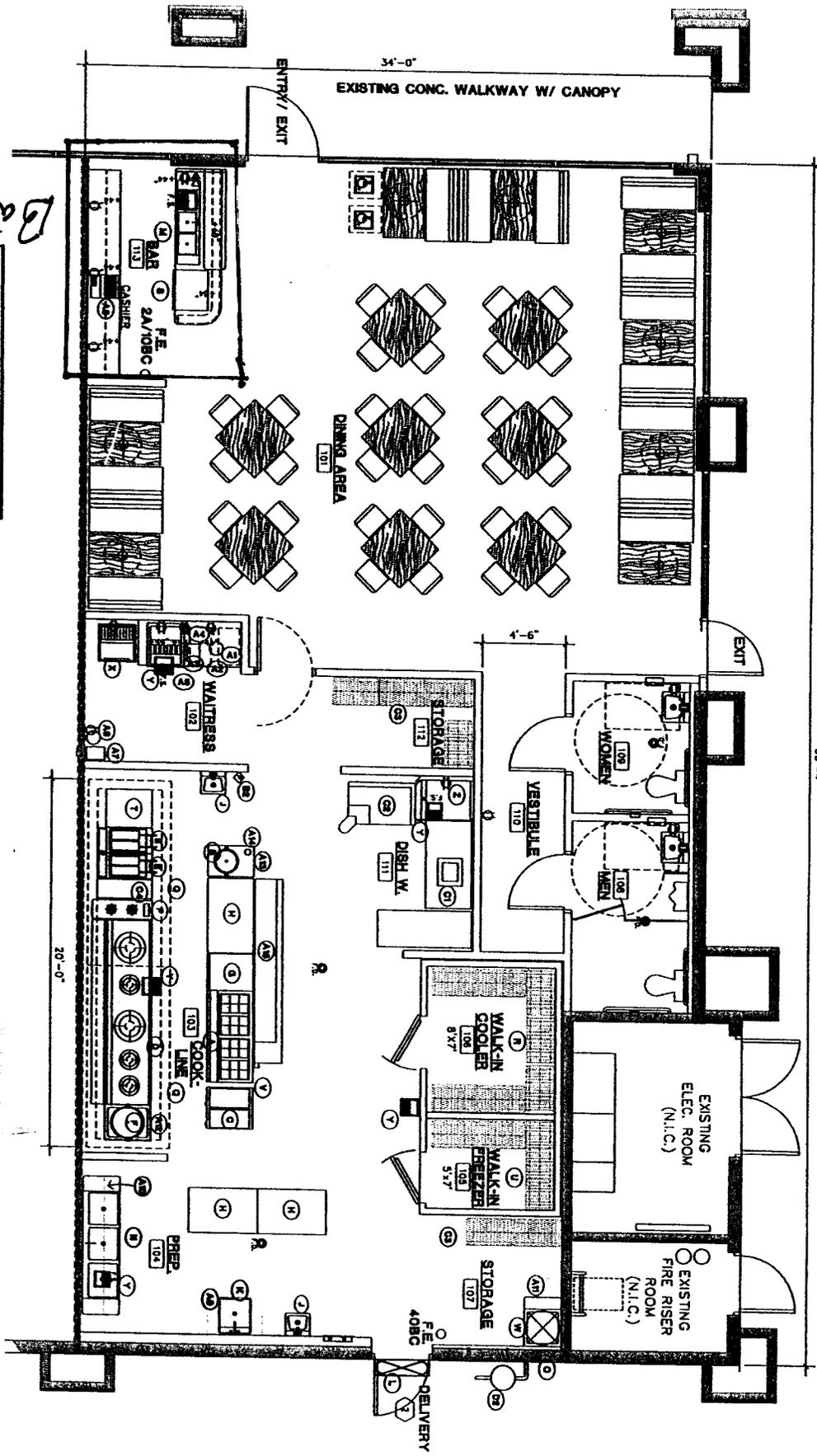
# KITCHEN EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



ACCESSIBLE SEATING TO COMPLY WITH 2003 I.B.C. SECTION 1109.3.1, AND DIMENSIONS SHALL COMPLY WITH ICC/ANSI A117.1, SECTION 804.

*Bar Area*



65'-4"

34'-0"  
EXISTING CONC. WALKWAY W/ CANOPY

## Application For Liquor Permit

This application is submitted for the Peking Garden Chinese restaurant to acquire a # 12 Liquor permit.

The Peking Garden will be a “sit down” restaurant serving specially prepared Chinese food. The eating area will occupy 867 sq. ft. including a bar area of approximately 83 sq. ft. Adjacent to the eating area will be two restrooms occupying 136 sq. ft. The food preparation area will occupy 396 sq. ft. An additional area of 231 sq. ft will be utilized for food storage. The food storage area will include two (2) walk in coolers.

The restaurant will employ 7-9 people including the owner/manager. The hours of operation will be 11:00 AM to 9:30 PM Sunday thru Thursday and 11:00 AM to 10:00 PM Friday and Saturday.

The liquor will be stored behind the bar and will be served by employees 18 years old or older. The only persons having access to the liquor will be the owner/manager and food servers over 18 years of age. There will not be any music, Karaoke or band on the premises.

A summary of the hours of operation and square footage follows:

### Hours of operation

Sunday-Thursday	11:00 AM – 9:30 PM
Friday & Saturday	11:00 AM – 10:00 PM

### Square Footage

Eating Area	867 sq. ft.
Food Preparation Area	396 sq. ft.
Food Storage Area	231 sq. ft.
Restrooms	136 sq. ft.

Number of Employees	7-9
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