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JAN 08 2009



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**MEMORANDUM**                      **Planning and Development – CC Memo No. 08-226**

**DATE:**            DECEMBER 18, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER *WMP*  
                         JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*  
                         BOB WEWORSKI, PLANNING MANAGER *BW*

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

**SUBJECT:**        UP08-0056 THAI GOLD POTS FINE THAI CUISINE

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

**Location:**            2820 S. Alma School Road, Suite 15; northwest corner of Alma School and Queen Creek Roads

**Applicant:**            Yut Chantananarung

**RECOMMENDATION**

The application 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 an existing commercial center. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

**BACKGROUND**

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 Ocotillo Plaza commercial center. The restaurant was previously located in Ocotillo Plaza near the Arby’s. The restaurant has relocated to a tenant space near the Big 5 sporting goods store. Thai Gold Pots Fine Thai Cuisine is 1,600 square feet and accommodates up to 50 people. The restaurant is open for business Tuesday through Thursday 11 a.m. to 2:30 p.m. and 4:30 to 9:30 p.m. On Fridays and Saturdays, the business is

open from 4:30 to 10:00 p.m. There is no patio associated with this restaurant. There are approximately 7 to 10 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 December 3, 2008. 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. Staff has received a couple of phone calls from area residents excited the restaurant is opening again and support the liquor use permit request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 4    Opposed: 0    Absent: 3 (Veitch, McClendon, Kelley)

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP08-0056 THAI GOLD POTS FINE THAI CUISINE, subject to the following conditions:

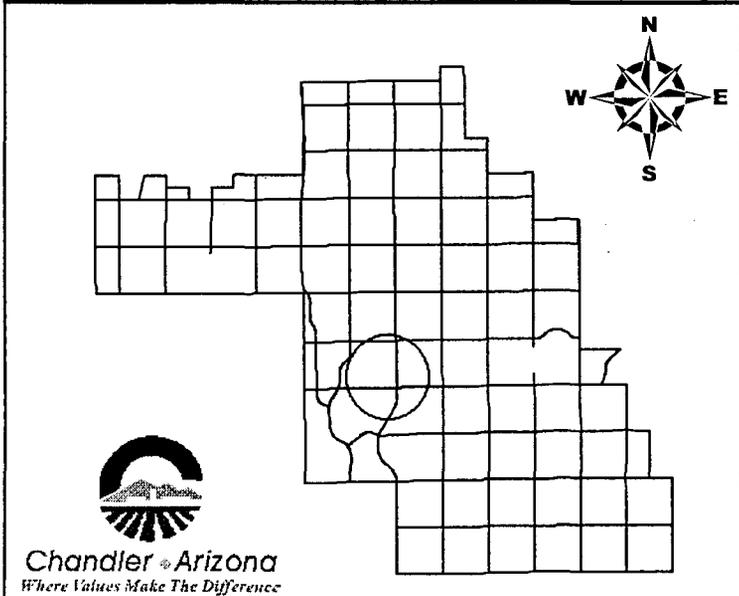
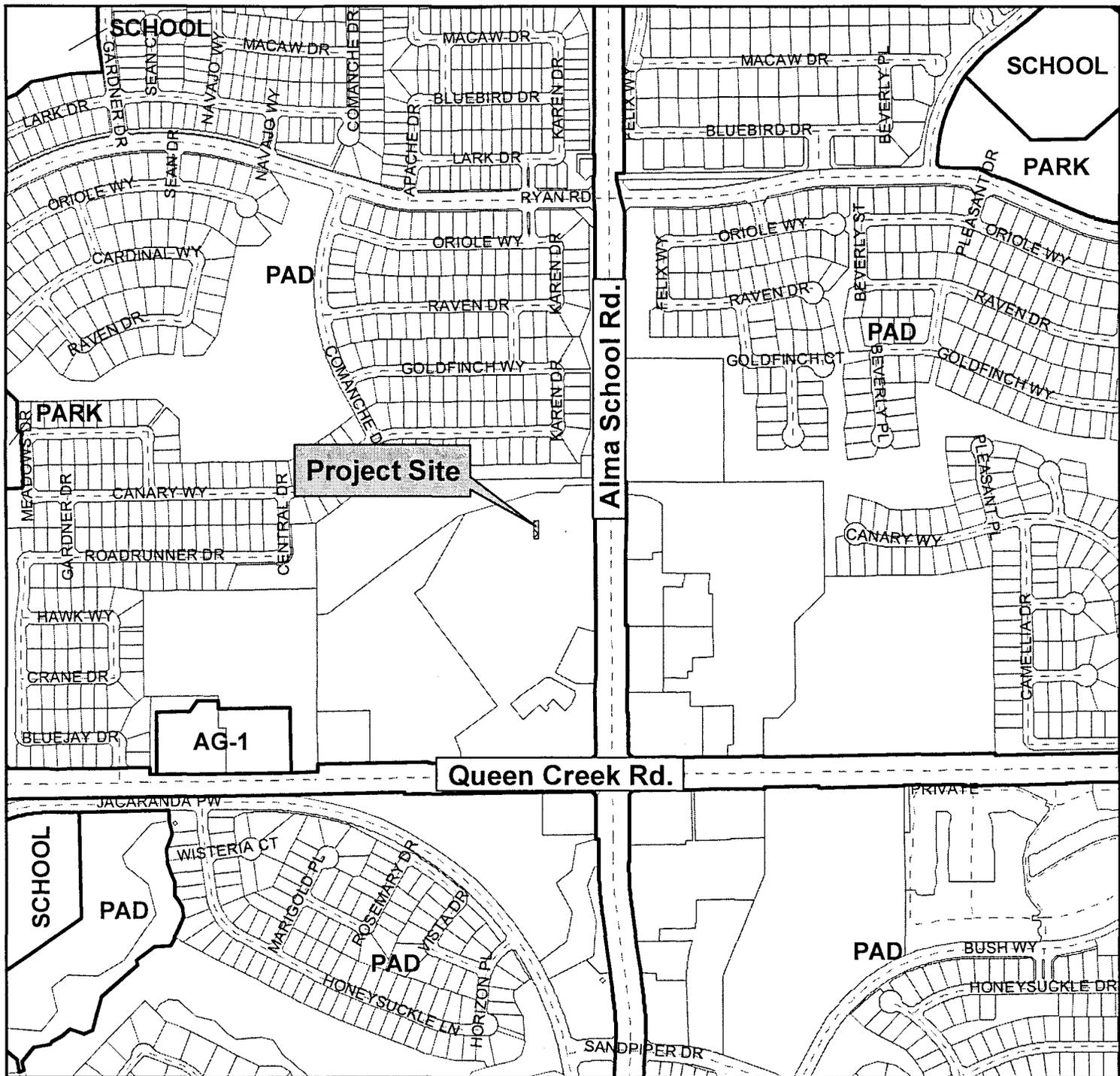
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application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

