



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

#69  
JUN 28 2007

**MEMORANDUM                      Planning & Development - CC Memo No. 07-153**

**DATE:**            JUNE 21, 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:**        UP07-0029 TU SUONG

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

Location:           2055 N. Dobson Road, Suites 3-4  
                         Northeast corner of Dobson and Warner Roads

Applicant:           Viet Nguyen

**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 Dobson and Warner Roads, within the Dobson Park Plaza shopping center. The subject site is part of the recently built in-line shops, and shares the same building as Phoenix Palace Buffet, a gelato store, specialty tea shop, and hair salons. The main anchor in the shopping center is Lee Lee's Market.

The restaurant is approximately 2,300 sq. ft. The main dining area is approximately 860 sq. ft. and will provide seating for 66 patrons. The bar area is approximately 117 sq. ft. and will provide seating for 7 patrons. The stage is approximately 126 sq. ft., and the dance floor approximately 162 sq. ft. The kitchen/food preparation area is approximately 468 sq. ft. In

addition to the dining and bar areas, the restaurant will also provide live music on Friday's and Saturday's from 7 p.m. to 12:30 a.m. The banquet room will provide an area for karaoke Monday thru Thursday from 12 p.m. to 1 a.m., and Friday thru Sunday from 12 p.m. to 1:30 a.m. The banquet room is soundproof.

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.

- A neighborhood meeting was Thursday June 14, 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 the UP07-0029 TU SUONG, Use Permit for liquor license, 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. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. 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.
4. The Use Permit is non-transferable to other store locations.
5. Customer access into the restaurant from the rear, thru the service door, shall be prohibited.
6. No noise shall be emitted so that it exceeds the general level of noise emitted by uses outside the premises of the business

**PROPOSED MOTION**

Move to approve UP07-0029 TU SUONG, Use Permit for liquor license, subject to the conditions recommended by Planning Commission and Staff.

CC Memo 07-153

June 21, 2007

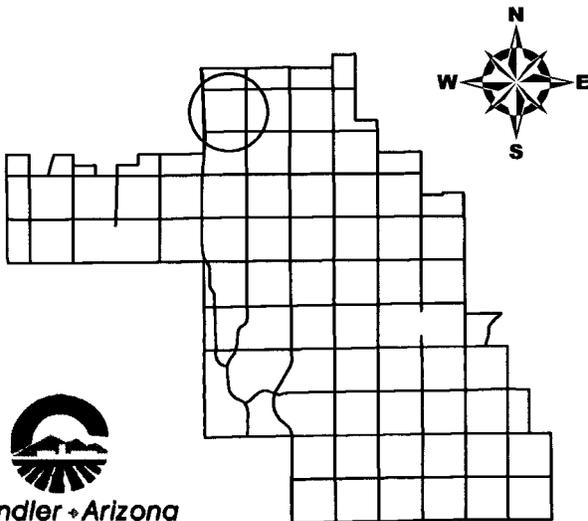
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**Attachments:**

