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#35
MAR 05 2007

MEMORANDUM Planning & Development - CC Memo No. 07-044

DATE: FEBRUARY 22, 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: UP06-0088 JEEPNEY BISTRO

Request: Use Permit approval for Series 12 Restaurant license

Location: 2390 N. Alma School Road, #103, 105

Applicant: Joselito Sydiongco

RECOMMENDATION

Request Use Permit approval for a liquor license (Series 12 Restaurant) for on-premise consumption (all spirituous liquor) within an existing 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 approximately ½ mile north of the northwest corner of Alma School and Warner Roads within the Pollack Alma School Village Shoppe's center. The subject site is part of a section of in-line shops. Surrounding users include Von Hanson Meat Shop, Garcia's Mexican Restaurant, and Fred Astaire Dance School. Directly west of the site is the College Park single-family residential neighborhood. East, across Alma School Road is the Mastercraft single-family residential neighborhood. Directly south of the shopping center is the College Park Woods multi-family residential development.

The existing restaurant, located in Suite #103, is approximately 1,200 sq. ft. The applicant is currently in the process of expanding the restaurant to include Suite #105. The expansion will provide an additional 900 sq. ft. making the entire restaurant 2,100 sq. ft. The expansion will allow the restaurant to increase the patron seating area, food preparation area, provide a walk-in cooler, office and a karaoke platform for customers. The bar area shown on the site plan is no longer being pursued, and will be replaced with additional seating.

Jeepney Bistro is open seven days a week, Monday thru Thursday from 10:30 a.m. to 8:00 p.m., Friday from 10:30 a.m. to 12:00 a.m., Saturday 8:00 a.m. to 12:00 a.m., and Sunday from 8:00 a.m. to 8:00 p.m.

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 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.

- 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 responded with no concerns.
- A neighborhood meeting was held on Tuesday, January 23, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received no calls or letters of opposition to the Use Permit request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Cason)

RECOMMENDED ACTION

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

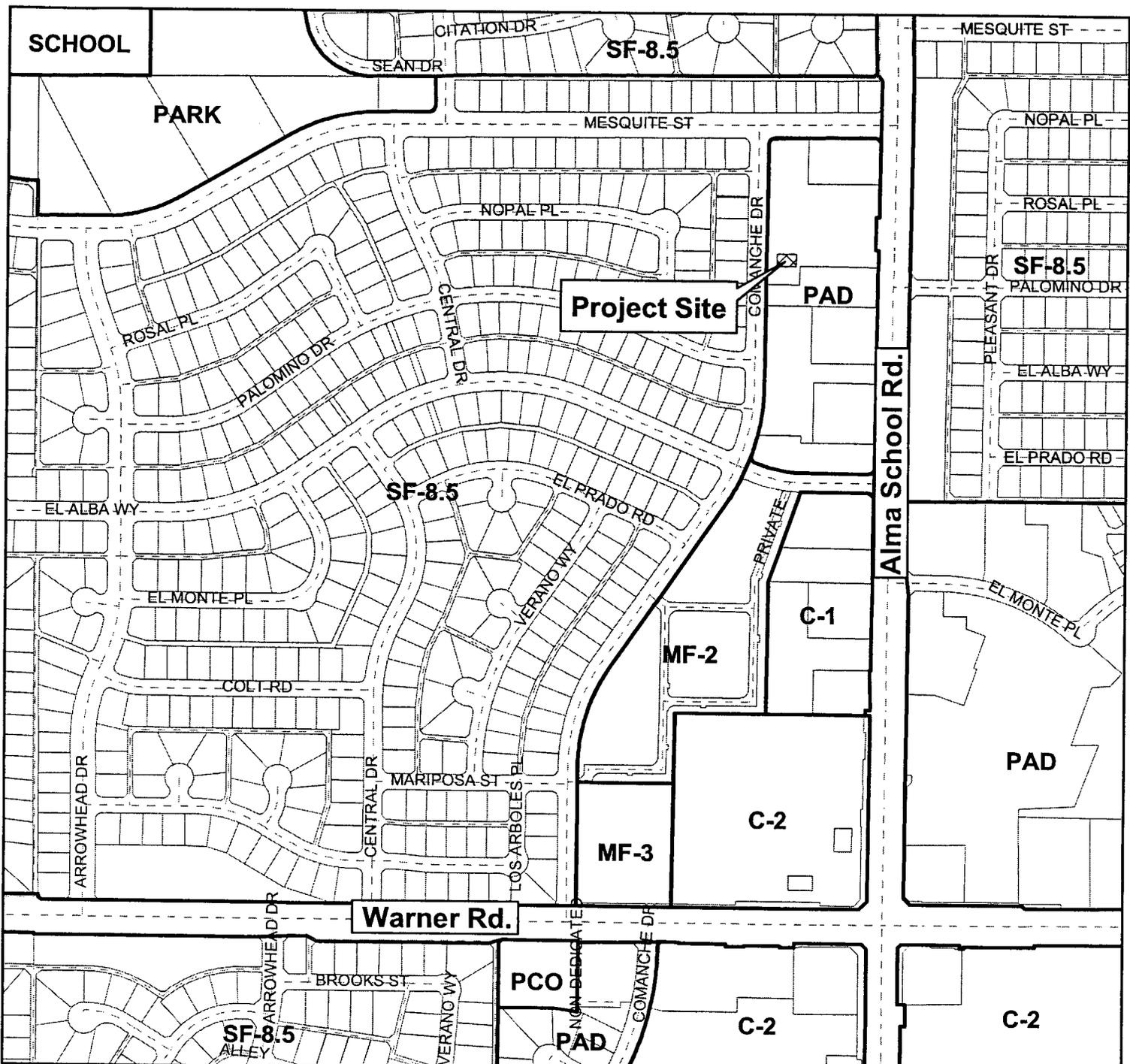
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.
4. The use of disc jockeys and live music shall be prohibited.

