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MEMORANDUM **Planning and Development – CC Memo No. 07-315**

DATE: DECEMBER 21, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: UP07-0097 THAI BASIL

Request: Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for a new restaurant

Location: 4929 West Chandler Blvd, Suite 8, which is at the southeast corner of Chandler Blvd and Rural Road

Applicant: Rhonda Perez, ALIC

RECOMMENDATION

The applicant requests Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at a new restaurant within the Twelve Oaks Plaza commercial center. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The application request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant liquor license within an indoor dining area. A Series 12 license, which is considered a “restaurant license,” allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food.

The new restaurant is located within the Twelve Oaks commercial center. Thai Basil is a 1,400 square foot Thai food restaurant. The restaurant is in business and requests approval to sell beer and wine with food. The restaurant is open for business Monday through Thursday 11 a.m. to 3 p.m. and 5 p.m. to 9 p.m. On Fridays and Saturdays, the business is open until 9:30 p.m. and on Sundays from 5 p.m. to 9 p.m. There is no patio associated with this restaurant. There are approximately 5 employees.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on Thursday, November 29, 2007. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0097 THAI BASIL Use Permit, subject to the following conditions:

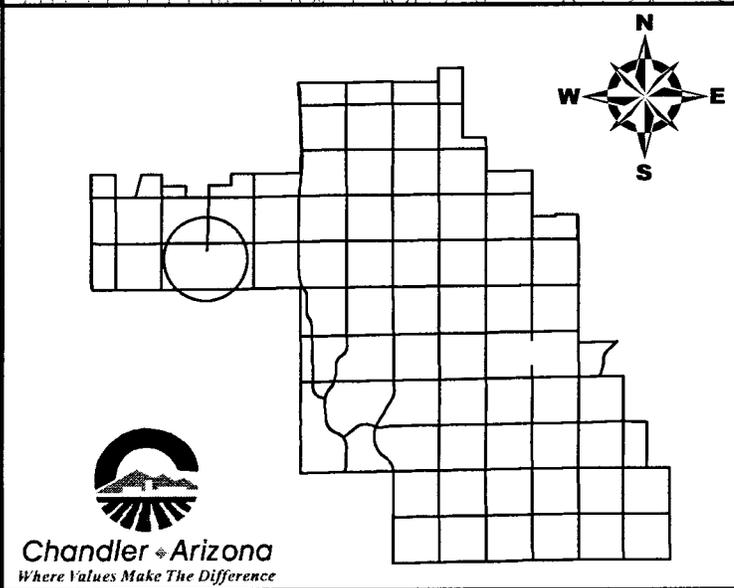
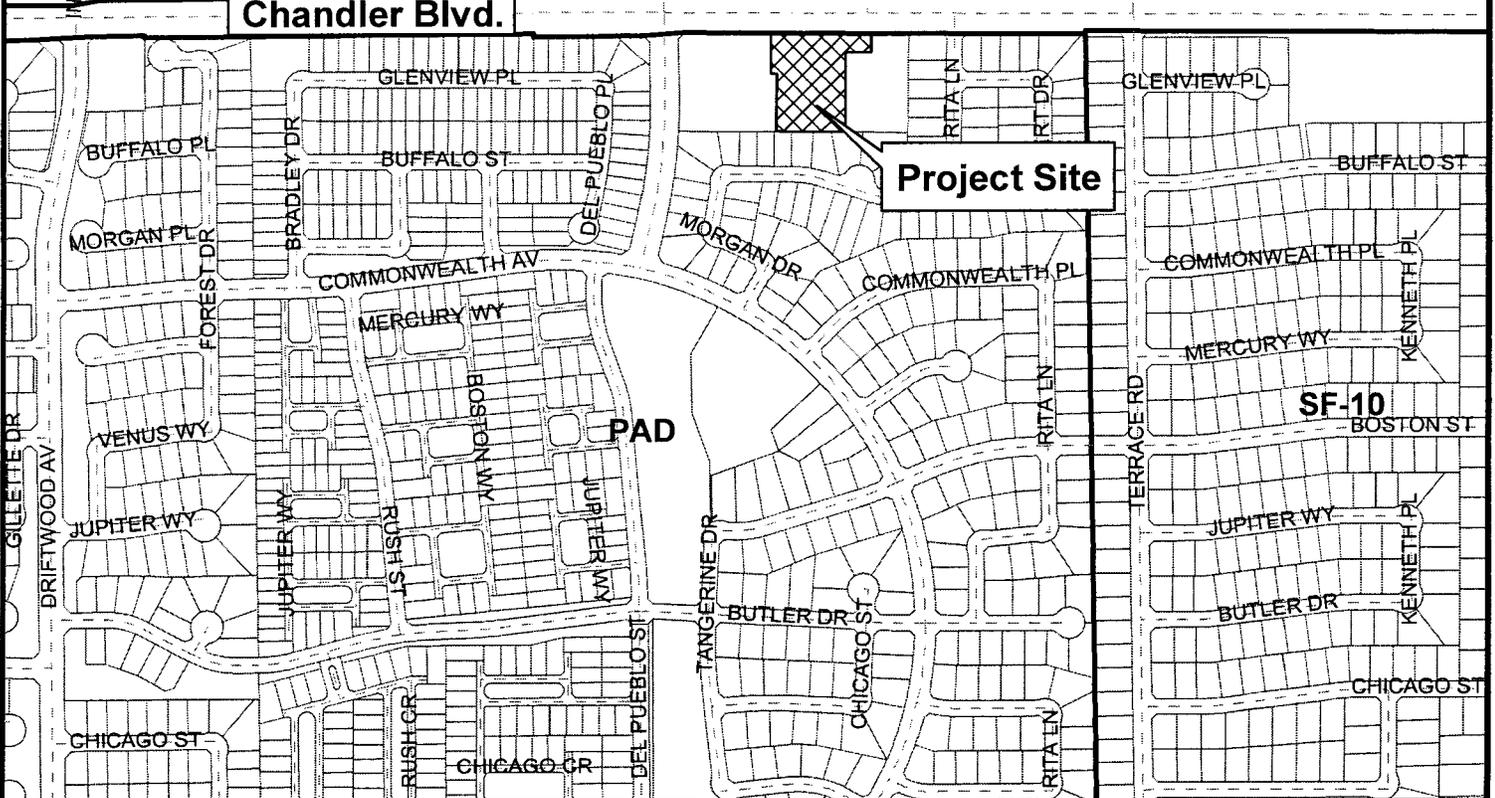
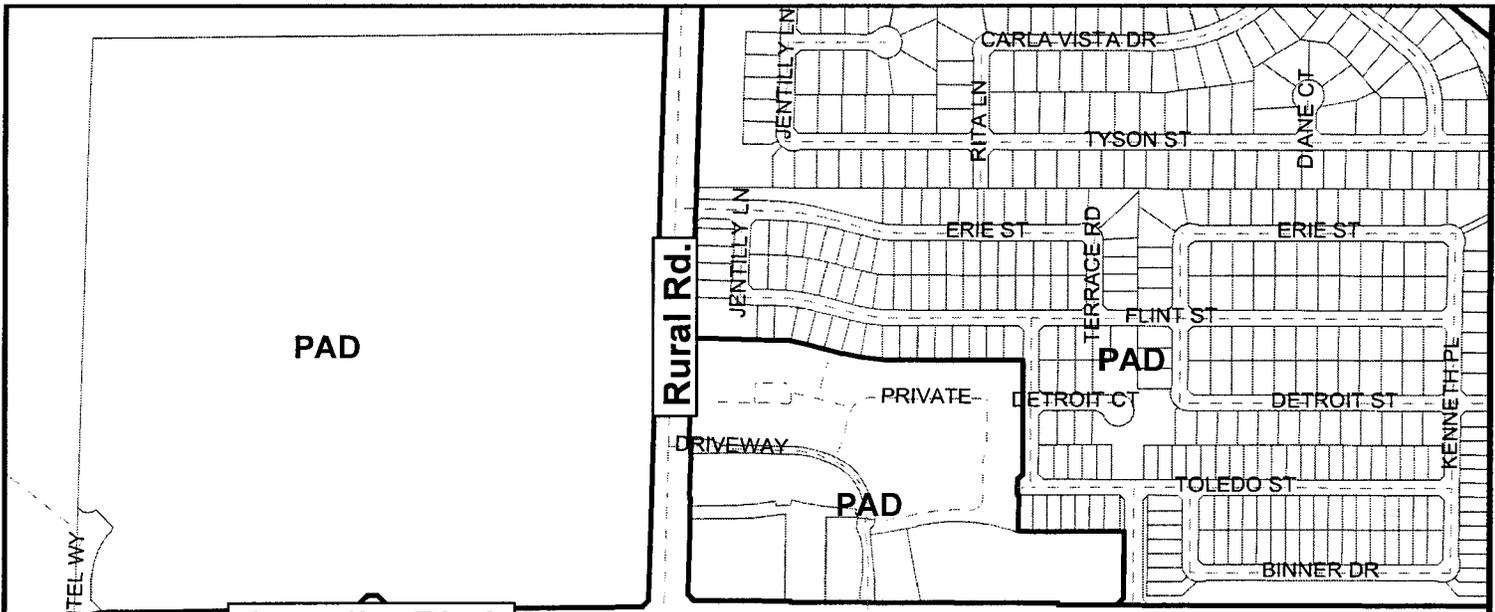
1. Expansion, modification, or relocation beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit reapplication and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Use Permit UP07-0097 THAI BASIL, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Floor Plan