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



## Vicinity Map



UP07-0029

**Tu Suong  
Liquor Use Permit**



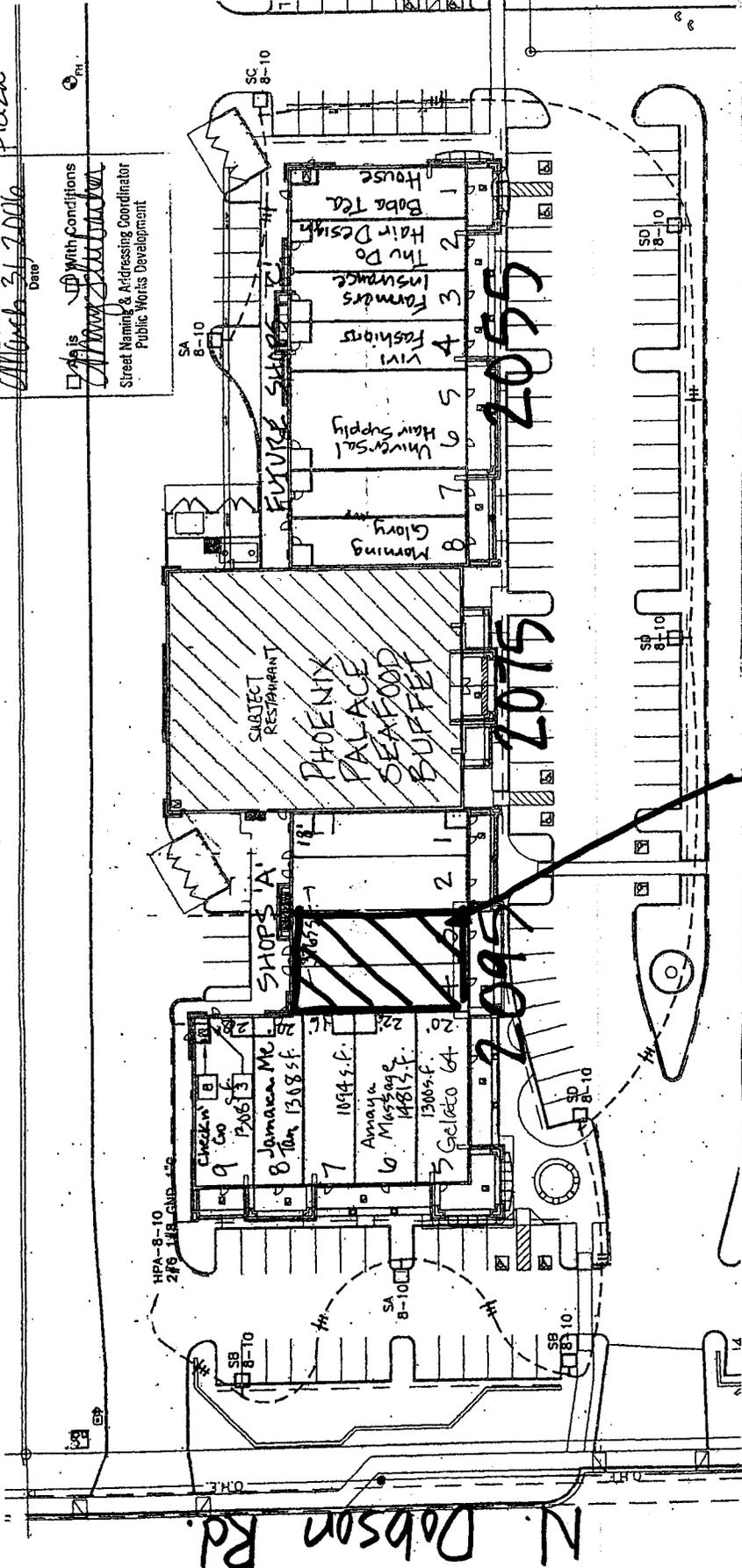
**Chandler + Arizona**  
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CITY OF CHANDLER 3/22/2007

# DOBSON PARK PLAZA

New Bldgs in Existing  
ADDRESSES/SUITES  
March 21, 2016  
Date

With Conditions  
Street Naming & Addressing Coordinator  
Public Works Development



SUBJECT SITE

1 SITE PLAN

SCALE:



Chandler - Arizona  
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Mailing Address  
Mail Stop 408  
PO Box 4008  
Chandler, Arizona 85244-4008

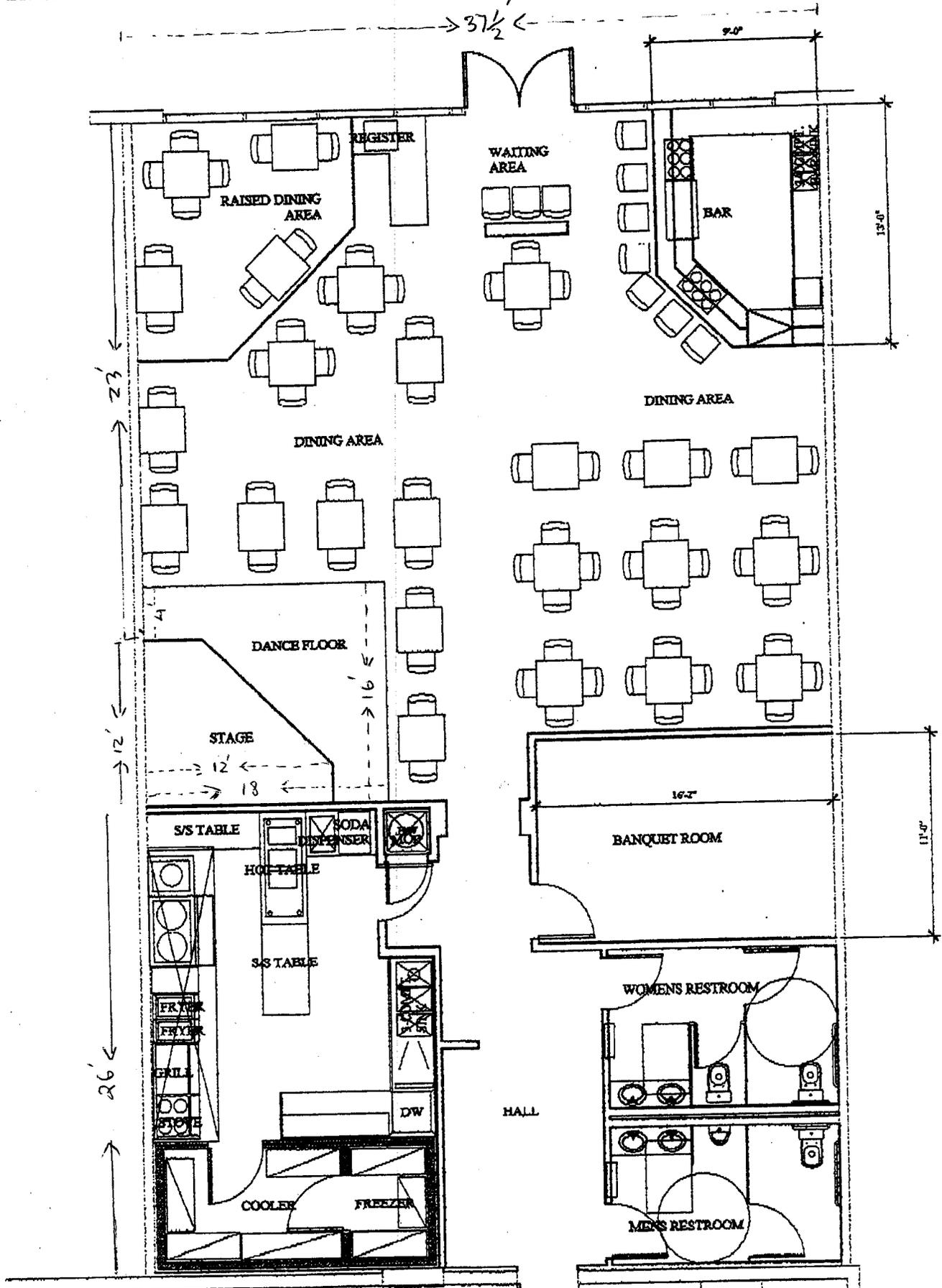
Mary Flubacher  
Addressing/Engineering Technician  
Public Works/Engineering