PROPOSED MOTION

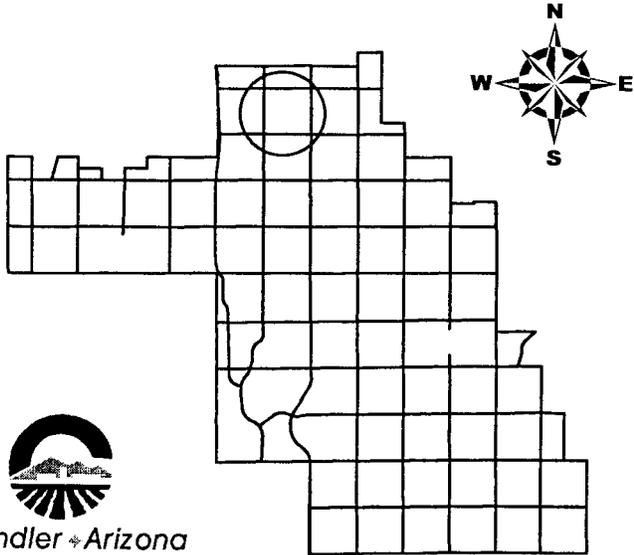
Move to approve UP06-0088 JEEPNEY BISTRO, use permit for liquor sales, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

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

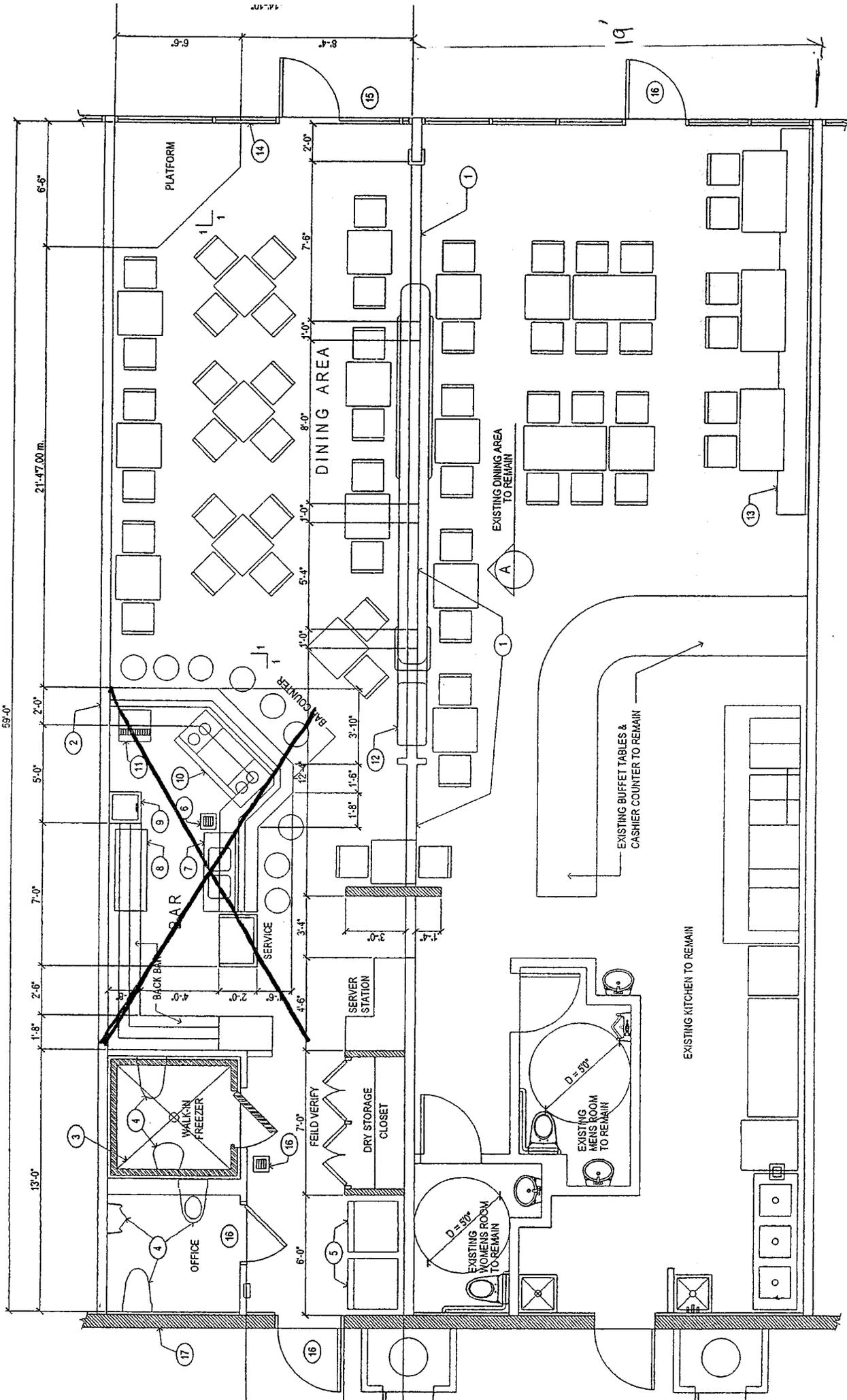


Vicinity Map



UP06-0088

Jeepney Bistro



MAXIMUM OCCUPANCY = 60

TOTAL SQ FOOTAGE - 2100

Demolition & Floor Plan

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

Dec. 1, 2006

Narrative for Jeepney Bistro Expansion Project

After two years in business, Jeepney Bistro has acquired additional space from the adjacent room for the purpose of expanding its facility from approximately 1200 sq. ft. to 2100 sq. ft. This expansion project will provide some additional dining area, walk-in cooler, service area, office, Karaoke platform, Darts and a bar. However, the proposed bar will not be build until such time necessary funds become available.

The liquor will be stored and lock inside the manager's office in which only the manager will have access to it. Business is open 7 days week, starting from 10:30am to 20:00 on Monday thru Thursday; 10:30-00:30, Friday, 8:30-00:30, Saturday, 8:30-20:00, Sunday.

The total building square footage is approx. 21,600 sq. ft. and definitely on the commercial zone. Jeepney Bistro is inside a mini mall complex next to Garcia's Restaurant and Von Hanson Meat shop which both businesses sell alcohol. We all shares parking lot as well.