

#666
JUN 28 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-152

DATE: JUNE 21, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0040 RUMBI ISLAND GRILL

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

Location: 885 N. 54th Street
South of the southeast corner of 54th Street and Ray Road
Casa Paloma

Applicant: Andrea Lowther

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 within the Casa Paloma shopping center. The restaurant is located north of Harrison Street, and shares the building with a Starbuck's Coffee shop, an insurance agency and a salon. East of the subject site, within the vicinity, is Cost Plus World Market, Petsmart, and Ultimate Electronics. South of the subject site is Jilly's Restaurant.

Rumbi Island Grill is a fast-casual restaurant that specializes in island style cooking. This site will be the first for Chandler and the fifth for Arizona. Rumbi Island Grill will be open Tuesday thru Saturday from 11 a.m. to 9 p.m., Sundays and Mondays from 11 a.m. to 8 p.m., and will employ approximately 30, including one District Manager, and one full-time Manager.

The subject site is approximately 2,525 square feet, including an outdoor patio area. The main dining area is approximately 1,247 sq. ft., and will provide seating for 72 patrons. The outdoor patio area is approximately 270 sq. ft. and will provide seating for 16 patrons. The kitchen area is approximately 982 sq. ft. There will be no live music, and no smoking in the outdoor patio area.

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.
- A neighborhood meeting was Monday June 4, 2007. No neighbors were in attendance.

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: 6 Opposed: 0 Absent: 1 (Cason)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0040 RUMBI ISLAND GRILL, 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

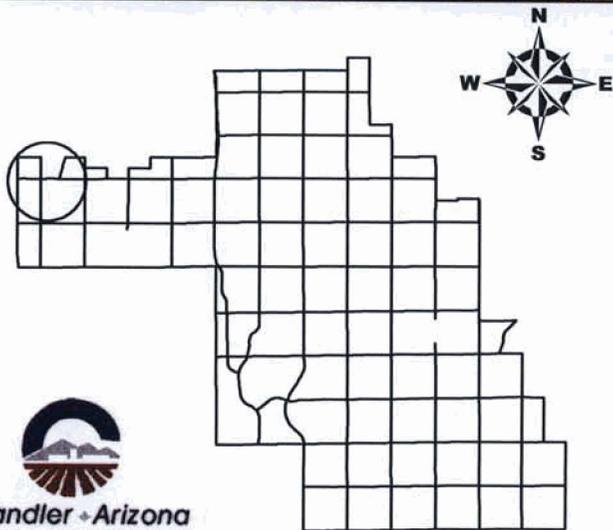
Move to approve UP07-0040 RUMBI ISLAND GRILL, Use Permit for a Series 12 liquor license, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

