



The subject business has operated under a Series 12 Restaurant License since 2002, and part of the suite had housed a smaller restaurant (Blue Burrito) that had also operated under a Series 12 Restaurant License for several years before that. The Use Permit for alcohol sales at the subject site was most recently renewed in 2004 for three (3) additional years.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages. The applicant indicates that the food sales requirement has been met in recent months.

The patio area is well shielded from the residential neighborhood that is more than 700' to the north. Neighboring tenants have not reported any compatibility issues. A five (5) year time restriction is recommended in order to allow continued monitoring of the unique patio arrangement.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has not responded with any issues or concerns.
- A neighborhood meeting was held on December 20, 2007 at the Chandler Library Sunset Branch. No citizens attended.
- Staff is not aware of any opposition to the request. One neighbor contacted staff to express general support for the request, noting that she has experienced no problems.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial/Planned Area Development (C-2/PAD) zoning, recommend approval of UP07-0100 THE WILD HARE subject to the following conditions:

1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other location.
4. 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.

5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.
6. Outdoor live entertainment shall be prohibited. Outdoor speakers for ambient music shall be kept at a volume level that does not disturb neighbors.
7. No alcohol shall be carried outside of the building into the parking lot or off-premises.
8. Umbrellas placed on the patio facing Ray Road shall be solid, full color with no lettering.
9. Banners installed visible from Ray Road for special events shall be installed for a maximum of one week.
10. The patio and area adjacent to the establishment shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

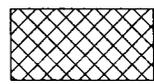
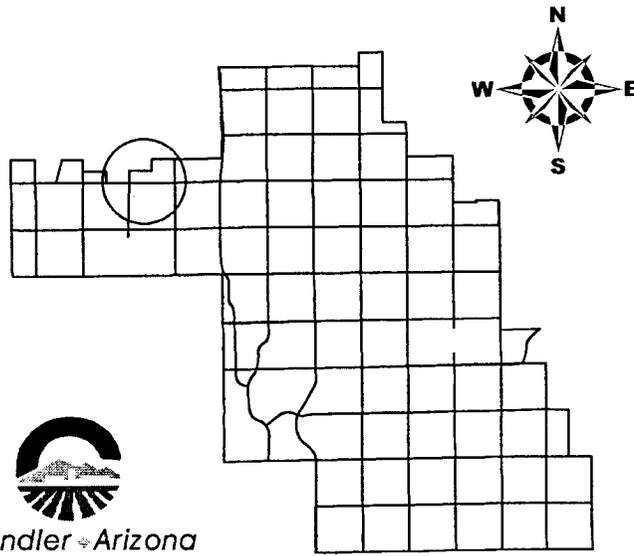
Move to approve UP07-0100 THE WILD HARE Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

