

#45

AUG 23 2007



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-184**

**DATE:** AUGUST 9, 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:** UP07-0051 BIG WA CHINESE CAFE

**Request:** Use Permit approval to sell liquor for on-premise consumption only within an existing restaurant (Series 12 Restaurant License)

**Location:** 990 E. Riggs Road, Suite #9  
Northwest corner of Riggs and McQueen Roads

**Applicant:** Hua Ling Guan  
Charles Tsui

**RECOMMENDATION**

The request is for Use Permit approval to sell liquor for on-premise consumption only within an existing restaurant (Series 12 Restaurant License). Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located at the northwest corner of Riggs and McQueen Roads within the Riggs Landing center. North and west of the shopping center is the Paseo Crossing single-family residential neighborhood. East, across McQueen Road is county-zoned property. South, across Riggs Road is the Riggs Marketplace shopping center and the Lagos Vistoso single-family residential neighborhood.

The subject site has been open for approximately three weeks, and now desires the ability to serve alcohol to its restaurant patrons. The restaurant is approximately 2,400 square feet. The dining room is approximately 1,200 square feet, kitchen 800 square feet, and the bar area 100 square feet. There is seating for approximately 76 patrons. There is no outdoor dining area. The restaurant is open from 11 a.m. to 10 p.m. daily, and will employ approximately 16.

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 held on Monday, July 23, 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: 4      Opposed: 0      Abstain: 1 (Flanders)      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:

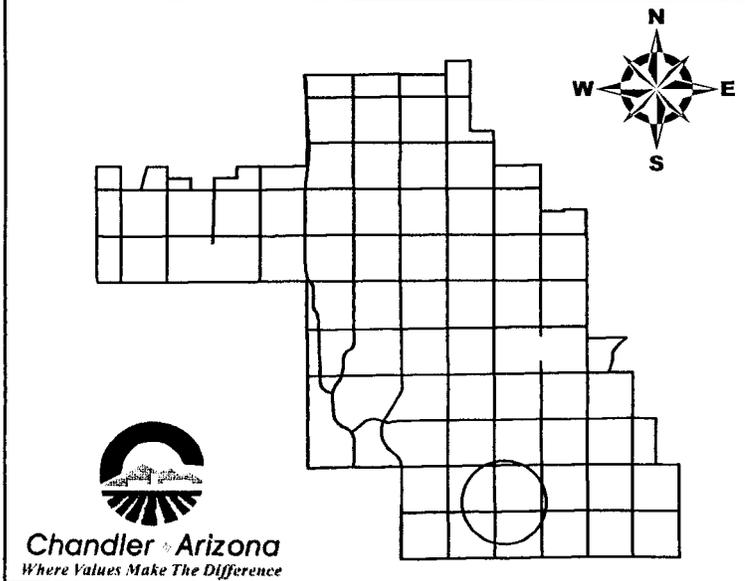
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

**PROPOSED MOTION**

Move to approve UP07-0051 BIG WA CHINESE CAFÉ, subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