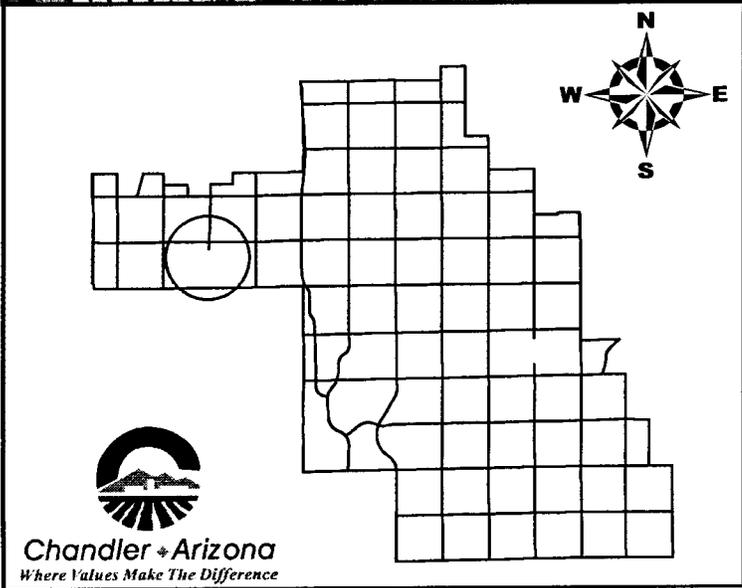
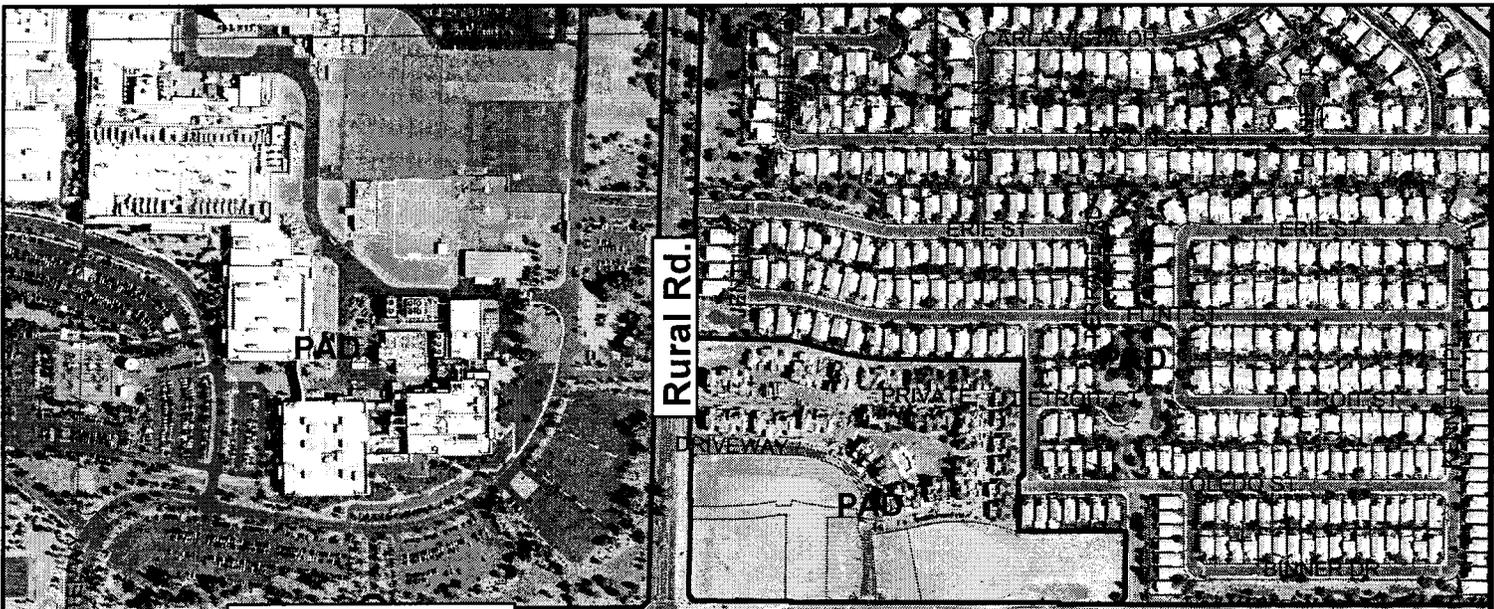


Vicinity Map

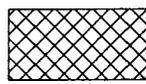
UP07-0097

**Thai Basil
Liquor Use Permit**

CITY OF CHANDLER 10/12/2007



Vicinity Map



UP07-0097

**Thai Basil
Liquor Use Permit**

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ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Planning and Development
215 E. Buffalo Street
Chandler, Arizona 85225

October 4, 2007

Use Permit Narrative

We are respectfully requesting a Series 12 Restaurant liquor use permit for Thai Basil located at 4929 West Chandler Blvd., #8, Chandler, AZ 85226 in the Twelve Oaks Shopping Plaza.

Thai Basil is a 1,400 square foot restaurant that will be selling beer and wine. We have 50 seats and do not have a patio. This establishment shares about 70 parking places.

We will be open for business from Monday through Thursday 11am to 3pm and 5pm to 9 pm. Fridays and Saturdays till 9:30pm and Sundays just from 5pm-9pm. We will have 5 employees.

Respectfully Submitted,

Rhonda Perez
License Consultant

Thai Basil (Chandler)

