

OCT 25 2007



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Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-252

DATE: OCTOBER 4, 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: UP07-0086 BRAVI

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

Location: 4991 S. Alma School Road, Suite #123
Northeast corner of Chandler Heights and Alma School Roads
Fulton Ranch Promenade

Applicant: Jim Nagy, Owner

RECOMMENDATION

The request is for Use Permit approval to sell liquor for on-premise consumption only within a new restaurant and outdoor patio (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 at the northeast corner of Chandler Heights and Alma School Roads, within the Fulton Ranch Promenade shopping center. The restaurant is located at the south end cap of the inline shops. North of the shopping center is the Snedigar Sport's Complex. West, across Alma School Road is the Safeway anchored Regency Ocotillo commercial center. South, across Chandler Heights Road is the Summit at Chandler Heights commercial center. East of the subject site is the Serenity Shores at Fulton Ranch condominium development.

This will be the third Bravi restaurant, with the first being located in Glendale, and the second located at the Crossroads Towne Center. The restaurant is approximately 3,000 square feet. The main dining area is approximately 1,800 square feet and will provide seating for 72 patrons. The kitchen and food preparation area is approximately 906 square feet. The outdoor dining area is approximately 600 square feet and will provide seating for 36 patrons. There will be a six-foot clearance from the edge of the patio to the curb, to provide plenty of room for pedestrian access. 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. The restaurant is proposing to open by the end of October.

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 Thursday September 27, 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: 4 Opposed: 0 Absent: 2 (Creedon, Rivers)

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:

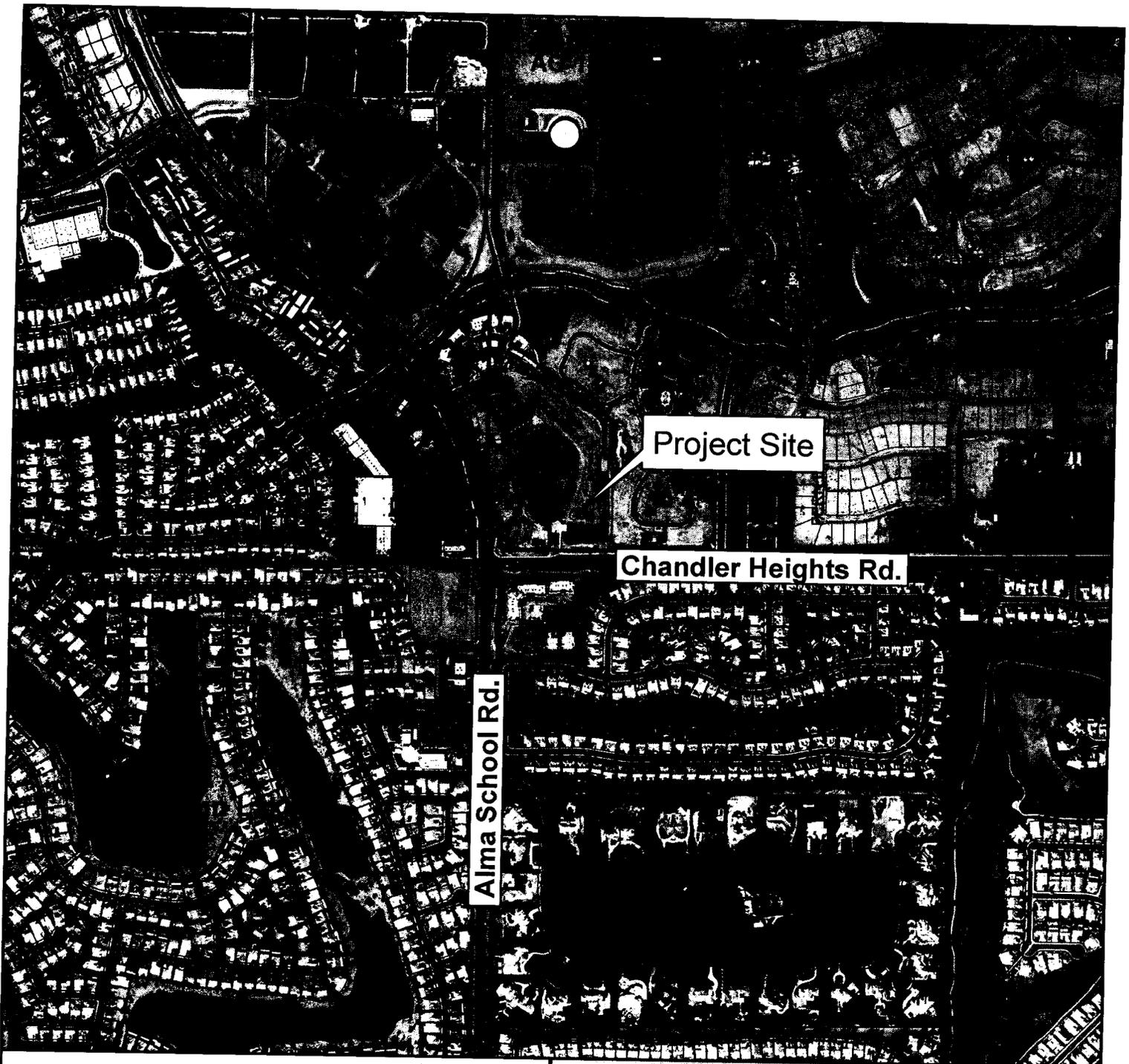
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application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