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

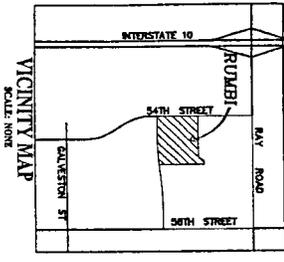


Vicinity Map

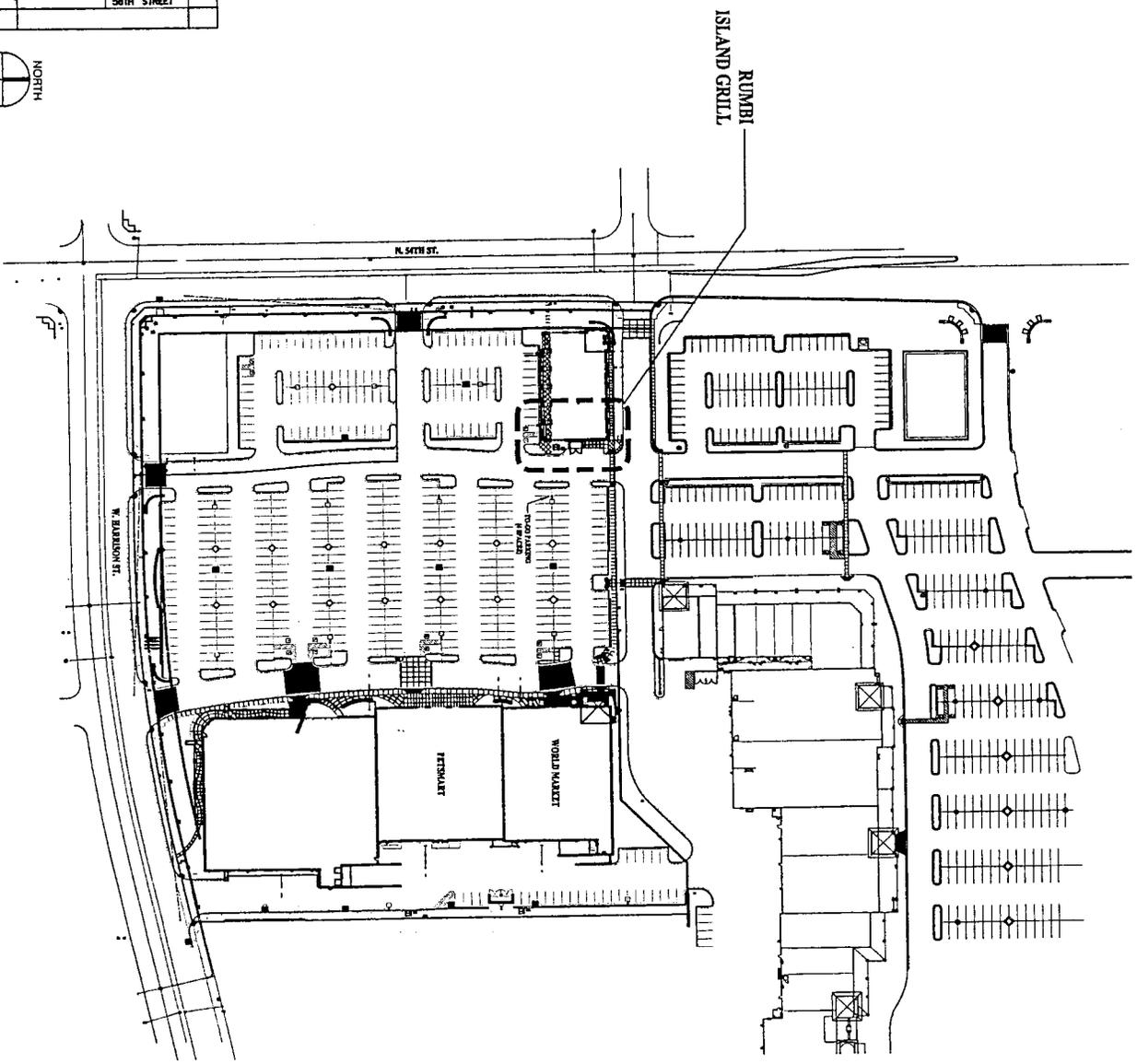


UP07-0040

Rumbi Island Grill



SITE PLAN
SCALE: 1" = 40' 0"



SITE PLAN

DRAWING DATE

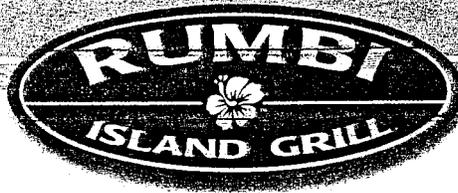
DATE	DATE
BY	BY
CHECKED	CHECKED
APPROVED	APPROVED

REVISIONS	NO.	DATE	DESCRIPTION

DRAWING PHASE
FINAL
SCHEMATIC



CASA PALOMA
885 N. 54TH STREET SUITE 5
CHANDLER, AZ 85226.
RUMBI SUPPORT CENTER
435 UNIVERSAL CIRCLE
SANDY, UT. 84070



**Narrative for Rumbi Island Grill located at the
Chandler Pavilions Shopping Center**

Rumbi AZ - Chandler, LLC dba Rumbi Island Grill respectfully requests a zoning adjustment for a new restaurant located at 855 N. 54th Street in Chandler, AZ. Rumbi Island Grill restaurants are a fast casual restaurant concept offering a fresh and flavorful menu with a tropical theme.

The total square footage of the premises is 2,525, which includes an outdoor patio. The total seating for the restaurant is 72 and the patio seats 16. Parking is provided by the shopping center, and patrons will have access to several hundred shopping center parking spaces. There are four parking spaces dedicated for exclusive Rumbi use.

Sales of alcoholic beverages are incidental to the sale of food. There will be no live music nor patron dancing at any time. This will be a non-smoking restaurant.

There will be 30 restaurant employees, one District Manager and one full time General Manager. The hours of operation will be ~~Monday through Friday 10:00 AM to 10:00 PM.~~ TUESDAY THRU SATURDAY FROM 11 a.m. TO 9 p.m., AND SUNDAYS AND MONDAYS FROM 11 A.M. TO 8 P.M..