

#67
JUN 14 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 07-134

DATE: JUNE 7, 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, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0033 BENIHANA

Request: Use Permit approval for a Series 12 (Restaurant) liquor license

Location: 3025 W. Chandler Boulevard
South of the southwest corner of Chandler Boulevard and the 101-Price Freeway frontage road.

Applicant: Mary Rodriguez
Benihana Chandler Corporation

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 south of the southwest corner of Chandler Blvd. and the 101-Price Freeway frontage road. The subject site is located directly west of the frontage road, and shares the same vicinity with a Chili's Restaurant to the north, a La-Z-Boy Furniture Gallery to the west, and an access drive into the Chandler Fashion Mall directly south.

Benihana specializes in Japanese style teppanyaki cooking. The restaurant is approximately 7,390 square feet. The dining area is approximately 2,725 square feet and will provide seating

for 220 patrons. There are approximately 20 teppanyaki tables. The bar area is approximately 987 square feet and will provide seating for 35 patrons. The kitchen and food preparation area is approximately 1,228 square feet. No outdoor dining is being proposed.

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 (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

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.

PROPOSED MOTION

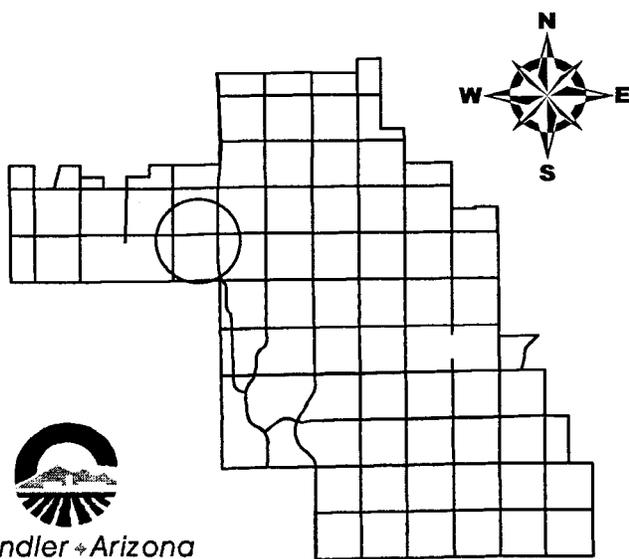
Move to approve UP07-0033 BENIHANA, Use Permit for a liquor license, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

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



Vicinity Map



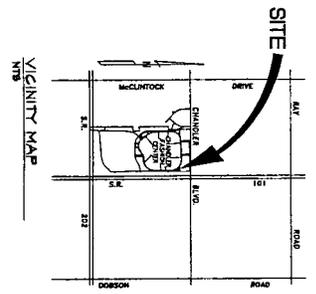
UP07-0033

Benihana



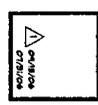
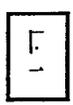
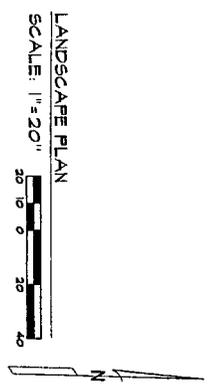
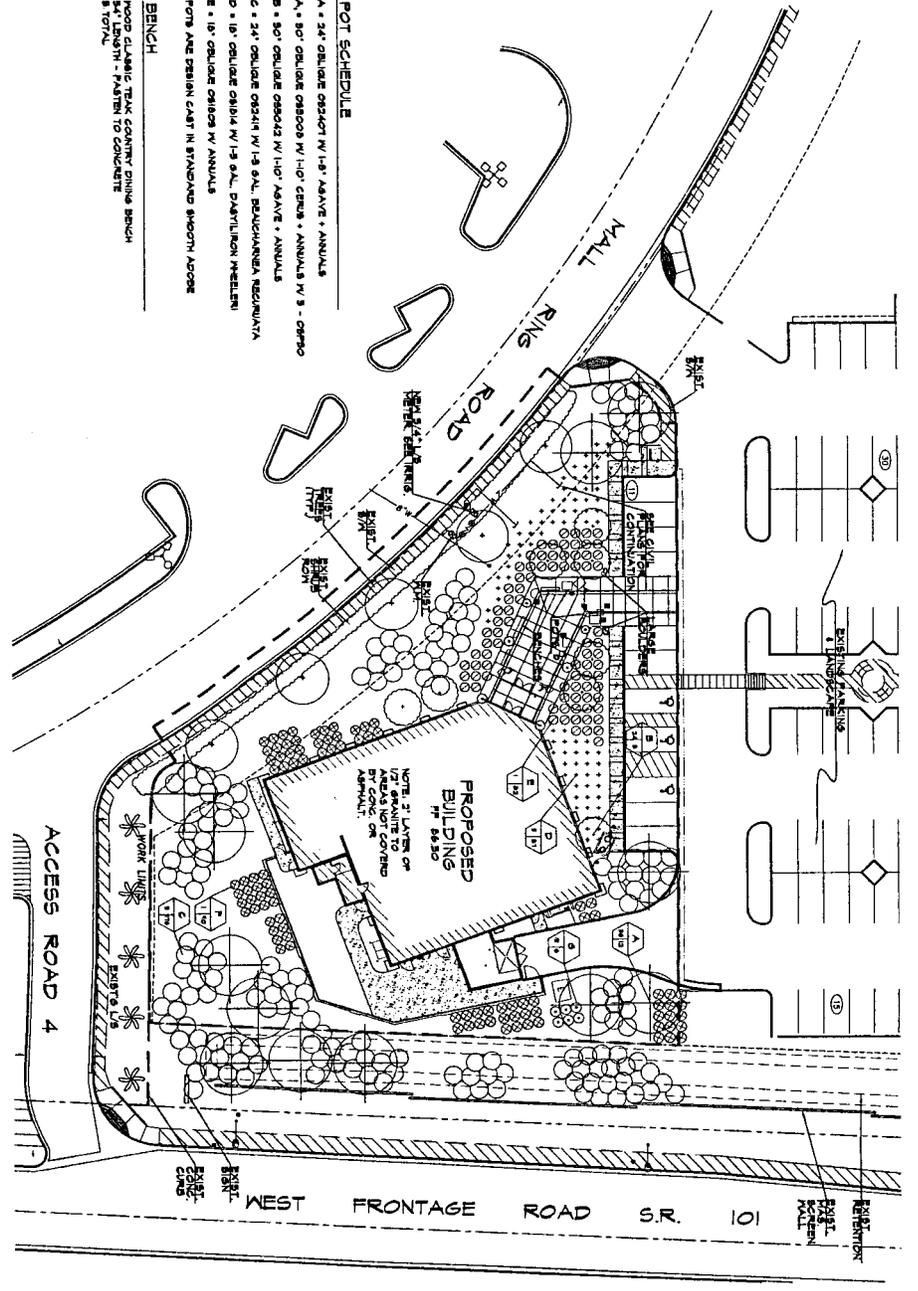
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CITY OF CHANDLER 4/18/2007



