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FEB 08 2007



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Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-014

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: ERIK SWANSON, CITY PLANNER 

SUBJECT: UP06-0078 HONG KONG BISTRO

Request: Use Permit approval for Series 12 Restaurant license

Location: 4990 S. Gilbert Road, Suite #8

Applicant: David Gee

RECOMMENDATION

The request is for a Use Permit to sell liquor by individual portions for on-premise consumption (Series 12 license) to restaurant patrons in a new restaurant. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Chandler Heights and Gilbert Roads, within the Chandler Heights Marketplace shopping center. The center is anchored by a Basha's grocery store. East, across Gilbert Road is the Reid's Ranch single-family subdivision. South, across Chandler Heights Road are a CVS Pharmacy and M&I Bank.

Hong Kong Bistro is a fast-casual restaurant, specializing in Chinese food. Hong Kong Bistro will be open seven days a week from 11 a.m. to 9 p.m., and will have approximately 10 employees. The restaurant is approximately 1,950 square feet. 800 square feet will be utilized for dining, 1,000 square feet for the kitchen and food preparation, and approximately 729 square feet for outdoor dining.

The applicant is currently not requesting to allow for liquor sales on the outdoor patio, and is therefore not required to meet enclosure requirements. If the applicant would like to serve alcohol on the patio, the applicant would have to enclose the patio with a 42" permanent enclosure.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- The Police Department has been informed of the application and has not responded as of the writing of this memo.
- A neighborhood meeting was held on Thursday January 4, 2007 at the Downtown Community Center. No neighbors were in attendance.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: Approve: 5 Oppose: 0 Absent: 2 (Anderson, Irby)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of the Use Permit subject to the following conditions:

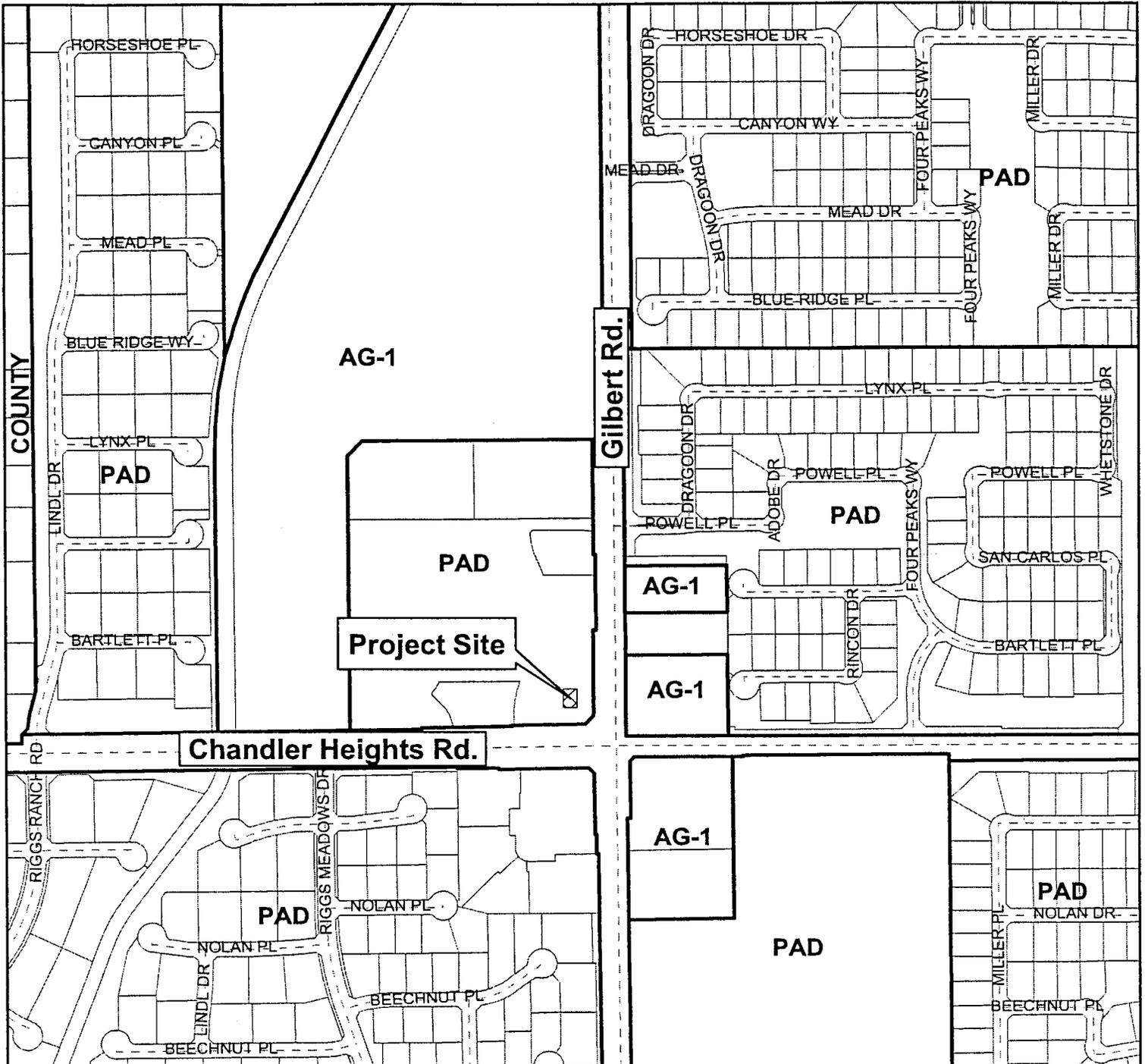
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.
4. In order to serve alcohol on the patio, the patio must meet enclosure requirements.

