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JUN 28 2007



**Chandler • Arizona**  
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**MEMORANDUM**

**Planning & Development - CC Memo No. 07-151**

**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:** UP07-0039 SAU'TEE

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

**Location:** 4949 S. Alma School Road  
Northeast corner of Alma School and Chandler Heights Roads  
Fulton Ranch Promenade

**Applicant:** Dan Choan

**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 north of the northeast corner of Alma School and Chandler Heights Roads, within the Fulton Ranch Promenade. The restaurant is a stand-alone building, but shares the same vicinity with a future AJ's Fine Foods. This will be the second Sau'tee restaurant, with the first being located in Mesa. Sau'tee is not a chain restaurant.

Sau'tee is an urban bistro style restaurant specializing in a variety of foods, utilizing sau'tee style cooking in an open exhibit display kitchen. The restaurant will be open Sunday thru Thursday

from 11 a.m. to 10 p.m., and Friday and Saturday from 11 a.m. to 11 p.m., and will employ approximately 85.

The subject site is approximately 6,967 square feet. The main dining area is approximately 3,241 sq. ft. and will seat 256 patrons. The bar/lounge area is approximately 1,069 sq. ft. and will seat 43 patrons. The outdoor patio area is approximately 864 sq. ft. and will provide seating for 42 patrons. The kitchen and food preparation area is approximately 1,209 sq. ft. The applicant does not intend to have outdoor smoking, but in the event the owner would like to provide the option the outdoor patio will need to meet the Smoke Free Arizona requirements.

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 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 the UP07-0039 SAU'TEE, 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**

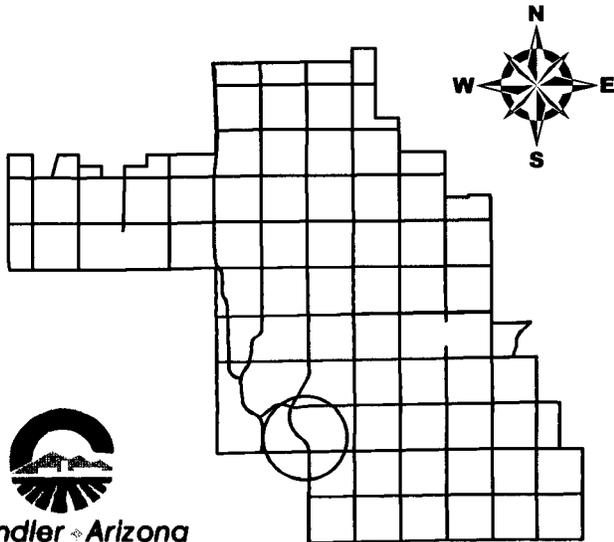
Move to approve UP07-0039 SAU'TEE, Use Permit for a liquor license, subject to the conditions recommended by Planning Commission and Staff.