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

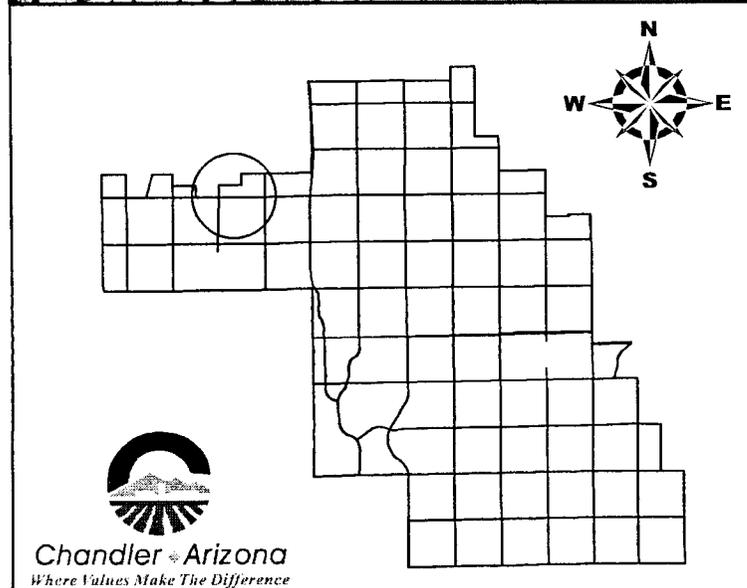
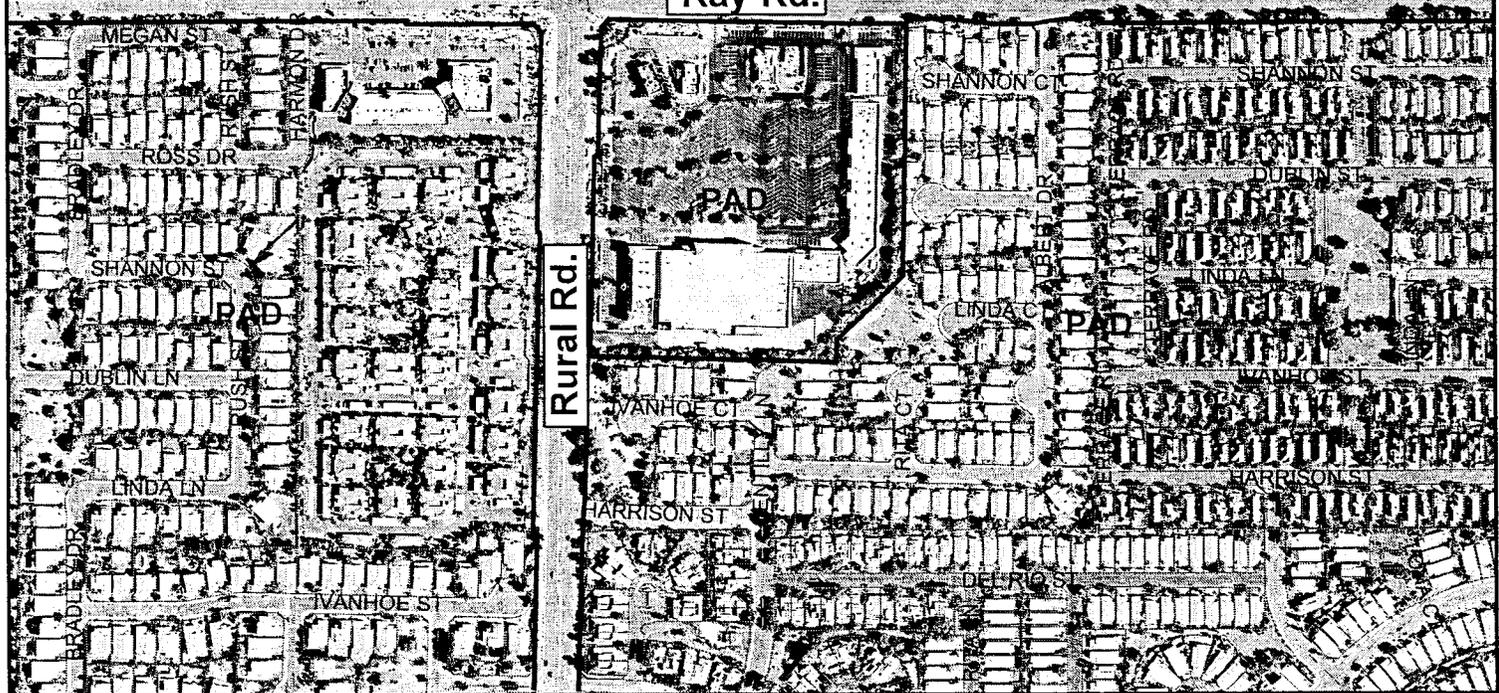
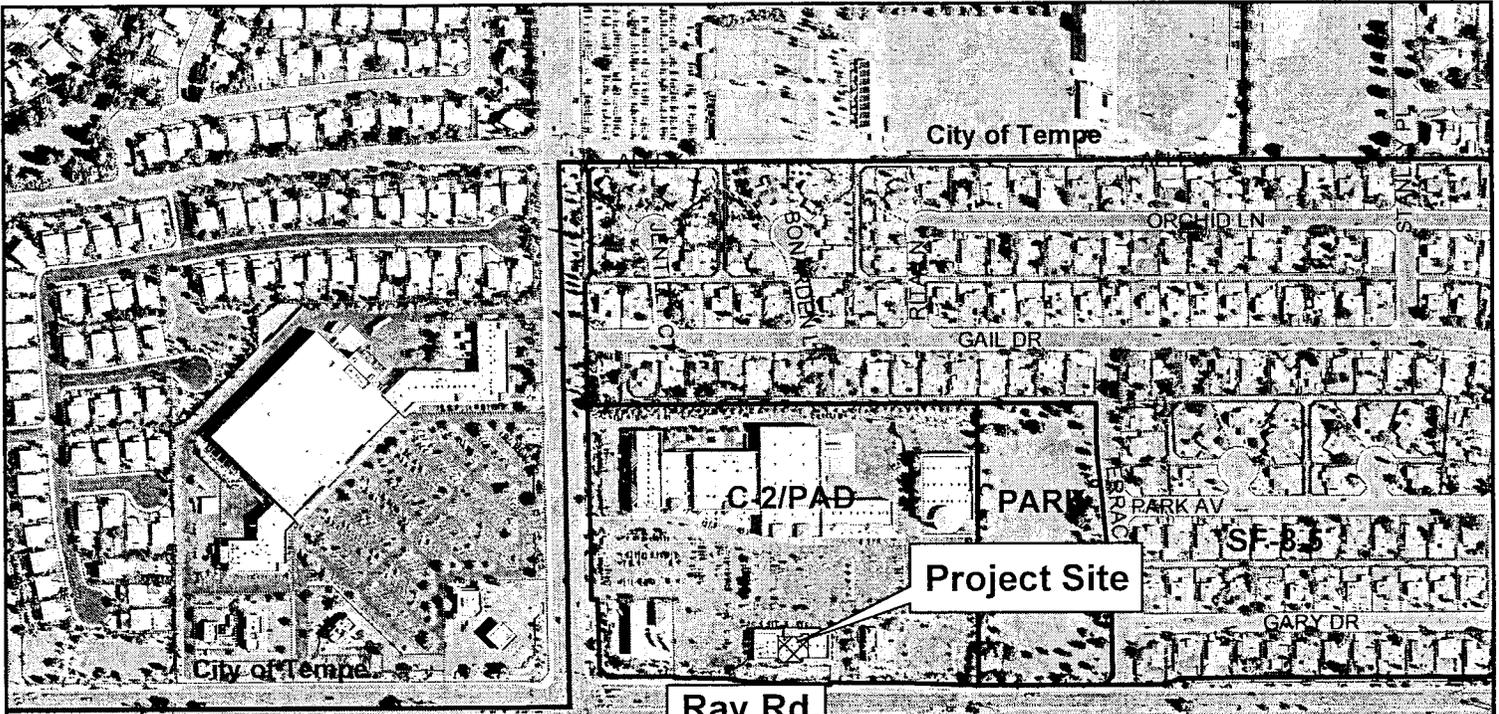