### **PROPOSED MOTION**

Move to approve Use Permit UP08-0056 THAI GOLD POTS FINE THAI CUISINE, subject to the conditions recommended by Planning Commission and Staff.

### **Attachments**

1. Vicinity Maps
2. Applicant Narrative
3. Site Plan
4. Floor Plan
5. Menu



**Vicinity Map**

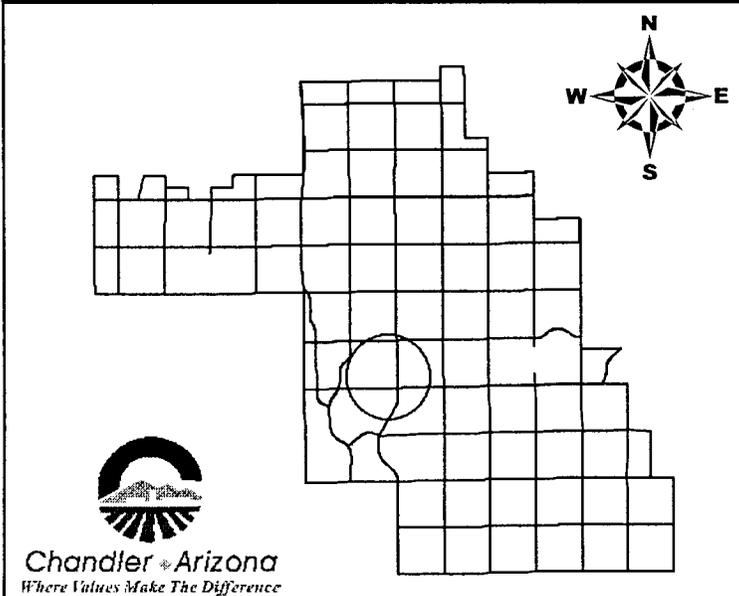
UP08-0056

**Thai Gold Pots Fine Thai Cuisine  
Liquor Use Permit**

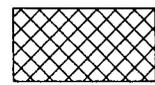
CITY OF CHANDLER 10/5/2007



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**Vicinity Map**



UP08-0056

**Thai Gold Pots Fine Thai Cuisine  
Liquor Use Permit**



City of Chandler Planning & Zoning  
215 E. Buffalo Street  
Chandler, Arizona 85225

Thai Gold Pots Fine Thai Cuisine  
2820 S Alma School Rd #15  
Chandler, AZ 85286

October 20.2008

To Whom It May Concern:

This use permit narrative is respectfully submitted for your consideration in obtaining a series 12 restaurant use permit for Thai Gold Pots Fine Thai Cuisine restaurant. We are located in Ocotillo Plaza Subdivision at North East corner of S Alma School Rd and Queen Creek Rd. Our building is located between Bashas Supermarket and Big 5 Sporting Goods in suite # 15, exhibits A. It is approximate 1,600 square feet and about 50 people capacity in dinning area. There will be pre-recorded music playing during business hours. The serving beer & wine will be store in refrigerator beverage station, exhibit B note #29. The restaurant's setting as a family authentic Thai cuisine with 7 to 10 employees. Our hours of operation are Tuesday thru Friday 11:00am to 2:30pm, and 4:30pm to 9:30pm; Friday & Saturday 4:30pm to 10:00pm.