PROPOSED MOTION

Move to approve UP07-0086 BRAVI, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

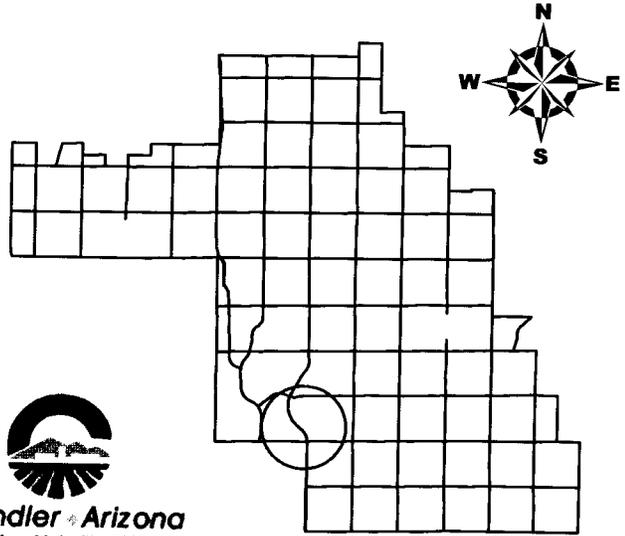


Project Site

Chandler Heights Rd.

Alma School Rd.