## Vicinity Map



UP07-0100

**The Wild Hare  
Liquor Use Permit**



## Vicinity Map

**UP07-0100**

**The Wild Hare  
Liquor Use Permit**

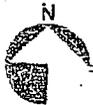
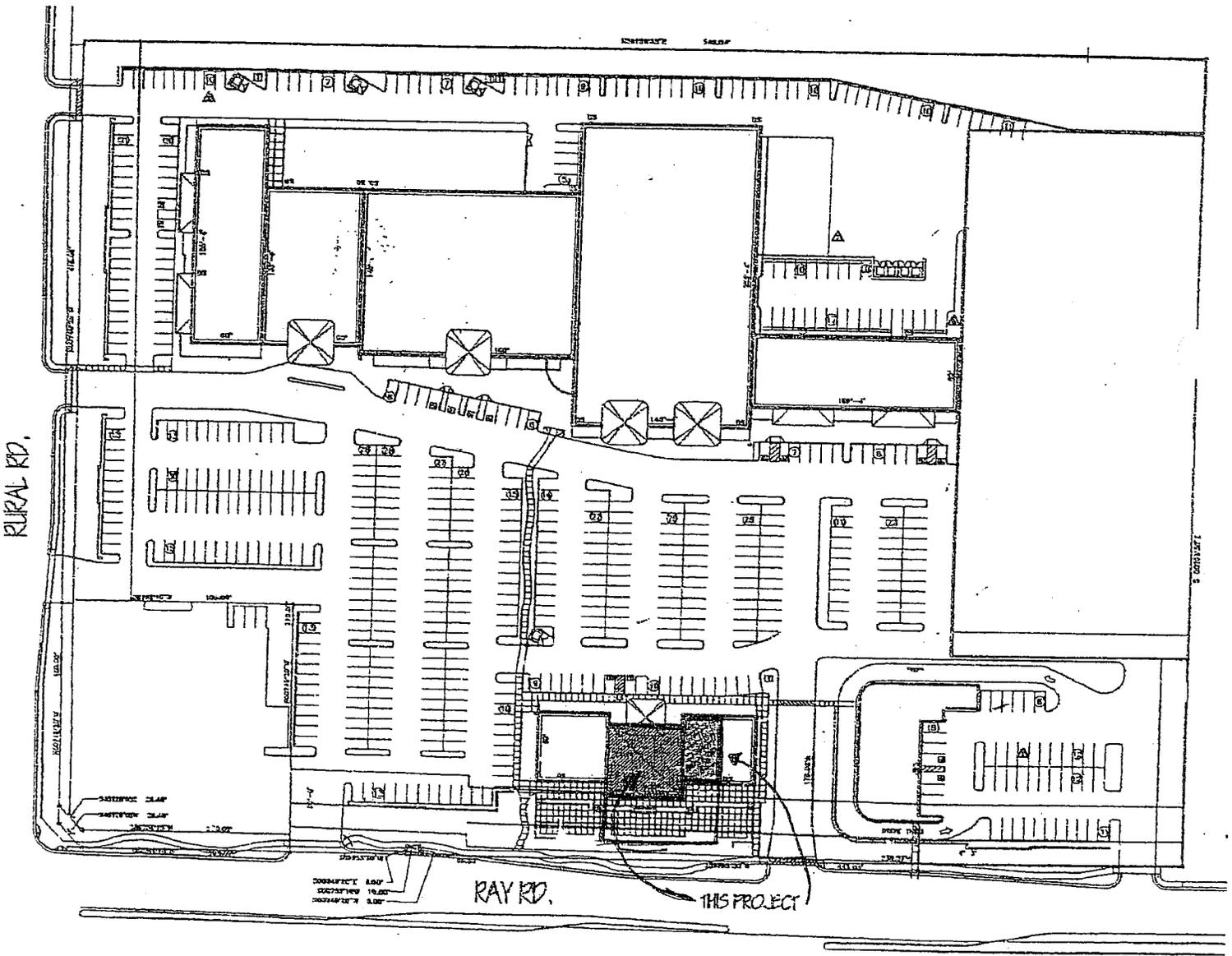


