

#44  
SEP 25 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**                      **Planning & Development - CC Memo No. 08-175**

**DATE:**                      SEPTEMBER 17, 2008

**TO:**                              MAYOR AND CITY COUNCIL

**THRU:**                      W. MARK PENTZ, CITY MANAGER *WMP for Pat Monte*  
                                    JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *J*  
                                    KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:**                      ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**                  UP08-0043 SANDSTONE CAFÉ

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

**Location:**                4959 W. Ray Road, Suite #38  
                                    Southeast corner of Ray and Rural Roads  
                                    Corona del Sol Plaza

**Applicant:**                Jeff Burgos, Owner

**RECOMMENDATION**

The request is for Use Permit approval to sell liquor for on-premise consumption only within an existing 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 at the southeast corner of Ray and Rural Roads, within the Corona del Sol Plaza. The restaurant is located at the southwest end of the shopping center. North of the subject site is a Hollywood Video, and south is a hair salon. South of the shopping center is the Daybreak Vista single-family residential subdivision.

The restaurant is approximately 1,225 square feet. The main dining area is approximately 400 square feet and will provide seating for 32 patrons, and the bar area approximately 9. The kitchen and food preparation area is approximately 300 square feet. No live entertainment is

proposed. The restaurant will be open 11 a.m. to 8 p.m. Monday thru Thursday, and 11 a.m. to 9 p.m. Friday and Saturday, and will be closed on Sundays. The restaurant has four 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 Tuesday August 26, 2008 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 (Kelley)

#### **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.

#### **PROPOSED MOTION**

Move to approve UP08-0043 SANDSTONE CAFE, subject to the conditions recommended by Planning Commission and Staff.

#### **Attachments**

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



Ray Rd.

Rural Rd.

Project Site

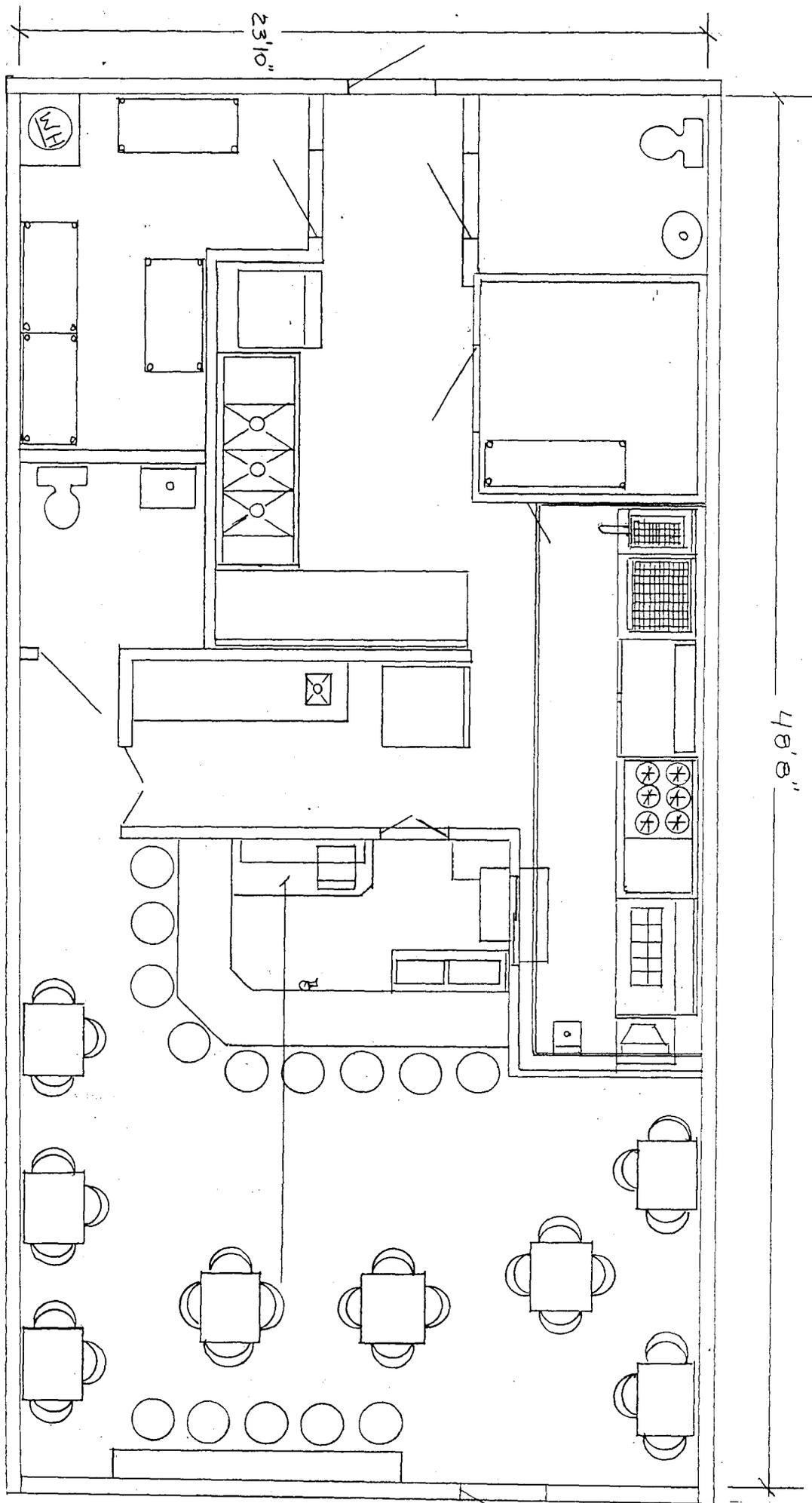
**Vicinity Map**



UP08-0043

**Sandstone Cafe  
Liquor Use Permit**



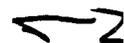


23'10"