Location  
Suite 102  
215 East Buffalo Street  
Chandler, Arizona 85225

Telephone (480) 782-3341

E-mail mary.flubacher@chandleraz.gov  
www.chandleraz.gov

Fax (480) 782-3350



FROM: JEFF DIETZ  
DIETZ DESIGN

ATTN. WINN  
F. 480-940-3079

TU SUONG

# *Proposal*

2095 North Dobson Rd.  
Suit # 3&4  
Chandler, AZ 85224

Phone: 480-768-7208  
Fax: 480-275-2891  
E-mail: [vinnynguyen@msn.com](mailto:vinnynguyen@msn.com)

- Hours of operation
- Number of employees at any point in time
- Number of managers
- Hours of karaoke operation
- Hours of bar operation
- Hours of restaurant operation
- Hours and times of live music and dancing
- Square footage of the food preparation area, the bar area, dining area, dance floor and stage area.

  
**TU SUONG**

## HOURS OF OPERATION

Monday — Thursday

8:00 am — 1:30 am

Friday — Sunday

8:00 am — 2:00 am

2095 North Dobson Rd.  
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Chandler, AZ 85224

Phone: 480-768-7208  
Fax: 480-275-2891  
E-mail: [vinnynguyen@msn.com](mailto:vinnynguyen@msn.com)



**TU SUONG**

## STAFF AND EMPLOYEES

Owner: Viet H. Nguyen  
Manger: Hoang Nguyen

Employees: 5 (number could be change)

Dung Tran  
Linh Huynh  
Duy Anh Huynh  
Dung Nguyen  
Sandrine Huynh

2095 North Dobson Rd.  
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E-mail: [vinnynguyen@msn.com](mailto:vinnynguyen@msn.com)



**TU SUONG**

## KARAOKE OPERATION

*We are reserved a private room for Karaoke*

*Monday — Thursday*

*12:00 pm — 1:00 am*

*Friday — Sunday*

*12:00 pm — 1:30 am*

2095 North Dobson Rd.  
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Fax: 480-275-2891  
E-mail: [vinnynguyen@msn.com](mailto:vinnynguyen@msn.com)

  
**TU SUONG**

## BAR OPERATION

Beer and wine are serve at

Monday — Thursday

12:00 pm — 1:00 am

Friday — Sunday

12:00 pm — 1:30 am

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**TU SUONG**

## RESTAURANT OPERATION

Breakfast, Lunch, Dinner are served:

Monday — Thursday

8:00 am — 1:30 am

Friday — Sunday

8:00 am — 2:00 am

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**TU SUONG**

## LIVE MUSIC AND DANCING

Live Music will be performed:

Friday — Saturday

7:00 pm — 12:30 am

We also have Karaoke available on stage for other nights during the week.

7:00 pm — 1:00 am

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