

#44

SEP - 6 2007



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Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-204

DATE: AUGUST 21, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER RD
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR ^{DB}
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER ^{BW}

FROM: ERIK SWANSON, CITY PLANNER ^{ES}

SUBJECT: UP07-0060 BRAVI

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

Location: 2990 E. Germann Road, Suite #7
North of the northwest corner of Gilbert and Germann Roads
Crossroads Towne Center

Applicant: Jim Nagy, Owner

RECOMMENDATION

The request is for Use Permit approval to sell liquor for on-premise consumption only within a new restaurant (Series 12 license) to restaurant patrons. 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 along Gilbert Road, within the Crossroads Towne Center, at the Harkin's Theater portion of the center. The Crossroads Towne Center received Council approval in 2003. This will be the second Bravi restaurant, with the first being located in Glendale.

The restaurant is approximately 3,248 square feet. The main dining area is approximately 1,554 square feet and will provide seating for 90 patrons. The kitchen and food preparation area is approximately 768 square feet. The outdoor dining area is approximately 600 square feet and

will provide seating for 36 patrons. The restaurant will be open 11 a.m. to 9 p.m. Sunday thru Thursday, and 11 a.m. to 11 p.m. Friday and Saturday, and will have approximately 20 employees.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption only. 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 held on Monday August 6, 2007 at the Downtown Community Center. 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 (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:

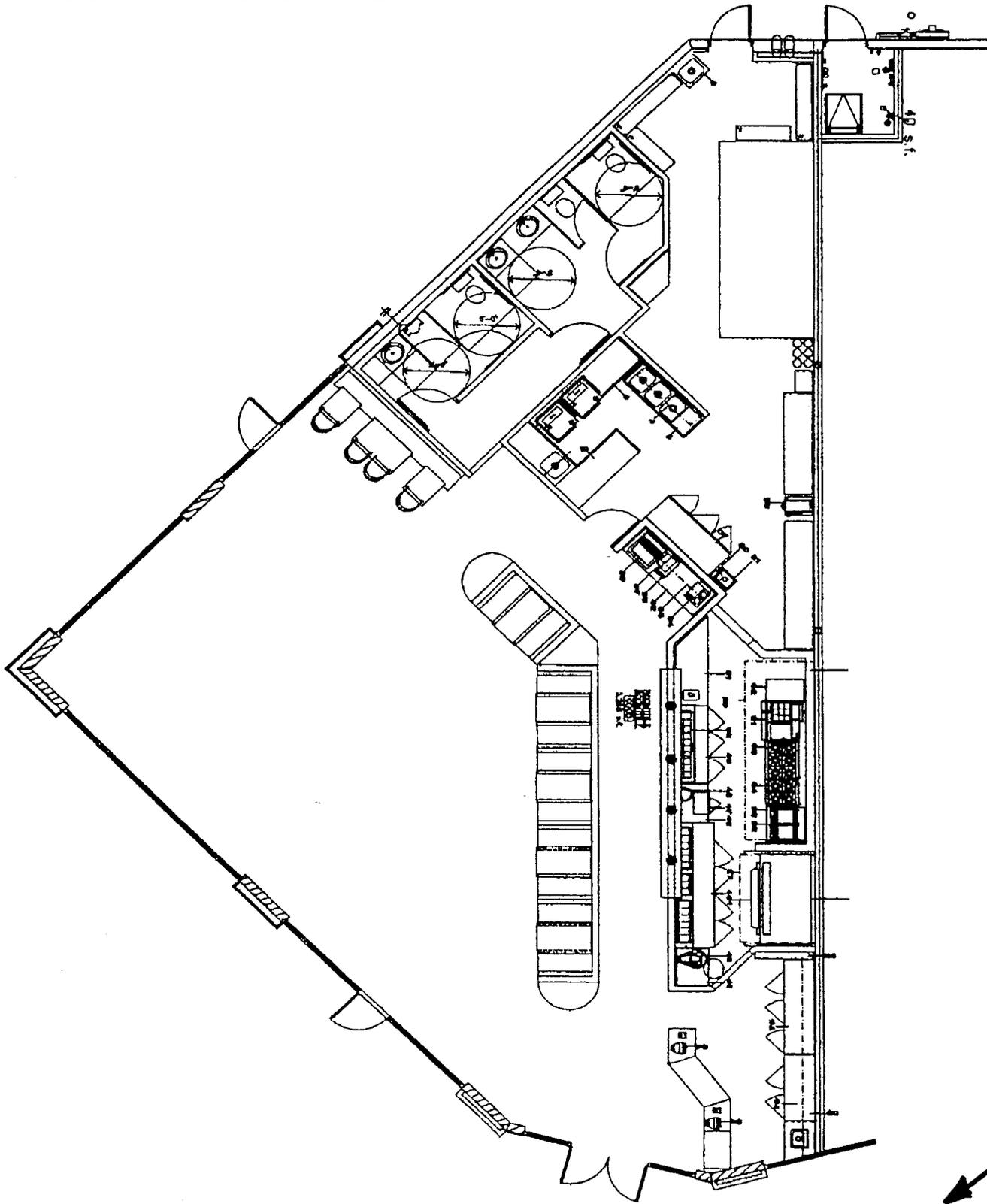
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application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