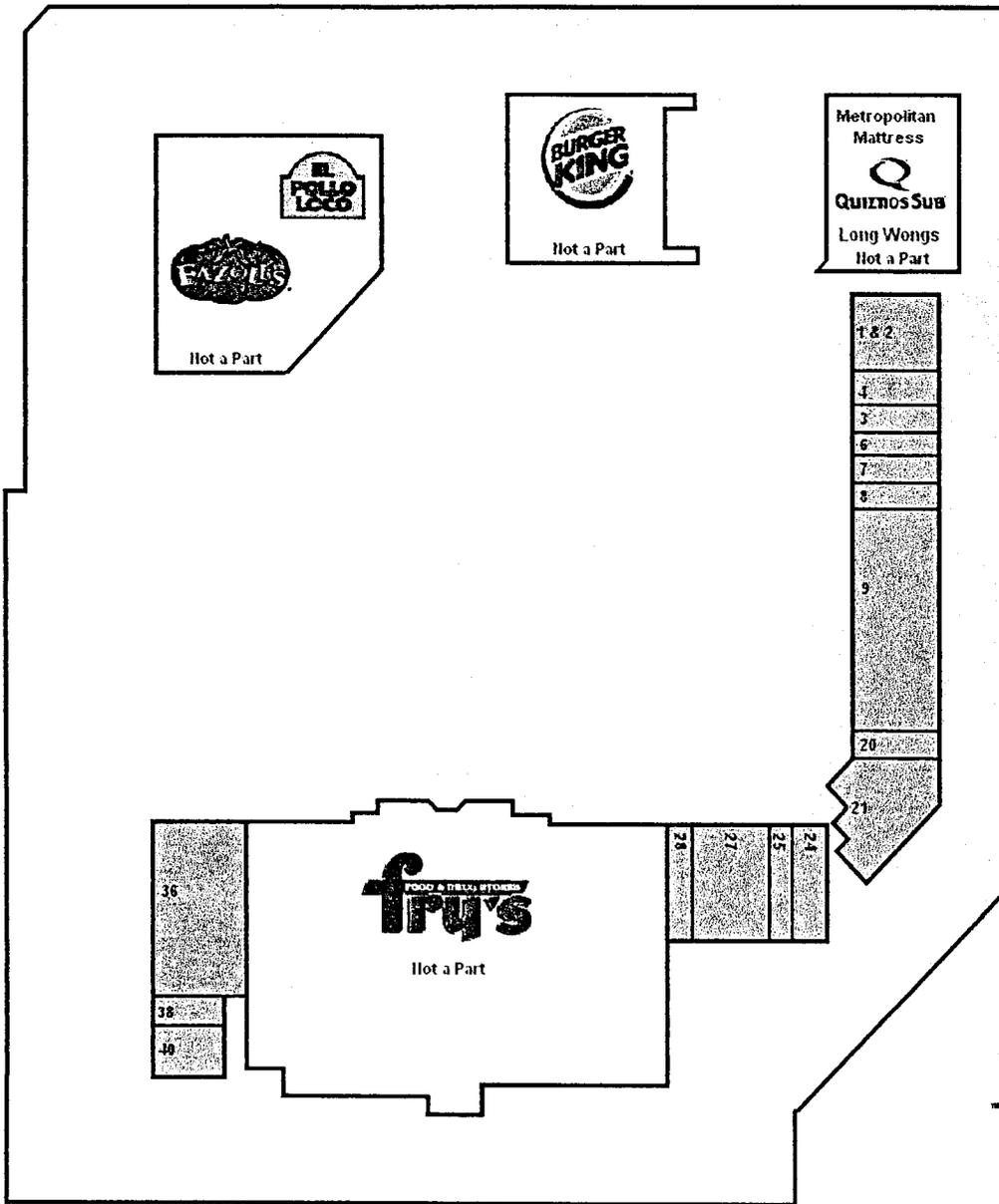
48'8"

FLOOR PLAN

ENTRANCE



# Corona Del Sol Plaza



Suite	Store	Sq. Ft.
1 & 2	Kami Sushii & Teppanyaki Grill	3,500
1	The UPS Store	7,170
3	Dynamic Cleaners	975
6	Water & Ice	975
7	Tibetan Foot Spa	1,300
8	Subway	1,300
9	Tempe St. Lukes	10,985
20	Allstate	975
21	Colorful Kids	4,445
24	Family VetCare of Chandler	1,750
25	City Nails	1,050
27	Sew & Vac	4,000
28	Smart for Life	1,610
36	Hollywood Video	8,400
38	Sanistone Cafe	1,225
40	Momentum Salon & Body	1,800



## Chandler, Arizona

SITE PLAN