### **Attachments:**

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



## Vicinity Map



UP07-0039

Sau'tee

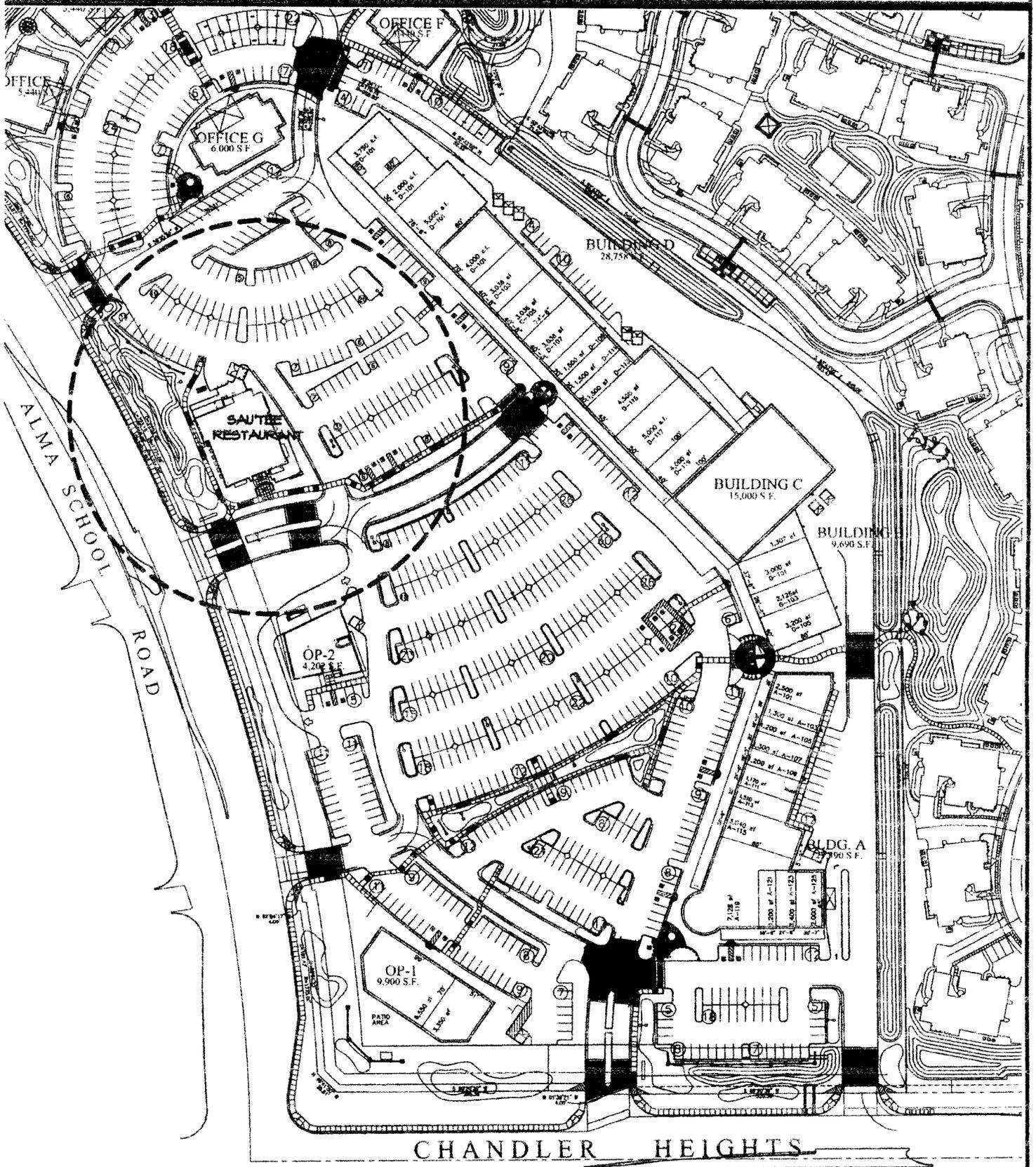


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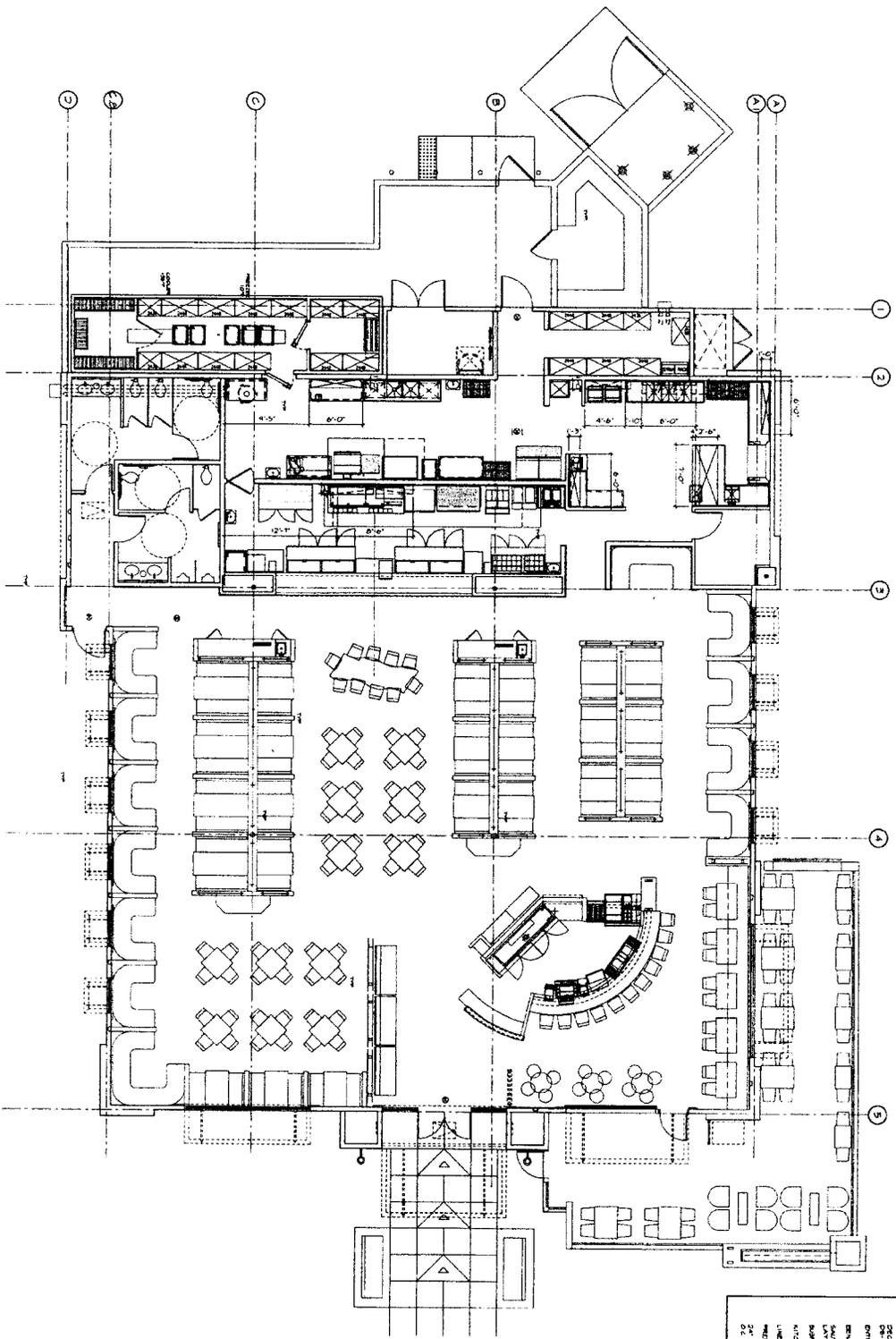
CITY OF CHANDLER 5/11/2007

Exhibit 3

# FULTON RANCH PROMENADE OVERALL SITE



SITE PLAN



FURNITURE PLAN  
SCALE: 1/8" = 1'-0"

Building = 6,967 sq ft  
Ratio = 864 sq ft

**FLOOR PLAN KEYNOTES**

1. SEE DETAIL 1.1, 1.2 ON SHEET 02 FOR ENTRY, STAIRS AND ELEVATOR DETAILS.

2. SEE DETAIL 2.1, 2.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

3. SEE DETAIL 3.1, 3.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

4. SEE DETAIL 4.1, 4.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

5. SEE DETAIL 5.1, 5.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

6. SEE DETAIL 6.1, 6.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

7. SEE DETAIL 7.1, 7.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

8. SEE DETAIL 8.1, 8.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

9. SEE DETAIL 9.1, 9.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

10. SEE DETAIL 10.1, 10.2 ON SHEET 02 FOR ENTRY, STAIRS, OR ELEVATOR DETAILS.

<p><b>A7</b></p>	<p><b>FURNITURE PLAN</b></p>	<p><b>SAU'TEE</b> NEW RESTAURANT AT FULTON RANCH PROMENADE 4949 SOUTH ALMA SCHOOL ROAD CHANDLER, ARIZONA</p>	<p><b>MOOSAVI DESIGN GROUP</b> 5800 East Anderson Dr., Suite 214 Scottsdale, Arizona 85255 Telephone: (480) 451-8823 Fax: (480) 451-8824 www.moosavidesign.com</p>	<p>DATE</p>
				<p>REVISIONS</p>