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



## Vicinity Map



UP07-0051

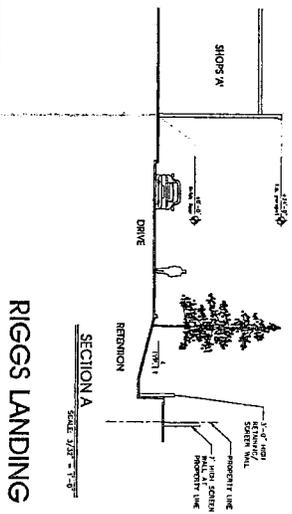
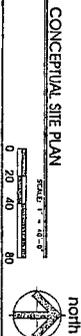
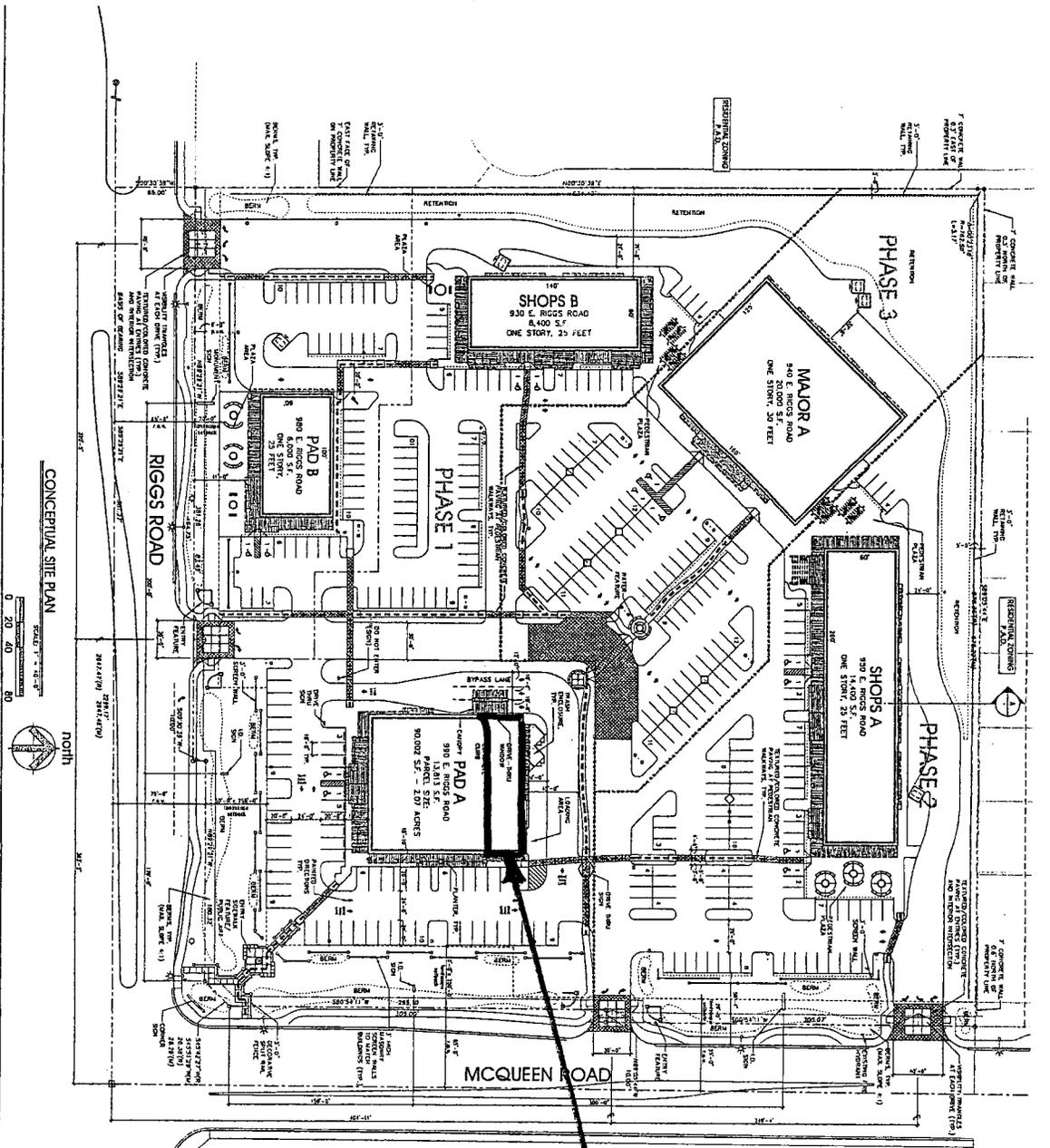
**Big Wa Chinese Cafe**



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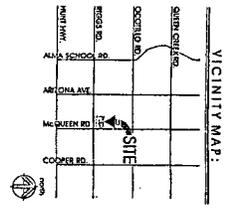


**PLYMOUTH SQUARE INVESTORS, L.L.C.**  
 5867 Grove Court #4324  
 Chandler, AZ 85248  
 Phone (248) 430-2638 Fax (248) 430-2639



**RIGGS LANDING**  
 N.W.C. of Riggs Road and McQueen Road  
 Chandler, Arizona  
 December 1, 2003

**SUBJECT SITE**

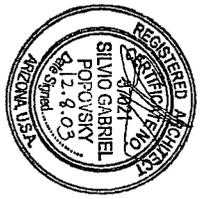


**SITE DATA:**

ZONING	P40
LAND AREA	423,917 S.F. = 9.728 ACRES
BUILDING AREA	29,000 S.F.
MAORA	6,700 S.F.
SHOPS A	6,700 S.F.
SHOPS B	12,000 S.F.
PAD A	62,000 S.F.
PAD B	62,000 S.F.
TOTAL	142,600
BUILDING / LAND DENSITY	14.62
REQUIREMENTS:	
MAX. G.P.A. 1,000 S.F. - SHOPPING CENTER	110 SPACES
SHOPS A	16 SPACES
SHOPS B	46 SPACES
PAD A	23 SPACES
PAD B	24 SPACES
TOTAL	115 SPACES
PARKING PROVIDER:	
SHOPS A	84 SPACES
SHOPS B	80 SPACES
PAD A	20 SPACES
PAD B	25 SPACES
TOTAL	133 SPACES
ACCESSIBLE SPACES PROVIDED:	
SHOPS A	13 SPACES
SHOPS B	13 SPACES
PAD A	5 SPACES
PAD B	5 SPACES
TOTAL	36 SPACES
CONSTRUCTION CLASSIFICATION:	TYPE V-N
BUILDING HEIGHT:	30'-0"
OCCUPANCY CLASSIFICATION:	GROUP N (RECREATIONAL)

**LEGEND:**

- ADA PATHWAY
- PHASE LINE



72

