



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development - PZ Memo No. 10-100b

DATE: OCTOBER 12, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP10-0035 OTAKU SUSHI RESTAURANT

Request: Use Permit approval to sell liquor as permitted under a Series 12 (restaurant) liquor license for on-premise consumption

Location: 2430 S. Gilbert Road, Ste. #5
Northwest corner of Ryan and Gilbert Roads

Applicant: Amy Nations, ALIC

This request was continued from the October 6, 2010 Planning Commission hearing to allow the applicant and Staff additional time to develop a design for an outdoor patio. The applicant has designed an outdoor patio that Staff is in support of.

RECOMMENDATION

The request is for Use Permit approval to sell liquor as permitted under a Series 12 (restaurant) liquor license for on-premise consumption only. Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval with conditions.

BACKGROUND

The subject site, in which the restaurant is a portion of, received zoning and Preliminary Development Plan approval in 2006 as part of the 42-acre Watermark development. The adjoining suites to the north and west are currently vacant. Directly south, is vacant land proposed for future commercial development.

Otaku Sushi is the first occupant of the above-mentioned suite, and is currently undergoing tenant improvements. The suite is approximately 3,681 square feet and can seat 150 patrons. A 705 square foot outdoor patio is provided which can accommodate between 15-20 patrons. The restaurant will be open seven days a week from 11 a.m. to 12 a.m., and will employ 25.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. 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.

- Notices were mailed to all property owners within a six-hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A neighborhood meeting was held on Thursday, September 30, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of LUP10-0035 OTAKU SUSHI RESTAURANT, subject to the following conditions:

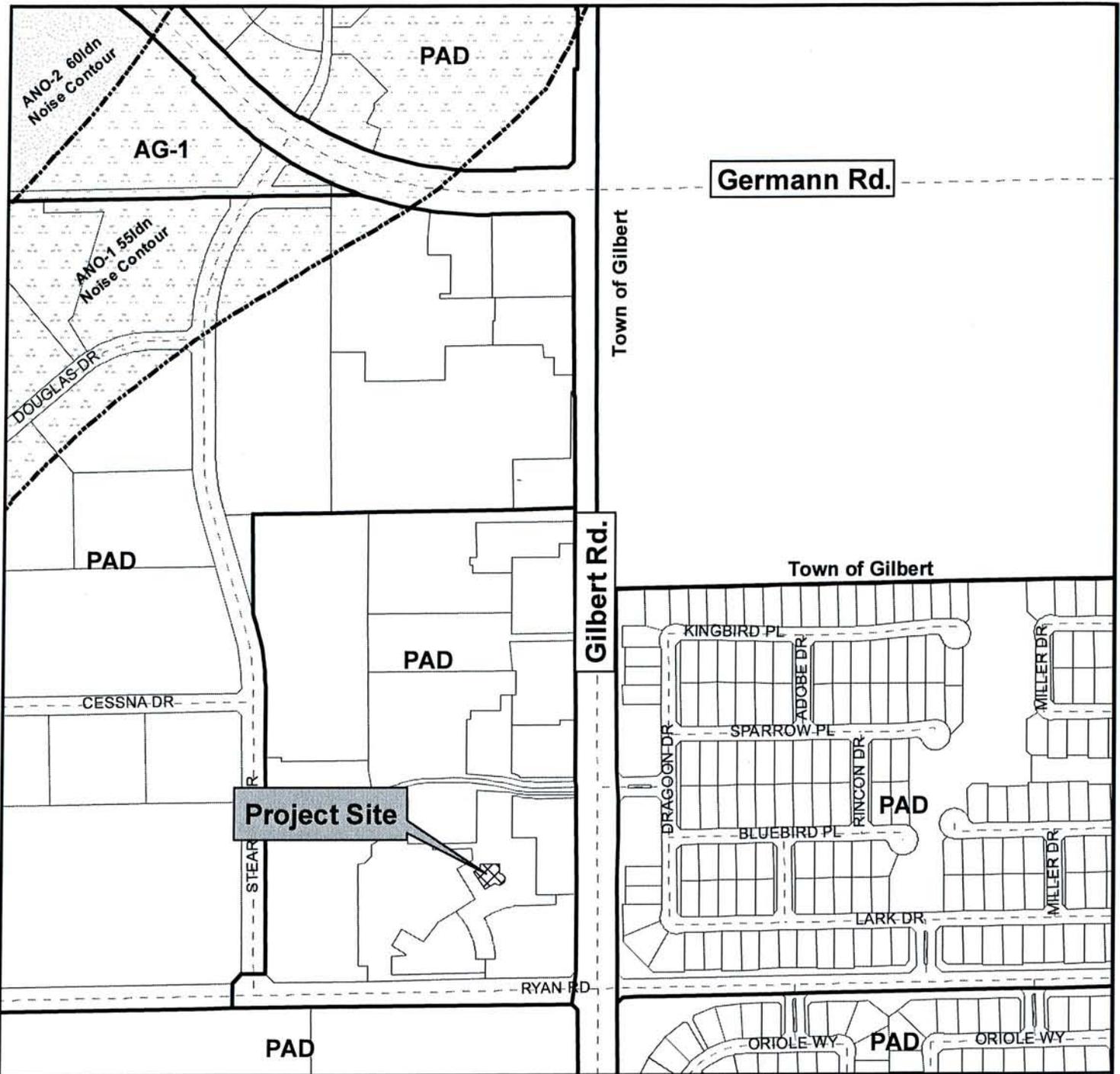
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