PROPOSED MOTION

Move to approve UP07-0060 BRAVI, subject to the conditions recommended by Planning Commission and Staff.

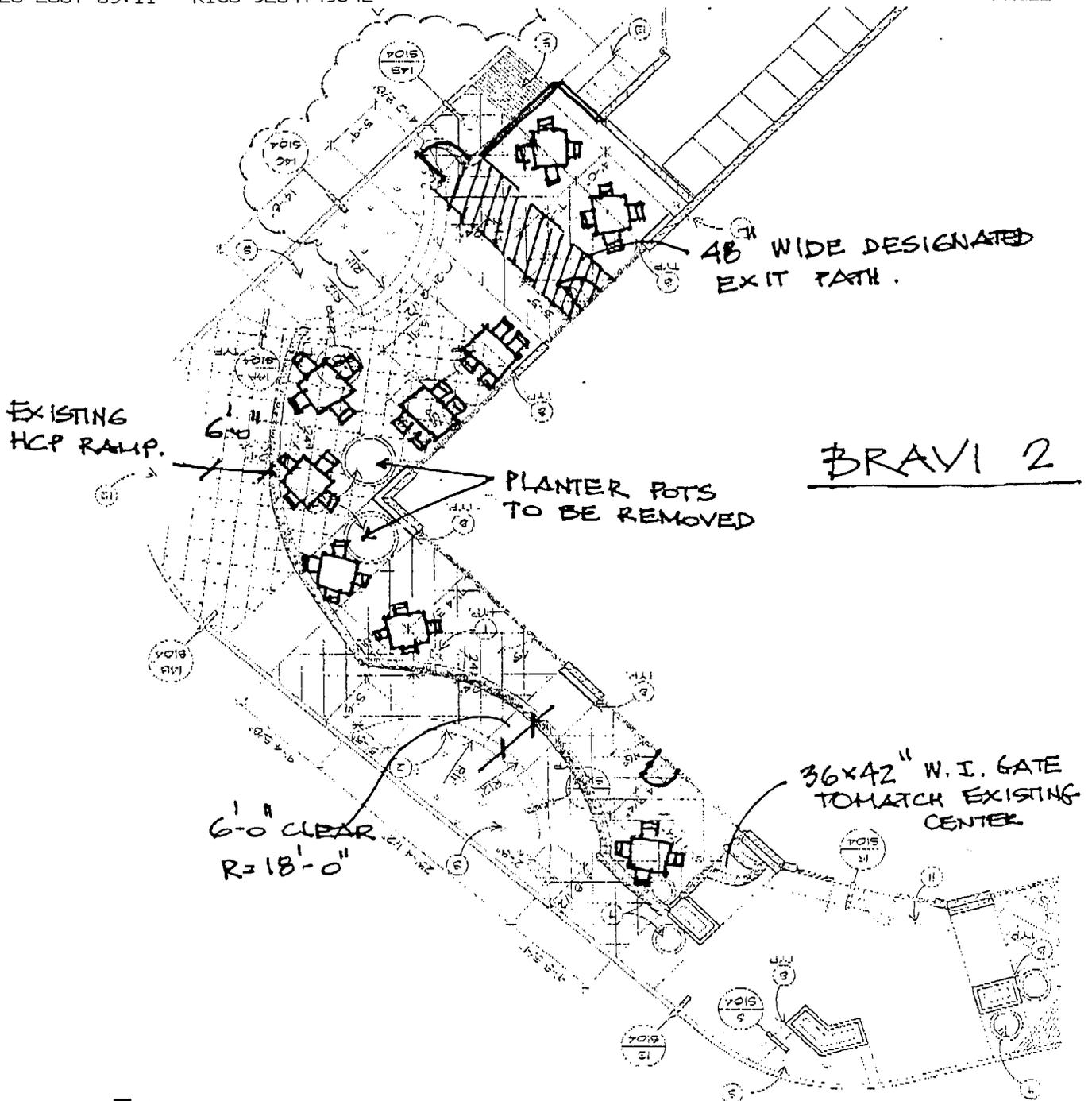
Attachments:

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



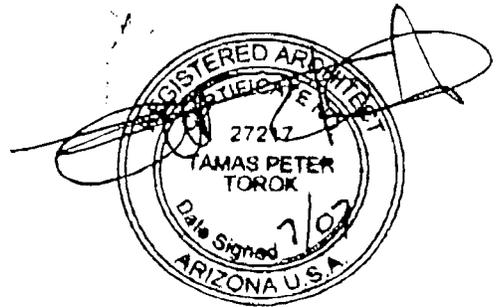
			<p style="text-align: center;">B.T.M. TUSCAN KITCHEN</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">480-330-9517</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">TAMAS TOROK</p>	
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FLOOR PLAN



BRV1 2

FENCE TO MATCH EXISTING CENTERS FENCE IN COLOR, MATERIAL AND TEXTURE.
 FENCE TO BE MIN. 36" IN HEIGHT TO COMPLY WITH LIQUOR BOARD REQUIREMENTS.
 EXTERIOR PATIO: 600 S.F.
 MAX. SEATING: 36 PERSON.
 THE 44" MIN. CLEAR DESIGNATED EXIT PATH TO BE MAINTAINED.



PATIO DETAIL

June 17, 2007

Use Permit Narrative

Project Name: Bravi
2990 E. Germann Rd. Suite 7, Chandler, AZ, 85249

Owner: Jim Nagy

Fast, affordable, and delicious!

Bravi is a fast/casual style premium Italian restaurant which will be located in the North end cap of the Harkins Theatre Building at the Crossroads Center at the NW corner of Germann Road and Gilbert Road in Chandler, AZ. Bravi specializes in serving thin crust pizzas, salads, pastas, and paninis in a family oriented clean, bright environment.

Bravi is a privately owned restaurant with one existing Bravi restaurant located in Arrowhead Ranch in Glendale, AZ.

Hours of operation: 11:00 – 9:00 Sunday-Thursday
11:00 – 11:00 Friday-Saturday
Number of employees: 20 total, 10 maximum per shift
Food vs. Alcohol %: Estimate food sales account for 90-95% of all sales.
Liquor License: Series 12
Entertainment: None
Building sq. Footage: 3248 sq. ft
Patio sq. footage: 600 +/- sq. ft

Bravi is warm and inviting, decorated with dark wood, tile, stone, and heavy wood chairs and tables, imagine a “Tuscan Kitchen”.

Bravi is a great addition to the neighborhood; we meet all zoning code requirements.

Please contact me if you require further information regarding the Bravi project.

Thank you,


Jim Nagy
480-797-4759
jimnagy@cox.net