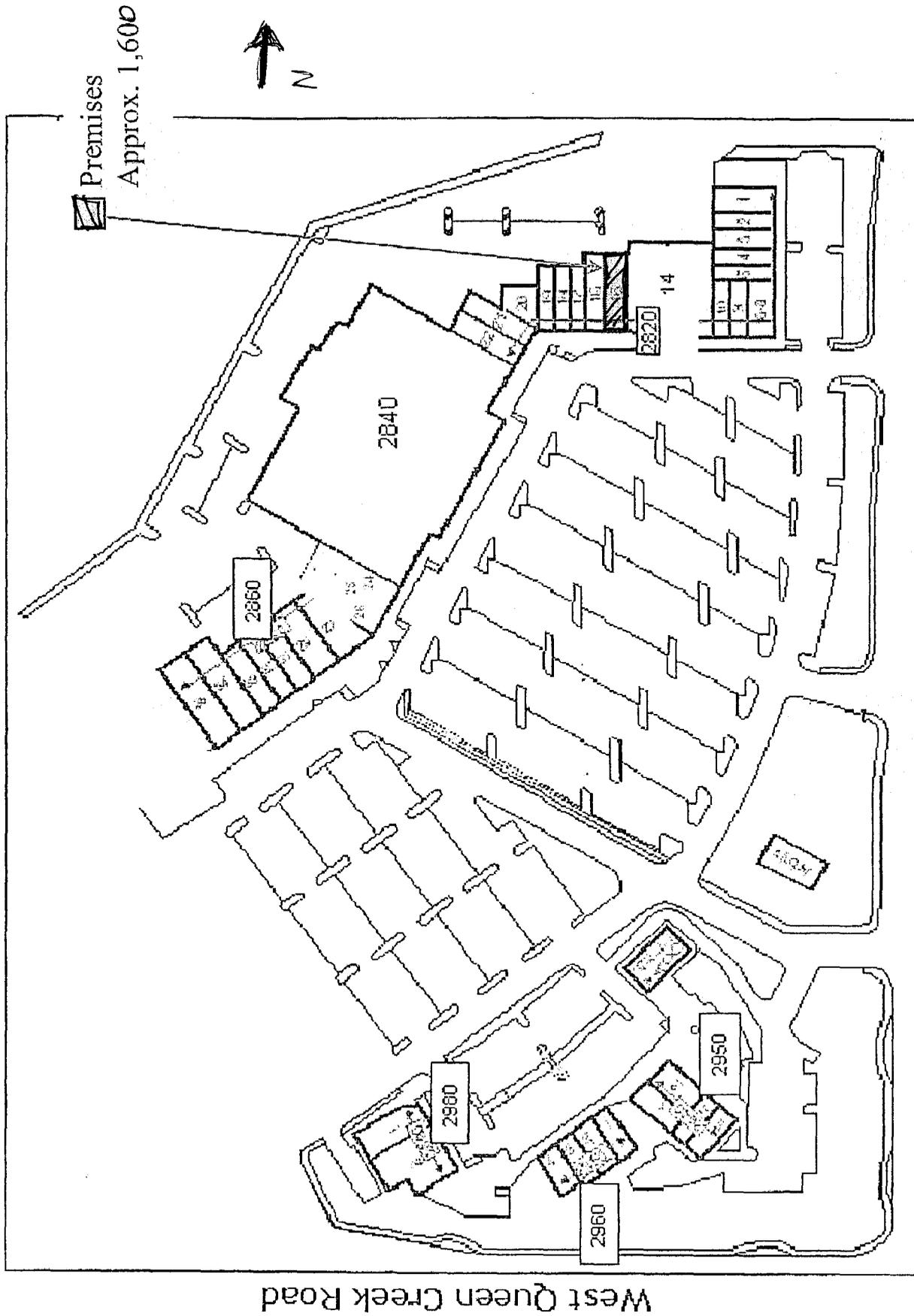
Thank you for your consideration,



Sincerely,  
Yut Chantananarung  
Managers

480.495-6478

SHOPPING CENTER SITE PLAN



South Alma School Road

West Queen Creek Road