Vicinity Map



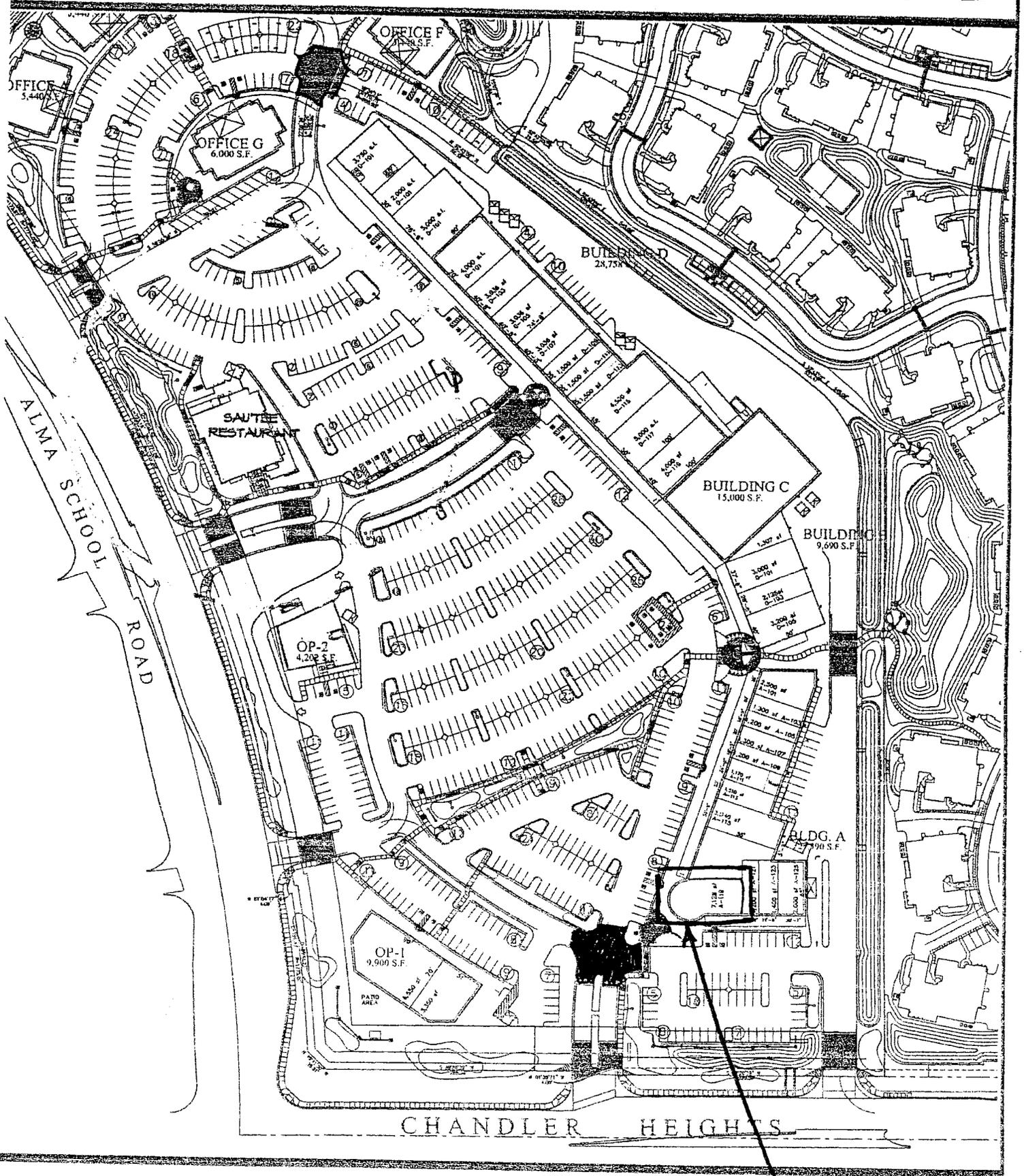
UP07-0086

**Bravi
Liquor Use Permit**



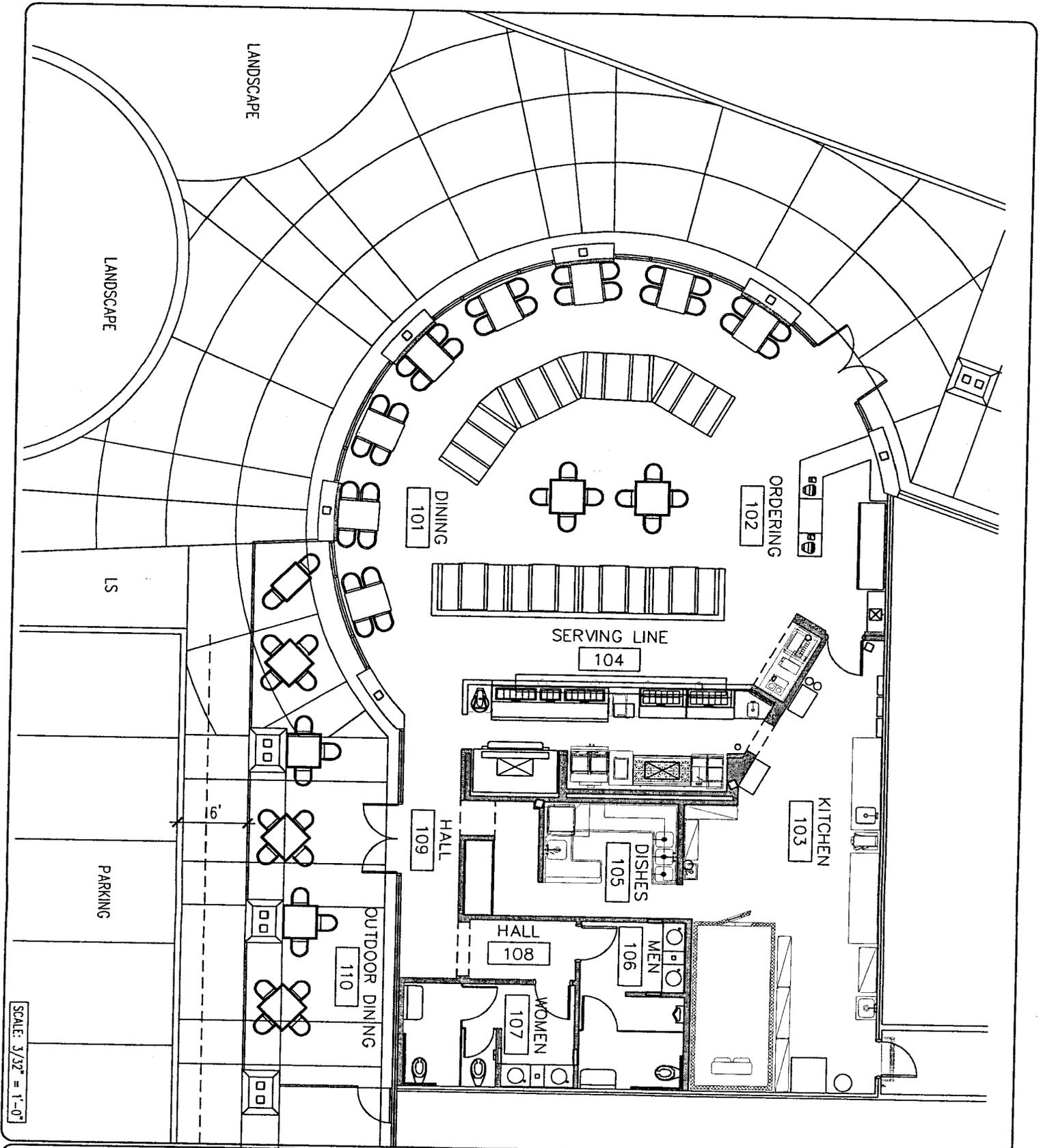
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FULTON RANCH PROMENADE OVERALL SITE



SITE PLAN

SUBJECT SITE



Bravi

The Promenade at Fulton ranch
Chandler, Arizona

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