

#67  
JUN 28 2007



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-150**

**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:** UP07-0046 RUBIO'S FRESH MEXICAN GRILL

**Request:** Use Permit approval for a Series 7 (beer and wine) liquor license

**Location:** 2970 E. Germann Road, Suite #6  
Northwest corner of Gilbert and Germann Roads  
Crossroads Towne Center

**Applicant:** Alan Lessard

**RECOMMENDATION**

The request is for a Use Permit to sell beer and wine only by individual portions for on-premise consumption (Series 7 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 Crossroads Towne Center, and within the Harkins Theater portion of the center. Rubio's Fresh Mexican Grill is a fast-casual restaurant with two other locations within Chandler, and 25 within Arizona. The subject site will be open Monday thru Thursday from 10 a.m. to 10 p.m., Friday and Saturday 10:30 a.m. to 11 p.m., and Sunday 11 a.m. to 10 p.m. The restaurant will have approximately 25 employees, including 5 managers.

The restaurant is approximately 3,000 sq. ft. The dining area is approximately 900 sq. ft. and will provide seating for 60 patrons. The outdoor patio is approximately 469 sq. ft. and will provide

seating for 34 patrons. The kitchen/food preparation area is approximately 306 sq. ft. There will be no smoking on the outdoor patio.

### **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 Wednesday June 13, 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, and PAD zoning, recommend approval of the UP07-0046 RUBIO'S FRESH MEXICAN GRILL, use permit for a liquor license, subject to the following conditions:

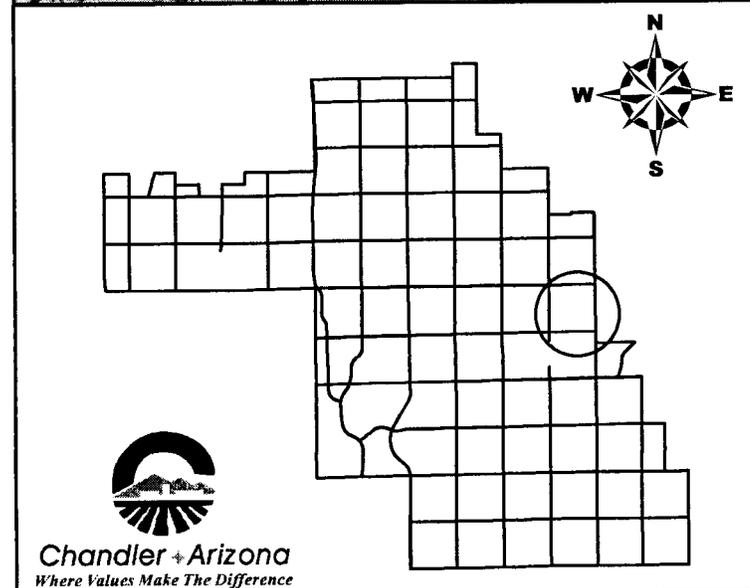
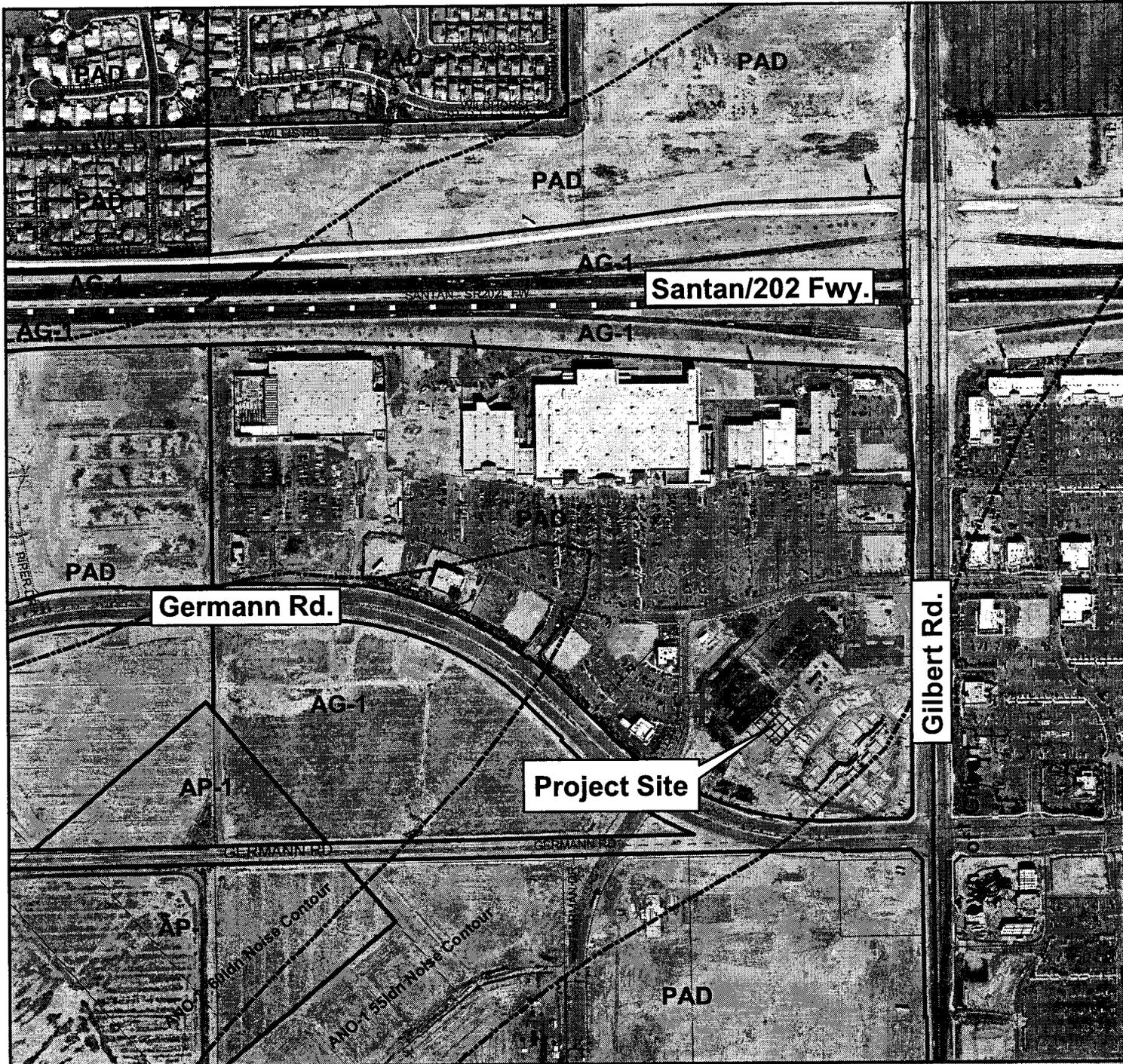
1. The Use Permit is granted for a Series 7 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