PROPOSED MOTION

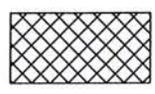
Motion to recommend approval of LUP10-0035 OTAKU SUSHI RESTAURANT, Use Permit to sell liquor as permitted under a Series 12 liquor license, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map

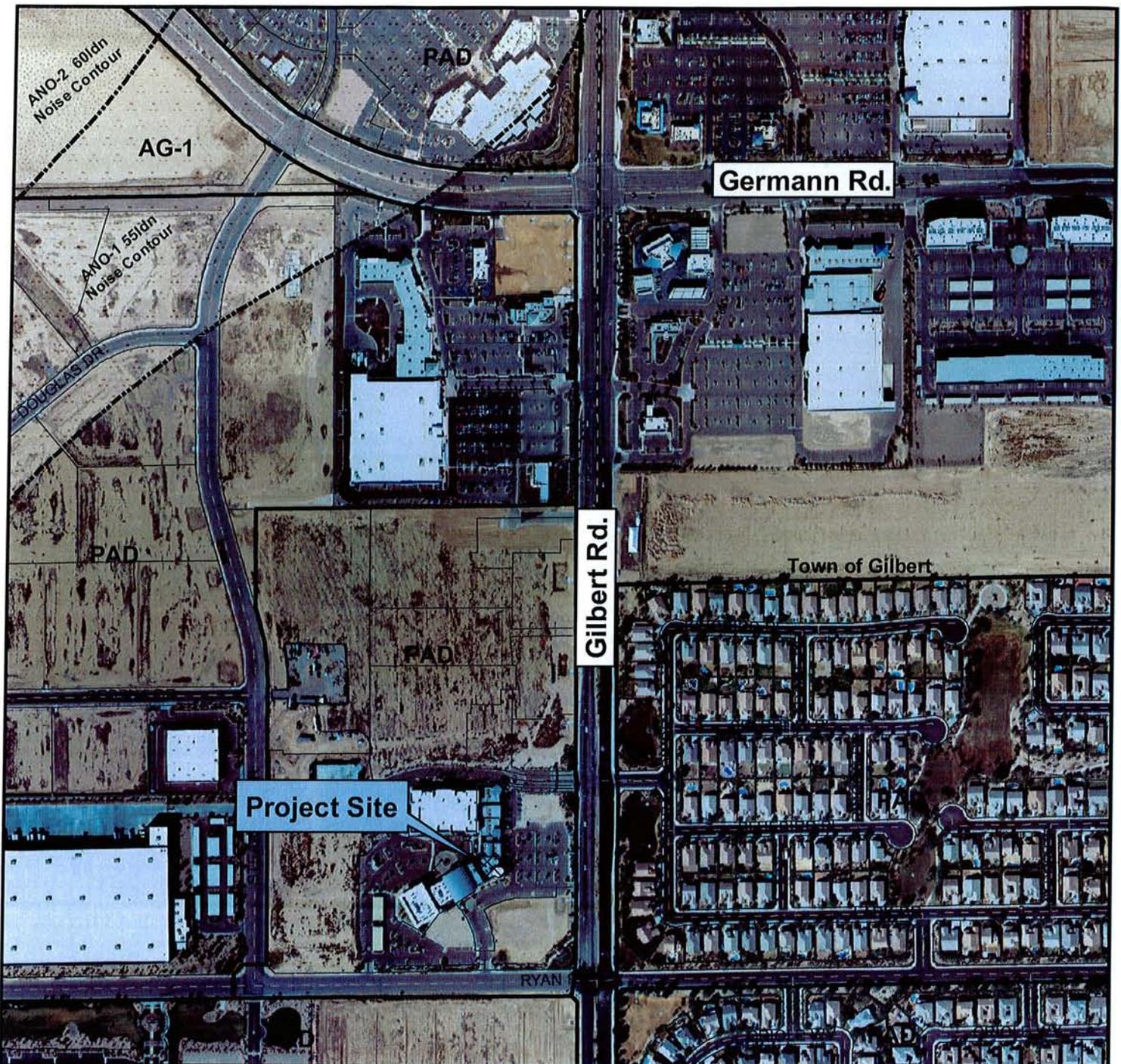


LUP10-0035

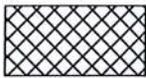
**Otaku Sushi Restaurant
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference



Vicinity Map

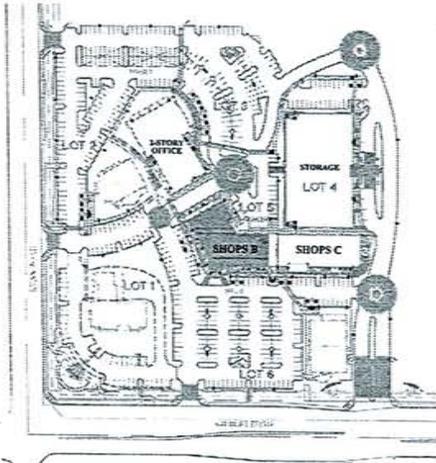


LUP10-0035

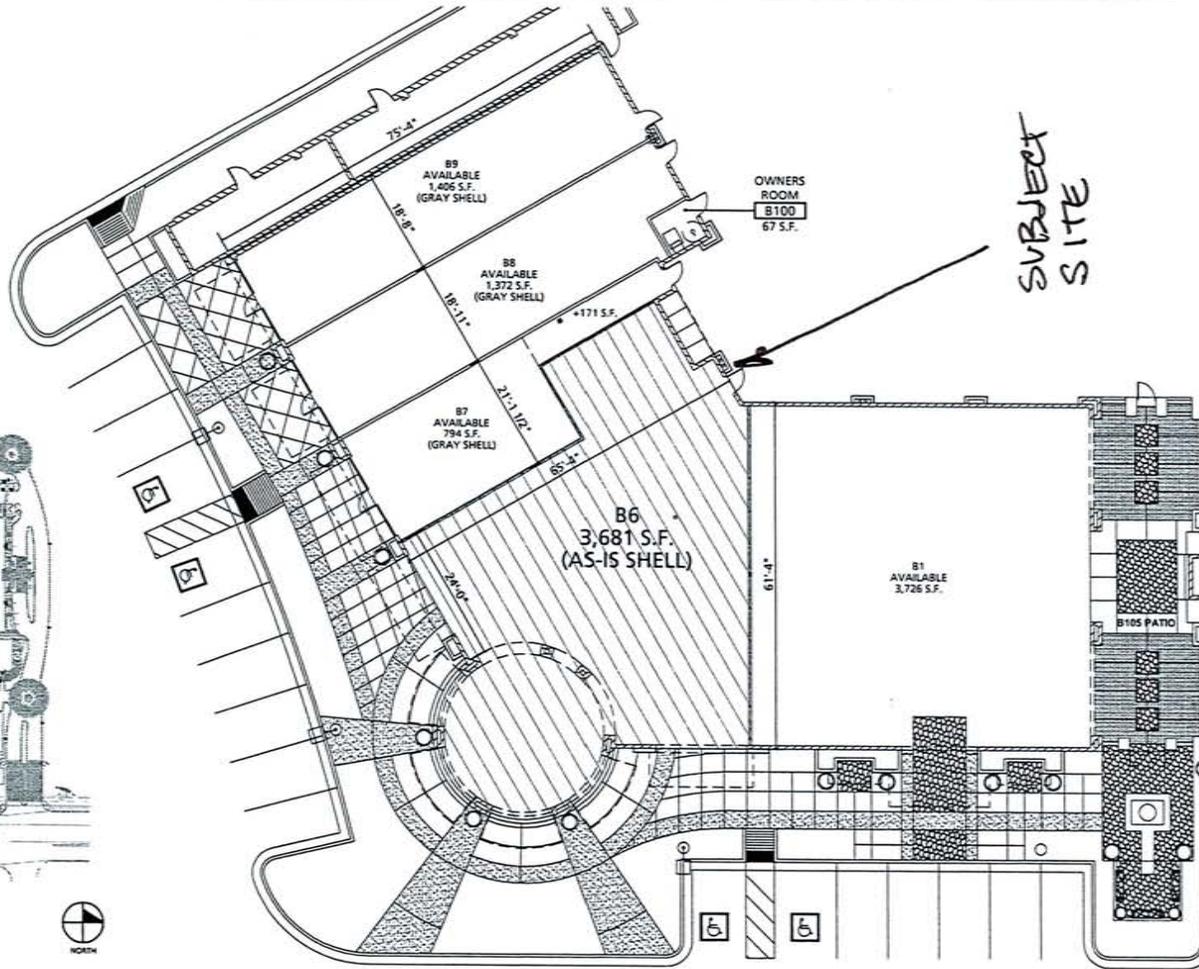
**Otaku Sushi Restaurant
Liquor Use Permit**



EXHIBIT "B"
SITE PLAN OF
SHOPPING CENTER



SITE PLAN

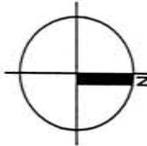


SUBJECT
SITE



LEASING PLAN - SHOPS 'B', SUITE B6

SCALE: 1/32"=1'-0"



WATERMARK

LEASING PLAN 06-01-10
06.01.10 SCALE: 1/32" = 1'-0"

4650 E. Cotton Center Boulevard, Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



VERTICAL
DESIGN STUDIOS

SITE PLAN

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

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

August 16th, 2010

To Whom It May Concern:

We would respectfully request a liquor use permit for a series 12 restaurant license for Wong Restaurant Services, LLC doing business as Otaku Sushi Restaurant located at 2430 S. Gilbert Road Suite 5 in Chandler. This liquor license is for on site consumption only.

Otaku Sushi Restaurant is a new business to Chandler in the new Watermark at Chandler Airpark center. Watermark at Chandler Airpark has no designated parking for any one tenant but have more than enough for everyone on site. Otaku is 3800 square feet inside with 148 seats and 705 square feet with seating to be determined on the patio. The perimeter of the patio has metal fencing (see attached) to prevent the removal of alcohol from the licensed premise. Otaku will be open for business 11a.m. until 12am or when last customers leaves 7 days a week. Otaku Sushi Restaurant will be a full service restaurant with an extensive menu (see attached) consisting of mostly sushi. Our restaurant will have will have 25 full time local employees, 5 televisions and may have a couple of times a year a live band (3 or 4 members) playing classic rock. We will never have live entertainment on the patio, only inside as to not disturb our business neighbors.

Please contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name and title.

Amy Nations
Arizona Liquor Industry Consultants