



MEMORANDUM

Transportation & Development – PZ Memo No. 10-128

DATE: JANUARY 10, 2011

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: LUP10-0040 ORIENTAL JADE

- Request: Approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors for a new restaurant
- Location: 2950 S. Alma School Road, Suite 2, the northwest corner of Alma School and Queen Creek Roads
- Applicant: Lu Dan Hong
- Project Info: Approximately a 2,130 square foot restaurant

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the requested liquor Use Permit for the sale of liquor as permitted by a Series 12 Restaurant License with conditions.

BACKGROUND

The application requests liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within a new restaurant, Oriental Jade. A Series 12 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 and non-alcoholic beverages.

This new restaurant is located within Ocotillo Plaza, northwest corner of Alma School and Queen Creek Roads. Oriental Jade is a new Chinese restaurant in this shopping center that is approximately 2,130 square feet in size. The restaurant is buffet style and is open Monday

through Sunday from 11 a.m. to 9:30 p.m. There is no representation of live music, pool tables, dancing, gaming, or the like. There is no outdoor patio.

Staff is of the opinion that the sale of alcohol as a retail commodity ancillary or incidental to the sale of other retail products occurring in a commercially zoned area does not establish a land use conflict. The sale of alcohol from a land use compatibility analysis is a typical retail transaction in commercial districts throughout the City.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on November 18, 2010. No one attended other than the applicant.
- The Police Department has been informed of the application and has not responded with any concerns.
- At the time of the memo, Staff is not aware of any opposition or concerns to this request.

RECOMMENDATION

Upon finding consistency with the General Plan, Planning Staff recommends approval of liquor Use Permit LUP10-0040 ORIENTAL JADE, subject to the following conditions:

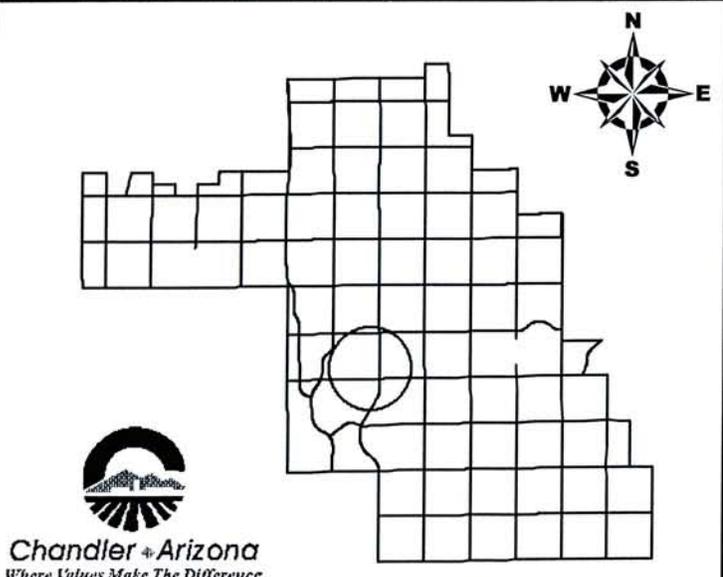
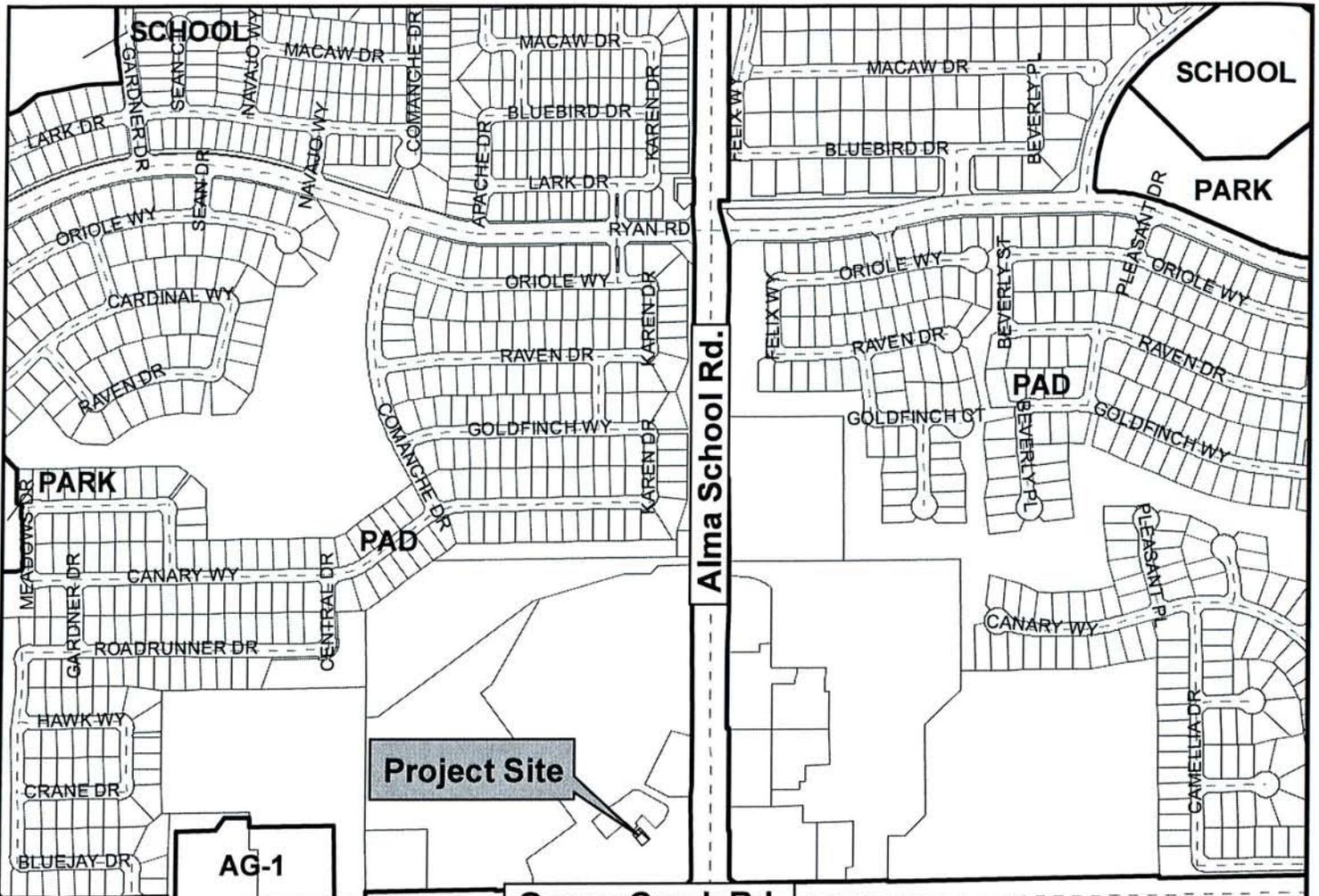
1. The Use Permit is granted for a Series 12 Restaurant license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area, outdoor patio area, or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP10-0040 ORIENTAL JADE, subject to the conditions recommended by Planning Staff.

