

#44

JUN 12 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-110

DATE: MAY 22, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
for DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP07-0058 LATITUDE 8

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

Location: 11 W. Boston Street, Suite #5

Applicant: DDM Concepts LLC, David Fliger

RECOMMENDATION

The request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption only within a restaurant located at 11 W. Boston Street, Suite #5. Planning Commission and Staff, finding consistency with the General Plan and City Center District (CCD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject business, a Thai/Asian restaurant that opened in early May 2008, occupies a suite in the recently renovated Arrow Pharmacy Building at 11 W. Boston Street in Historic Downtown Chandler. The approximately 1,400 square foot subject suite fronts on Arizona Avenue and is located between Uptown Bridal & Boutique (on the north) and Rain Images Photography (on the south).

The hours of operation include lunches from Monday through Saturday at 11 a.m. to 2 p.m. and dinners from Tuesday through Saturday at 5 to 11 p.m. Indoor seating for up to 55 persons is provided. There will be approximately 14 employees at this location. No outdoor patios or live entertainment are proposed.

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.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 4 Abstained: 1 (Flanders) Absent: 1 (Creedon)

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 Thursday May 15, 2008 at the Downtown Chandler Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition regarding this proposal.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and City Center District (CCD) zoning, recommend approval of UP07-0058 LATITUDE 8 subject to the following conditions:

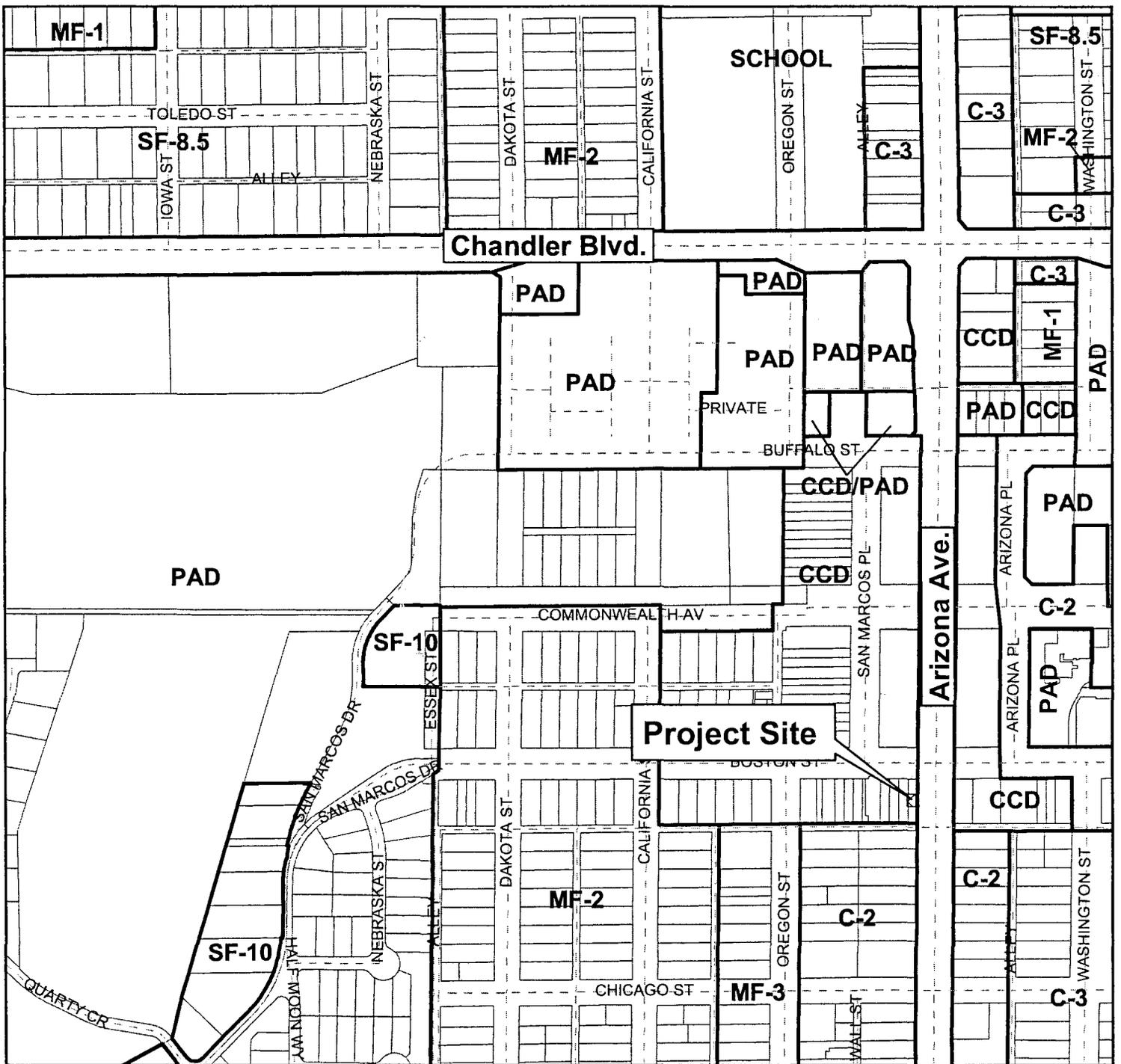
1. Substantial conformance with approved exhibits (Site Plan, Floor Plan, Narrative) except as modified by condition herein. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area, an outdoor patio, or the addition of entertainment related uses shall require reapplication and approval of a new Use Permit.