PROPOSED MOTION

Move to approve UP06-0078 HONG KONG BISTRO, use permit for liquor sales, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

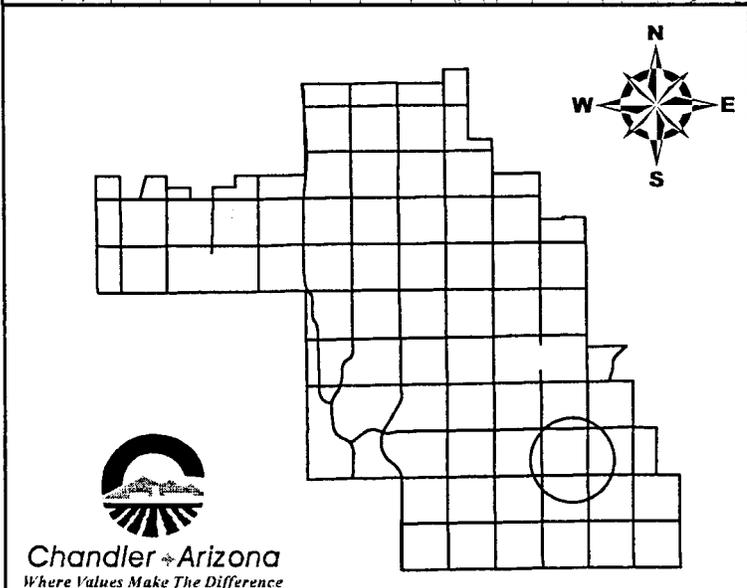
1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative



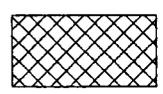
COUNTY

Gilbert Rd.

Chandler Heights Rd.