### **PROPOSED MOTION**

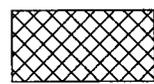
Move to approve UP07-0046 RUBIO'S FRESH MEXICAN GRILL, subject to the conditions recommended by Planning Commission and Staff.

### **Attachments:**

1. Vicinity Map
2. Site Plan
3. Floor Plan



**Vicinity Map**



**UP07-0046**

**Rubio's Fresh Mexican Grill**

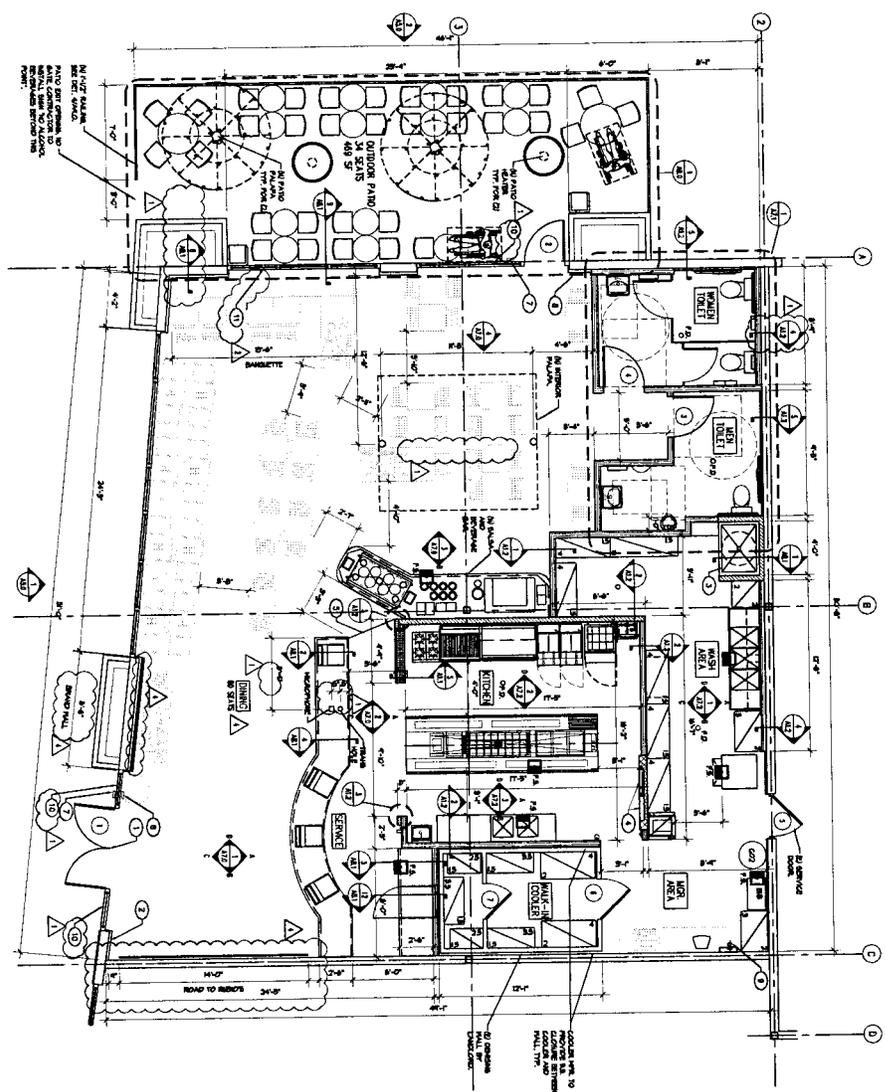


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**FLOOR PLAN**

DATE: 01/11/11



NOTE TO CONTRACTOR: SEE ALL OTHER SHEETS FOR COMPLETE INFORMATION.



- NOTES**
1. CONTRACTOR TO VERIFY ALL WALL THICKNESS, THE ROOM TO BE REMOVED AND ALL OTHER INFORMATION FROM THE EXISTING ARCHITECTURAL RECORD DRAWINGS AND TO VERIFY THE EXISTING CONDITIONS WITH THE FIELD REPRESENTATIVE.
  2. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH THE FIELD REPRESENTATIVE.
  3. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH THE FIELD REPRESENTATIVE.
  4. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH THE FIELD REPRESENTATIVE.
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  9. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH THE FIELD REPRESENTATIVE.
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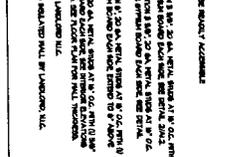
**KEYNOTES**

1. REMOVE ALL THE EXISTING SLAB AND REINFORCEMENT AT ALL WALLS AND LOCATIONS AND REINFORCEMENT LOCATIONS.
2. ALL EXISTING WALLS TO REMAIN SHALL BE REINFORCED WITH 4# BARS AT 16" O.C. WITH 2# BARS AT 16" O.C. AT ALL CORNERS AND AT ALL WALL CHANGES.
3. REMOVE EXISTING WALLS AND REINFORCEMENT AT ALL WALLS AND LOCATIONS AND REINFORCEMENT LOCATIONS.
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**FLOOR PLAN NOTES**

1. FLOOR FINISH SHALL BE POLISHED CONCRETE.
2. WALL FINISH SHALL BE PLASTER OVER GYPSUM BOARD.
3. CEILING FINISH SHALL BE PLASTER OVER GYPSUM BOARD.
4. ALL ROOF SLABWORK SHALL BE REINFORCED WITH 4# BARS AT 16" O.C. WITH 2# BARS AT 16" O.C. AT ALL CORNERS AND AT ALL WALL CHANGES.
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**GRAPHICS LEGEND**



**RUBIO'S FRESH MERCANTILE  
TENNANT IMPROVEMENT  
END CAP**

**CHORROBOLAS TOWNE CENTER  
3RD FLOOR  
CHANDLER, AZ**

**Rubio's**  
3000 WINDY HILL, SUITE 300  
CHANDLER, AZ 85226  
TEL: (480) 948-8888  
FAX: (480) 948-8889

DESCRIPTION	DATE
REVISION	01/11/11

**PROJECT ADDRESS:**

**PROJECT NO.:**

**DATE:**

**SCALE:**

**CONTRACT NO.:**

**CONSULTANT:**

**ARCHITECTS:**

**DATE:**

**PROJECT NO.:**

**CONTRACT NO.:**

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