PROPOSED MOTION

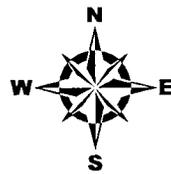
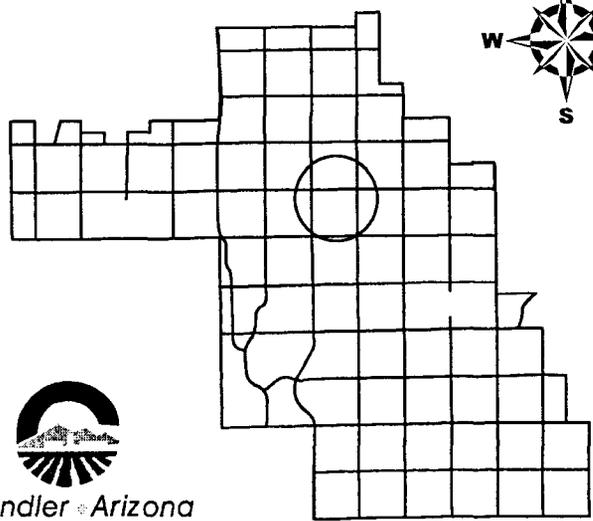
Move to approve UP07-0058 LATITUDE 8 Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan



Vicinity Map



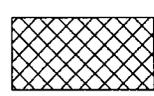
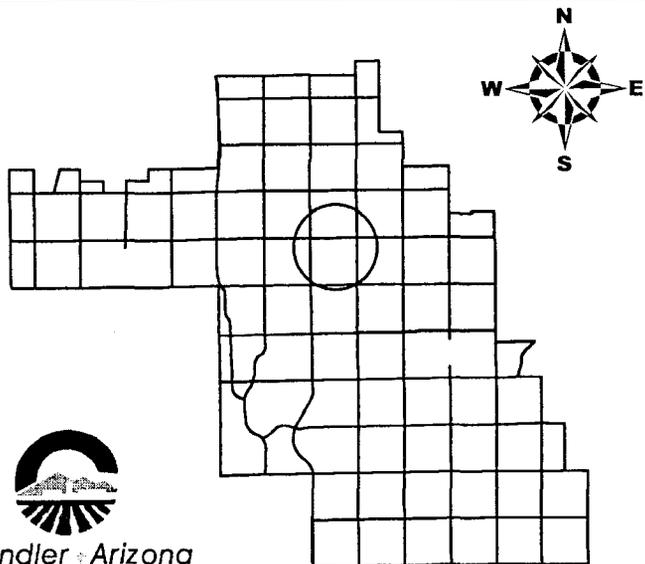
UP07-0058

Latitude 8
Liquor Use Permit



Project Site

Vicinity Map



UP07-0058

Latitude 8
Liquor Use Permit



Chandler, Arizona
Where Values Make The Difference

Latitude 8

11 W. Boston St
Suite 4
Chandler, AZ 85225

Phone: 480.250.1411
Email: dfiger@gmail.com

Additional Restaurant Plan Info:

Latitude 8 Restaurant, will offer Thai/Asian cuisine served in a modern, upscale atmosphere. Every effort will be made to use the freshest, healthiest ingredients; and all dishes will be plated in an upscale/contemporary fashion. The menu will include many unique dishes, including a "Satay Menu", several seafood dishes such as fresh fish, scallops, etc. Further information can be found in the Latitude 8, Thai Grill presentation.

Location: Old Arrow Pharmacy Bldg. Share space with four tenants (Urban Tea Loft, Photography Studio, Wedding Gown, Art on Boston). Latitude 8 is approximately 1,400 SF within a 11,365 SF building (11,365 includes hallway and bathrooms).