Vicinity Map

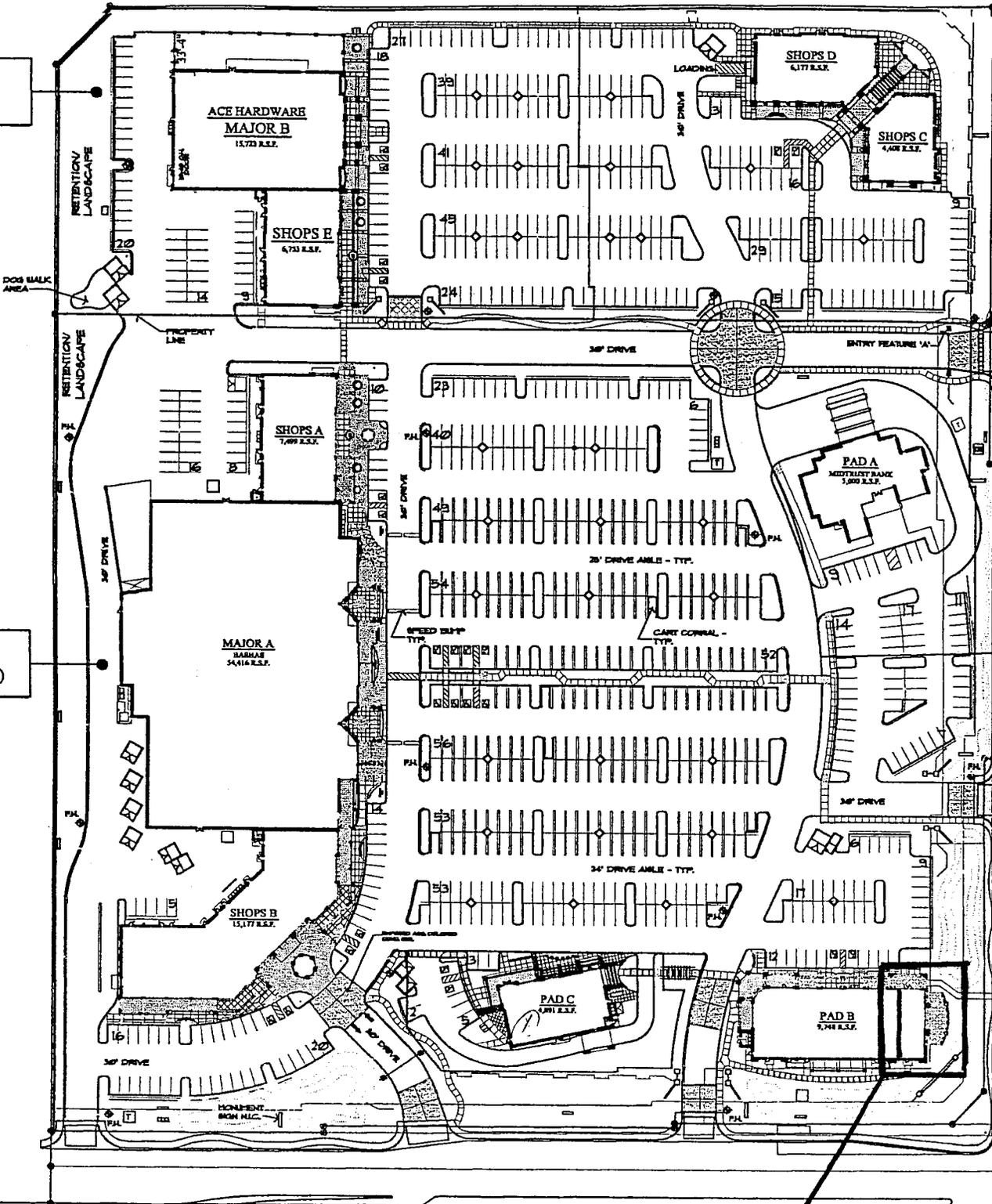


UP06-0078

Hong Kong Bistro



PHASE II
222905.S.F. (5.12 AC.)



PHASE I
595,457 N.S.F. (13.67 Ac.)