Date: May 7, 2007

Project: Sau'tee  
4949 S. Alma School Road  
Chandler, AZ 85248

Owner: Sau'tee Fulton Ranch Properties, LLC  
1592 W. Wildhorse Place  
Chandler, AZ 85249  
(480) 262-8022

Sau'tee is an urban bistro restaurant that features big, bold, fresh flavors centered on sauté style cooking in an open exhibition display kitchen. As a bistro, we offer fresh salads, substantial sandwiches, great seafood, tender steaks, thick chops, and of course our signature sautéed dishes. We are a Chandler-based, non-chain restaurant company. We offer an upper casual dining atmosphere with an upper casual menu that families and friends find inviting. We are proud of our menu and attach a copy to this narrative as Exhibit 1.

Sau'tee is located at 4949 S. Alma School Road, on the northeast corner of Chandler Heights and S. Alma School Road in the new Master Planned Community of Fulton Ranch Promenade as shown on Exhibit 2, Site Location Map. This is our second location in the East Valley. On March 13, 2006, we opened our first Sau'tee at 1840 South Val Vista Drive, Mesa, and we are very pleased with its reception. Now, one year later, we believe we have found the perfect location in Chandler, one of the East Valley's fastest growing cities, for our second Sau'tee. As Sau'tee's founder and as a Chandler resident, I am especially excited and involved with this project.

Sau'tee will be on its own pad adjacent to and on the east side of S. Alma School Road. With S. Alma School Road on Sau'tee's west boundary and parking lots and future commercial buildings and businesses along its north, east and south boundaries, our closest residential neighbors will be over 500' away as shown on Exhibit 3, Fulton Ranch Promenade Overall Site. Guests visiting Sau'tee by private vehicle, mass transit or on foot will not impact existing traffic on S. Alma School Road. There is no residential-zoned property adjacent to Sau'tee's pad. A future AJ's Fine Foods Grocery will be built across the Promenade parking lot and will be in between Sau'tee and our residential neighbors to the east. We do not anticipate any detrimental environmental factors such as noise, dust, heat, vibration or glare emanating from our restaurant as a result of its operation with a liquor license and a patio and certainly nothing that would exceed ambient conditions existing at the Promenade.

Our building is very unique and, with the able assistance of our architect, landscape architect and Chandler's planners, we have incorporated the colors and materials, both building and landscaping plants, of the Promenade into our 6,900 square foot building and surrounding grounds. Attached is a rendering of Sau'tee as Exhibit 4 and landscaping plan as Exhibit 5. We believe our building will compliment the feel and character of the center.

Sau'tee and its wonderful exhibition display kitchen will be open 7 days a week, Sunday through Thursday from 11:00 a.m. to 10:00 p.m., Friday and Saturday, from 11:00 a.m. to 11:00 p.m. We feel our hours are in keeping with those of future intended tenants of the Center as well as the needs of our nearby residential neighbors, whom we hope will become our loyal base. We do not offer live entertainment, patron dancing, live music, pool tables or other electronic games anywhere in the restaurant, including the lounge and patio. We will, however, pipe in satellite ambience music throughout the dining room, lounge and patio during all hours of operation. We will also have two 42" plasma televisions without sound in the lounge.