Attachments

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

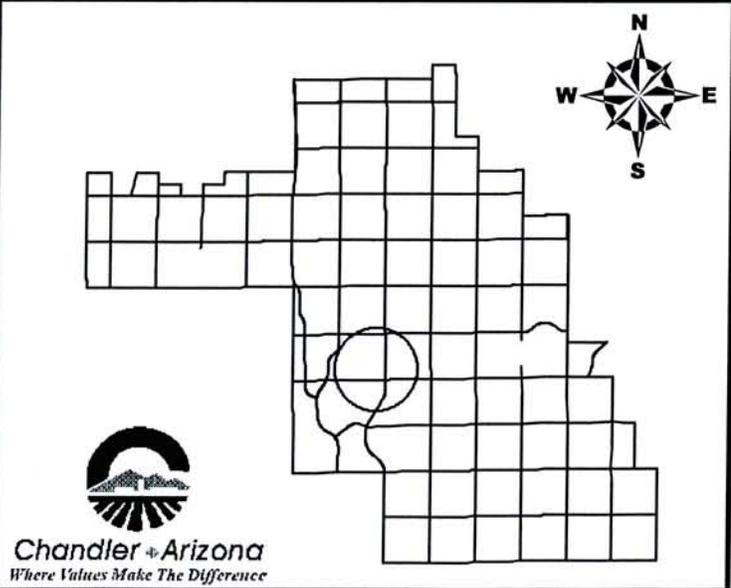


Vicinity Map

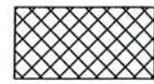
LUP10-0040

**Oriental Jade
Liquor Use Permit**

CITY OF CHANDLER 9/28/2010



Vicinity Map



LUP10-0040

**Oriental Jade
Liquor Use Permit**



Oriental Jade Inc

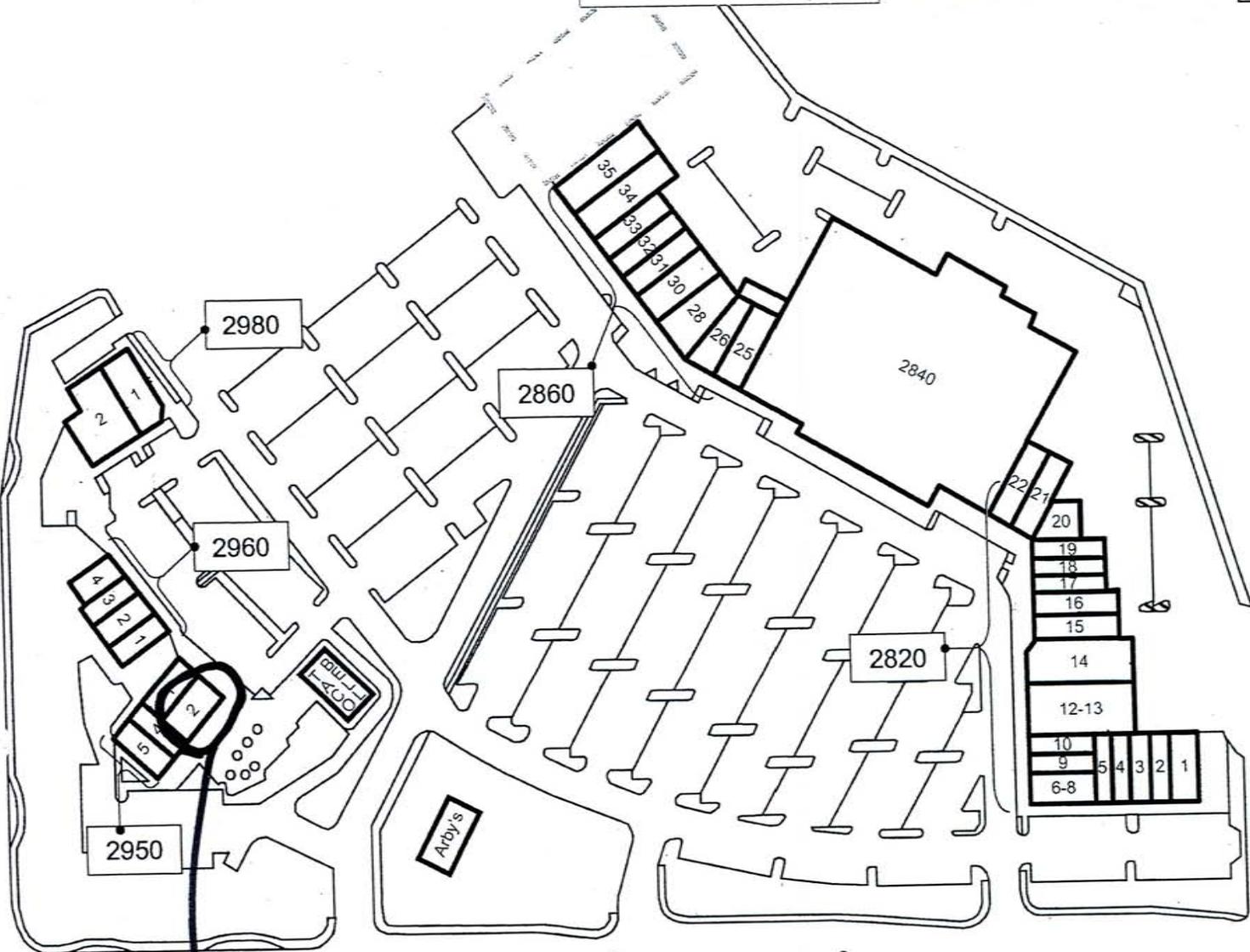
2950 S. Alma School Rd Ste 2
Chandler, AZ 85286

Our business is located at 2950 S Alma School Rd Ste 2, Chandler, AZ 85286. We serve oriental buffet style food from 11:00 am to 9:30 pm from Monday to Sunday.

We employed about 8 staffs in the restaurant. We do not have any live entertainment in the restaurant. The total number of seats is 60 in door only. We don not have any patio or outdoors seating, no bar or outdoor speakers. The restaurant shares shopping plaza with other tenants. The shopping center is called Ocotillo Plaza. The sign is called "Oriental Jade".

Our restaurant will serve some beer, wine, and other alcohol beverage during the business hours. We mainly service buffet style food. Providing alcohol during is just supplemental services for our customers.

Queen Creek



subject site

Alma School

Arby's

→ 2

Property I.D.
 (866) 657-2545

MAP IS NOT
 TO SCALE
 6/9/2003
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