Timeline: (cnsrvtve)
End of June: All permits submitted (city, state, county)
End of July: Approval/re-submittal
End of August: Begin construction
End of November: Restaurant Opening

Seating: Approximately 45-55 seating

Design Theme: Modern, minimal, Asian-ish design. Hip, pulled together design.

Planned Hours: Mon-Sat Lunch, 11am-2pm
Tues-Sat Dinner, 5p-11p

Entertainment: No live entertainment

Parking: Diners will utilize the main parking lot, just north of the building. Add'l parking is available south of the building as well.

Employees: (tbd)	Lunch:	1x Manager	Dinner:	1x Manager
		1x Cashier		1x Cashier
		1x Chef		2x Chef
		1x Kitchen Helper		1x Kitchen Helper
		1-2x Waiter/Waitress		3x Waiter/Waitress

(cont. to page 2)

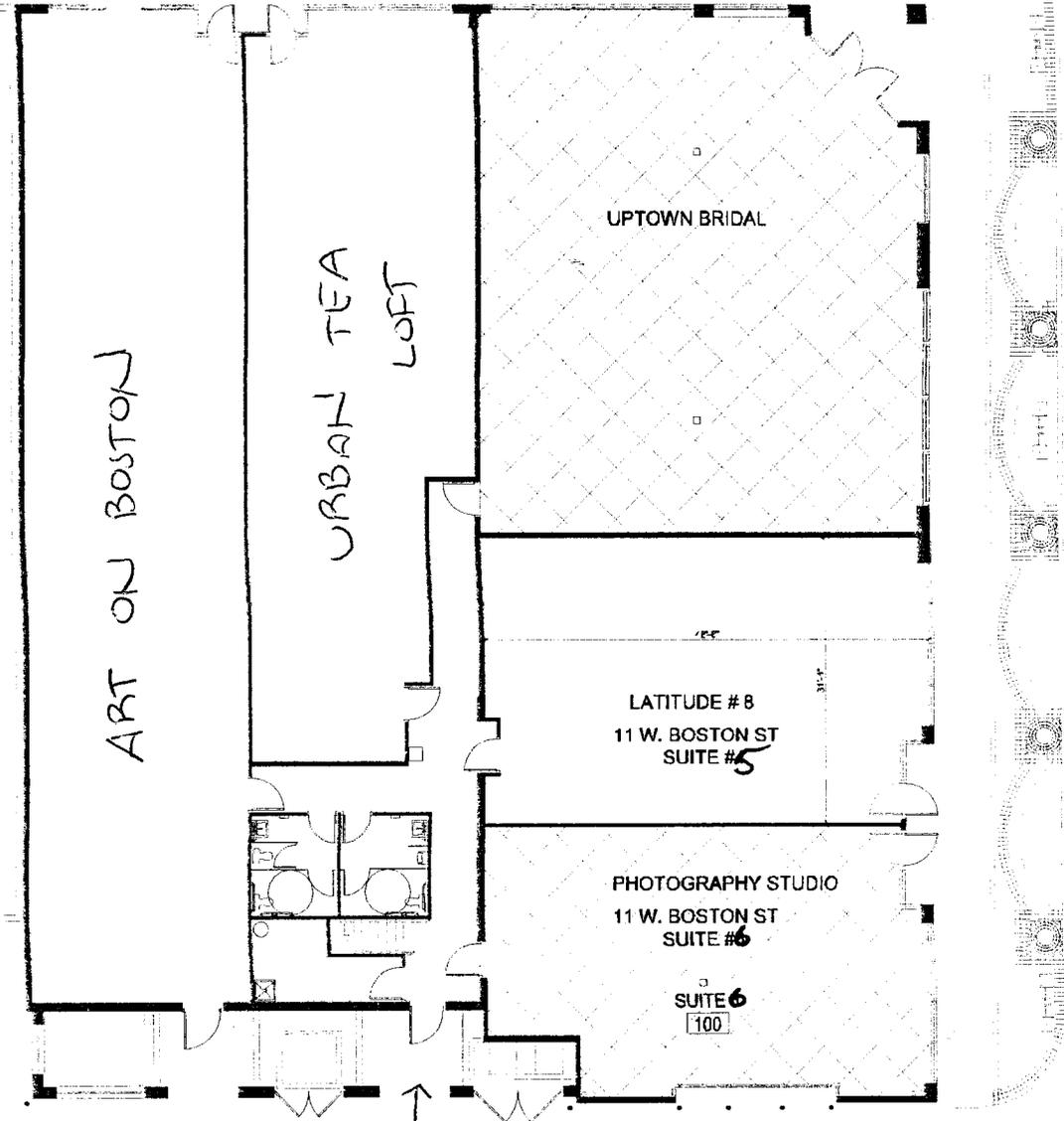
Add'l Info Regarding Liquor Usage: Based on our goal of creating a small, quaint, upscale dining environment – beer & wine are essential to our operations. It will be served primarily during dinner hours. Liquor is not planned at this time. Our wine & beer selection will be chosen to match our menu. We have contacted the following people/departments:

State – Have contacted State Liquor Board and they have no objections. Our beer/wine consultant (Mereco) has contacted Bill Hall as well as others.