Our dining room will have 13 free-standing tables with seating for four at each of our 12 tables and seating for 10 at our signature Chef's table. Of course, these tables can be grouped together to accommodate large groups. We will also have 34 high-profile booths with seating for 4-6 each for a total of in-between 188 – 256 seats. In our lounge, we will have seating for 11 at the bar. We will then have three high round cocktail tables with four bar-stool height chairs each and five smaller tables with chair seating for two each and European banquette seating for two each for a total of eight tables and 43 seats. Finally, our patio will have 11 regular height tables, six of which will seat four each and five of which will seat two each for a total of 34 seats together with eight lounge chairs for a patio seating total of 42. A copy of our Furniture Plan is attached as Exhibit 6. Nothing would make us happier than always having a house filled with guests from our nearby neighborhoods.

Our fabulous yet comfortable, east-facing patio will offer our guests both lounge and table seating and will feature a unique 4' x 8' cobalt-blue natural gas decorative fire wall. The patio itself will be enclosed by 3'4" high railing and the fire wall. Please see Exhibit 7, Patio Exterior Elevations showing the railing detail. Our patio will have the same ambience music that will be piped into the dining room and lounge. The patio will have one speaker, located on the east wall of the building, on the northeast corner, across from the edge of the firewall and aiming downward. There are no plans for a misting system; however, we may at some point in the winter consider using portable heaters. Fire Code mandates that we include an exterior patio entrance/exit and it is located near the main entrance/exit to our restaurant. This exterior patio entrance/exit is not intended for main access to the patio and will be marked "Emergency Exit Only". Guests seeking patio seating will enter through the main entrance and be directed to the patio by our host staff. The patio will be softly lit by three wall sconces, the decorative fire wall, candles, and three to four required Promenade-designed decorative, wall-mounted lighting fixtures. We feel strongly about being a non-smoking restaurant, including our patio, and we will

absolutely adhere to the letter and intent of Smoke Free Arizona ordinances. Please see our three-page collective Exhibit 8, Exterior Patio Plan and Details depicting the patio, its location at the restaurant, the location of the emergency gate next to the main entrance to the restaurant and how it relates to the sidewalks as required by the City.

Our focus is on great food and memorable service. To this end, we are always looking for good, solid folks to work with and for us. To properly staff and serve our guests, we will hire 45 food servers, 6 bartenders, 20 back of the house staff, including chefs, sous chefs, executive chefs and stewards, 7 host staff and 7 server assistants, for a total of 85 employees

In addition to offering delicious food in a great setting, we hope our neighbors will be able to enjoy adult beverages in the main dining room with their meal or in the lounge. We are applying for a State of Arizona Series No. 12 restaurant liquor license. This series of liquor license would allow us to offer our guests a frosty mug of beer, a glass of wine or an artfully prepared martini for consumption in the dining room, lounge and patio. We could not and would not sell any alcohol to go.

We believe that currently there are only eight liquor licenses within a 1 mile radius of Sau'tee. Of those eight, two (a No. 12 restaurant license and a No. 7 beer and wine bar liquor license) are located at Ironwood Country Club, two (a No. 12 restaurant license and a No. 7 beer and wine bar license) are located at Oakwood Golf Club and one (a No. 6 bar liquor license) is at Ocotillo Golf Resort. Of the remaining three, a No. 12 restaurant license is located at the Village at Ocotillo and at the Native New Yorker, and a No. 9 (liquor store) license is located at the Safeway. Adult beverage service with a No. 12 liquor license at Sau'tee is in keeping with high-end restaurant operations and would be expected and appreciated by Chandler residents visiting Sau'tee. Please see Exhibit 9, a geographical map identifying all liquor licenses, churches and schools within a 1 mile radius of Sau'tee.

We look forward to meeting our residential and commercial neighbors as part of the use permit process. We would appreciate any assistance city staff can give us in facilitating such a meeting. We would also appreciate anything that can be done to help us obtain our use permit and liquor license in time to meet our anticipated opening date of July 24, 2007. If you need more information, just tell us when and where you need it and we'll see that it is hand-delivered to you in the quantity that you request.

Dan Chaon  
Principle/Founder