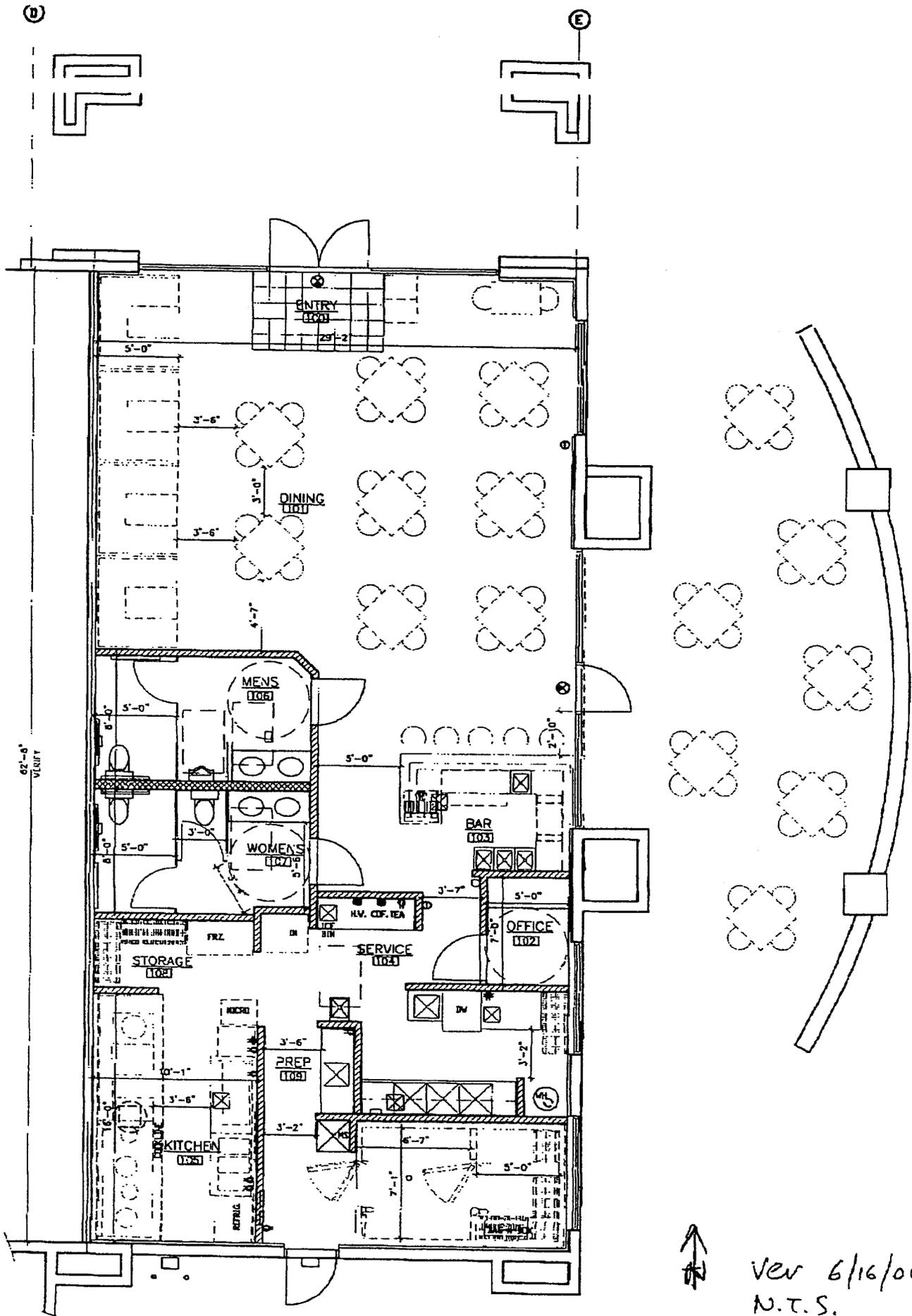
CHANDLER HEIGHTS ROAD

SITE N ↑

HELL

CHANDLER HEIGHTS MARKET

NEIGHBORHOOD SHOPPING CENTER - N.W.C. OF GILBERT RD. AND CHANDLER RD.
CHANDLER, ARIZONA



Ver 6/16/06
N.T.S.

Hong Kong Bistro is a Chinese restaurant open seven day a week from 11:00 am - 9:00 pm Monday-Sunday. We have about 10 employees, no live music or Entertainment . The building is 1950 S.F. with a patio of 729 S.F.