Chandler • Arizona  
*Where Values Make The Difference*

CITY OF CHANDLER 10/22/2007

# THE WILD HARE

CHANDLER SUNSET PLAZA  
CHANDLER, ARIZONA  
NE CORNER OF RURAL ROAD & RAY ROAD  
4910 W. RAY ROAD, SUITE 3&2



REFERENCE SITE PLAN

NO SCALE



**Wild Hare Restaurants  
4910 West Ray Road, Ste 3  
Chandler, Arizona 85226  
(480) 897-6200**

**City of Chandler**

**RE- Wild Hare Use Permit**

**The Wild Hare once again appears before the City of Chandler for a Use Permit renewal as requested. Since the last permit was issued we have continued to be good neighbors and tenants in Sunset Plaza. Our business continues to build and we enjoy operating in the City of Chandler.**

**The Wild Hare continues to operate in a manner consistent with the use approved and under the regulations imposed by the many government agencies from the City of Chandler to the State Liquor Department as well as the terms of our lease with Paragon (landlord).**

**We have maintained control of customers and insure that we had no issues with Alcohol moving across the back patio. We are also following the rules as imposed by the Arizona Liquor Department that we card guests and not allow those under the age of 21 to be in our establishment after the dinner hour. We maintain this through the use of Doorman and by verifying the age of our guests upon entry. This is the preferred method by the Arizona Liquor Department. All of our employees are certified in the liquor laws and procedures and attend classes on an annual basis with the ALIC. We successfully renewed our license with the State.**

**The Wild Hare has been a good neighbor to Sunset Plaza. We work hard at bringing business to the plaza and do many cross promotions with the other tenants.**

**We ask that the Use Permit be permanently approved without restrictions.**

**Thank You,  
Lauren Pond  
602-820-9019**



**Wild Hare Chandler**  
4910 W. Ray Rd., Ste B  
Chandler, AZ 85226  
(480)897-6200

**RE: Use Permit Renewal for the Wild Hare**

An overview of who we are and what we do.

The Wild Hare opened at the Northeast corner of Rural and Ray in 2002. The Wild Hare is family owned and operated by Lauren Pond and Heather Hamilton. We are long term residents of Chandler (21 years). We opened our first restaurant in Chandler in 1996. We have raised two children and been active in the community. We currently employ about 30 people as cooks, wait staff and security at the Rural and Ray location.

The Wild Hare is open Sunday through Friday from 10 AM to 2 AM and on Saturday from 6 AM to 2 AM. Our kitchen is open from 10 AM till midnight daily. We have successfully provided a warm and safe environment for our customers, staff and neighbors. We have both indoor seating in the large restaurant area and outdoor seating on our spacious patio. We are open for lunch and dinner daily serving a variety of food from Salads, Sandwiches, and Dinners to Wings and Appetizers with something to please just about everyone. Our Fish Fry on Friday is very popular.

We provide a variety of entertainment throughout the week, from sports to Karaoke. Tuesday we have Karaoke from 9PM to Close. Thursday, Friday and Saturday we have a DJ in the evenings from 9 Pm to close. We do not currently have any Live Music. We also host parties and events for groups such as the Boys Club charity dinner in May of 2007.

The USE PERMIT application is a renewal for The Wild Hare to continue to sell alcohol as a part of the operation at the Rural and Ray location. We feel we have continued to operate within the rules and regulations as set forth by the City of Chandler, Maricopa County and The State of Arizona. We look forward to our continued operations at this location.

Please feel free to contact me with any questions or concerns.

Lauren Pond  
Wild Hare Restaurants  
[LPOND@QWEST.NET](mailto:LPOND@QWEST.NET)  
(602) 820-9019



Rear patio from the east. To right of the wood fence is at-grade, to left is below-grade.



Closer view of at-grade patio adjacent to the restaurant.



Close-up of horseshoe pits on below-grade patio.



Front (north) side of the business.