City – Have contacted Alex Banachowski (sp?) at city of Chandler, who has indicated to myself and my lease contact (Bill Ryan) there will not be an issue. He has indicated that the bathrooms were installed for just this purpose.

County – Have contacted Robert Stratman (Supervisor) and Daenon Brewer (Inspector), who have indicated that they will default to the City of Chandler in regards to serving beer/wine. They will not obstruct operations.

BOSTON STREET



ARIZONA AVENUE

EXIT TO STREET

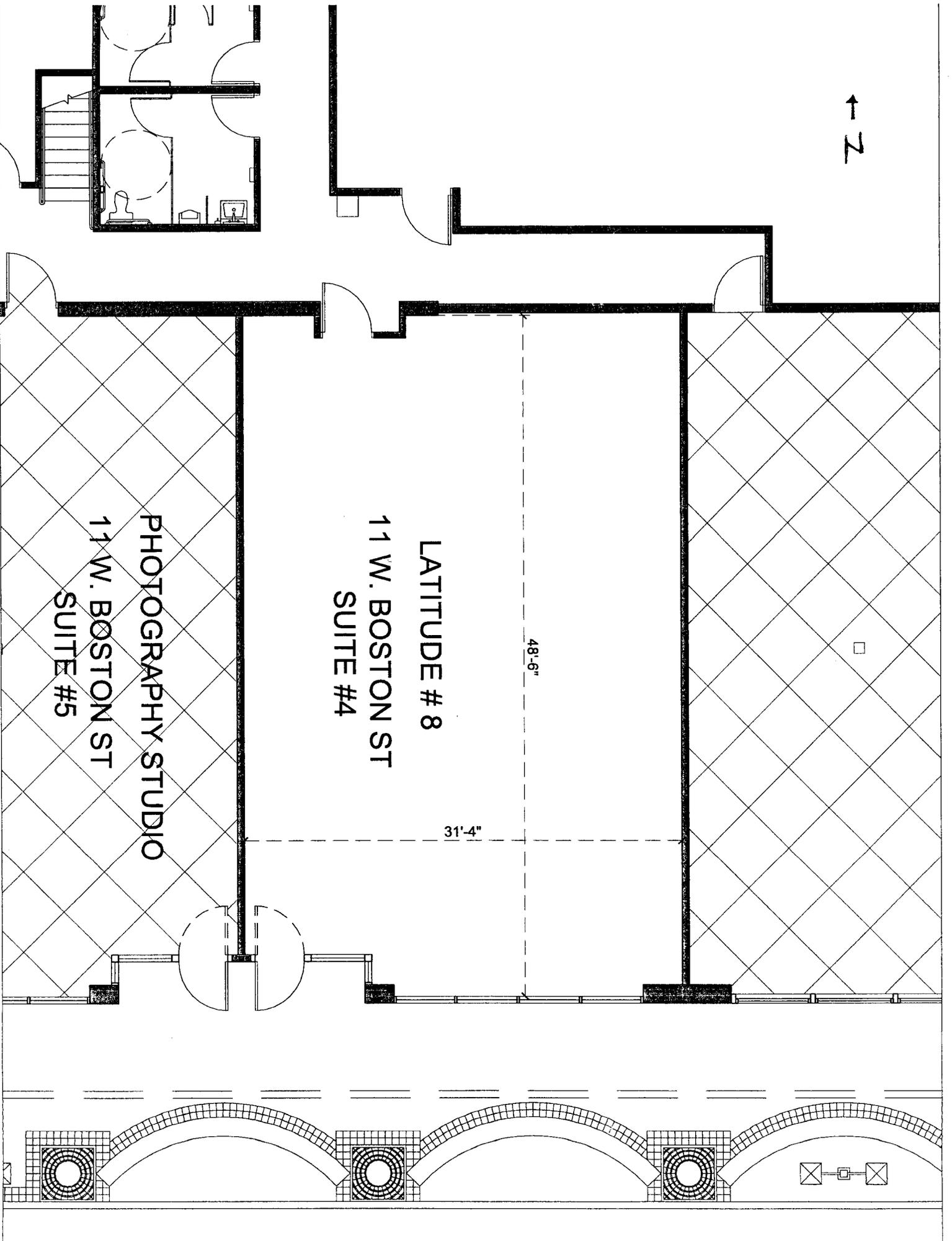


LATITUDE # 8
11 W. BOSTON ST
SUITE #4

PHOTOGRAPHY STUDIO
11 W. BOSTON ST
SUITE #5

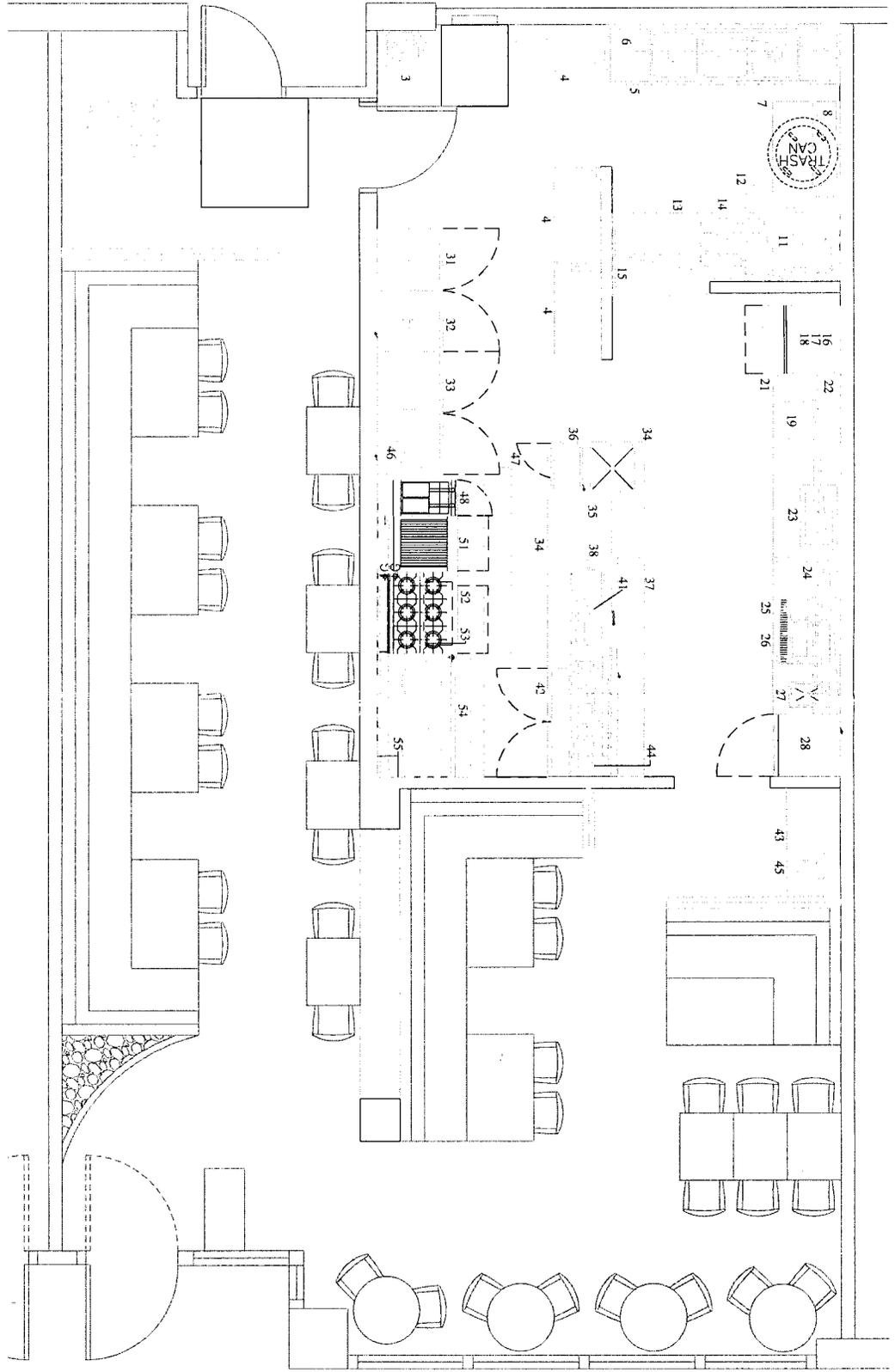
48'-6"

31'-4"



LATITUDE 8
11 W. BOSTON ST
SUITE # 4
480.250.1411

2 →



→ 2