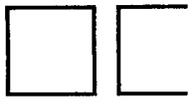
- PLANT LEGEND**
- A. PLYO BUSH 84" BOX
 - B. PRUNUS P. 'KNAUTER VERVIVUS' 24" BOX
 - C. PALM ARECATHA 8" GAL.
 - D. PALM ARECATHA 12" GAL.
 - E. LANTANA NEW GOLD 1" GAL.
 - F. ADARVE VARIETIES 1" GAL.
 - G. TROPICANA STAIN 'SOLDSTAY' 18" GAL.
- 3" - 1/2" MINUS GRANITE ALL AREAS

- POT SCHEDULE**
- A - 24" OBLIQUE OVALS W/ 1.5" ADARVE + ANNUALS
 - B - 80" OBLIQUE OVALS W/ 1.5" ADARVE + ANNUALS W/ 3 - 08990
 - C - 80" OBLIQUE OVALS W/ 1.5" ADARVE + ANNUALS
 - D - 24" OBLIQUE OVALS W/ 1.5" GAL. BANACHANABA RECOMUNATA
 - E - 18" OBLIQUE OVALS W/ 1.5" GAL. BANACHANABA RECOMUNATA
 - F - 18" OBLIQUE OVALS W/ ANNUALS
 - G - 18" OBLIQUE OVALS W/ ANNUALS
- FORMS ARE DESIGN CAST IN STAINLESS STEEL SMOOTH ABOVE
- BENCH**
- WOOD CLASSIC TALK COUNTRY DINING BENCH
34" LENGTH - FASTEN TO CONCRETE



LANDSCAPE PLAN - BENIHANA
 CHANDLER BOULEVARD SHOPS PARCEL 'C'
 CHANDLER FASHION CENTER MALL
 CHANDLER ARIZONA

RALEIGH GEORGE HALL
 architecture / planning / landscape
 456 N. 35th PL. PHOENIX, ARIZONA 85018-1511-1512



BENIHANA®

BENIHANA INC.: 8605 NW 53rd Terrace, Miami, FL 33166 phone: 305 393 0770 web: benihana.com fax: 305 392 6371

April 6, 2007

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

Ref: Use Permit for Retail Liquor Sales
Benihana Chandler Corp.
d/b/a Benihana
3025 W. Chandler Blvd.
Chandler, AZ 85225

To Whom It May Concern:

This letter is to serve as a written narrative as required by Chandler, Arizona Current Planning Division.

As outlined in the Use Permit Submittal Checklist, we are required to describe the proposed project in detail. Please note that prior to obtaining approval for our building permit, we presented extensive designs to Jeff Kurtz and other personnel with the City of Chandler.

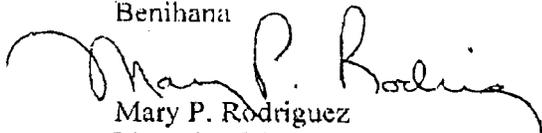
We have applied for the "Series 12" Liquor License. The gross SF of our building is 7,390. The square footage and seating breakdown are as follows:

Restaurant dining area is 2,725 SF net with 220 seats, 64% of public area
Bar area is 987 SF net with 35 seats, 36% of public area
Food Prep/Kitchen is 1,228 SF

We tentatively are scheduled to open July/August of 2007. We will be open seven days a week with hours of operation to vary from 11:30 am – 10:30 pm. Employee count should be approximately 70-80.

Regards,

Benihana



Mary P. Rodriguez
Licensing Manager