



Chandler · Arizona
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MEMORANDUM

Transportation & Development – PZ Memo No. 11-054

DATE: MAY 23, 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: LUP11-0005 GENGHIS GRILL

Request: Approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within outdoor patio areas at a new restaurant within the Chandler Pavilions development

Location: 900 N. 54th Street, Suite 1, south of the southwest corner of Ray Road and 54th Street

Applicant: Amy Nations, Arizona Liquor Industry Consultants

RECOMMENDATION

The request is for liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within outdoor patio areas. The new restaurant will be locating within the Chandler Pavilions commercial center. Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval.

BACKGROUND

The request is for liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within outdoor patio areas within the Chandler Pavilions commercial center. 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.

The subject property is located on the south of Ray Road and west of 54th Street in the same building as the Lamps Plus store. This tenant space was formerly occupied by Barcelona restaurant, then My Big Fat Greek Restaurant which previously held a Series 12 liquor license that expired in 2006. The new restaurant, Genghis Grill, offers Mongolian stir fry. The business will occupy approximately 4,969 square feet with an additional 1,000 square feet of patio space. There are outdoor patio dining areas on the north and east side of the building. The restaurant will be open from 11 a.m. to 10 p.m. Sunday through Thursday, and 11 a.m. to 11 p.m. Friday and Saturday. The restaurant seats approximately 244 with 84 seats being on the patios. There are no entertainment uses or activities on site; only televisions and speakers with background music.

DISCUSSION

Planning 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.

Planning Staff recommends approval with no time limit to maintain consistency with other Series 12 liquor Use Permits approved for other restaurants in the immediate area with no time limit condition given the establishments had no outstanding concerns, opposition, or violations. Restaurants with Series 12 licenses nearby include Chipotle, Ernie's, Pei Wei, Flemings, Z'Tejas, Roy's, Red Lobster, Outback Steakhouse, Carrabba's, and Charlestons.

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 May 9, 2011. 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 to this request. Staff did receive a phone call from a nearby commercial property owner who supports the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of Use Permit LUP11-0005 GENGHIS GRILL, 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 liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new liquor Use Permit approval.
3. The liquor Use Permit is non-transferable to other restaurant locations.

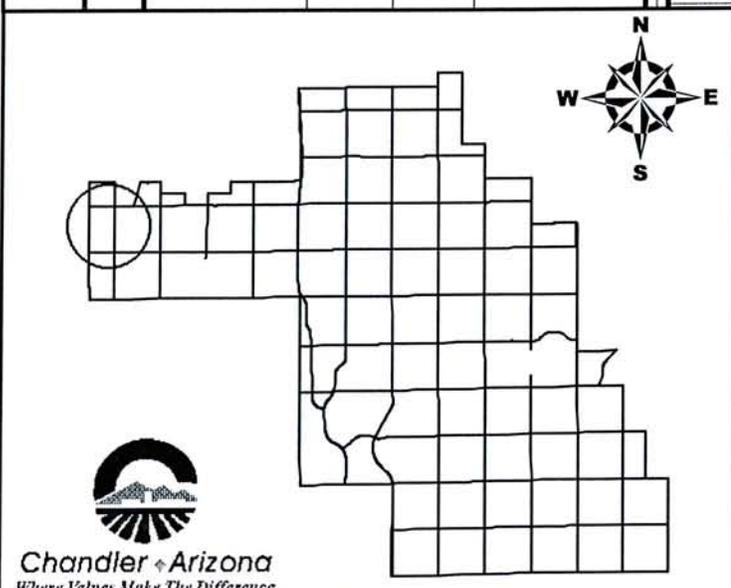
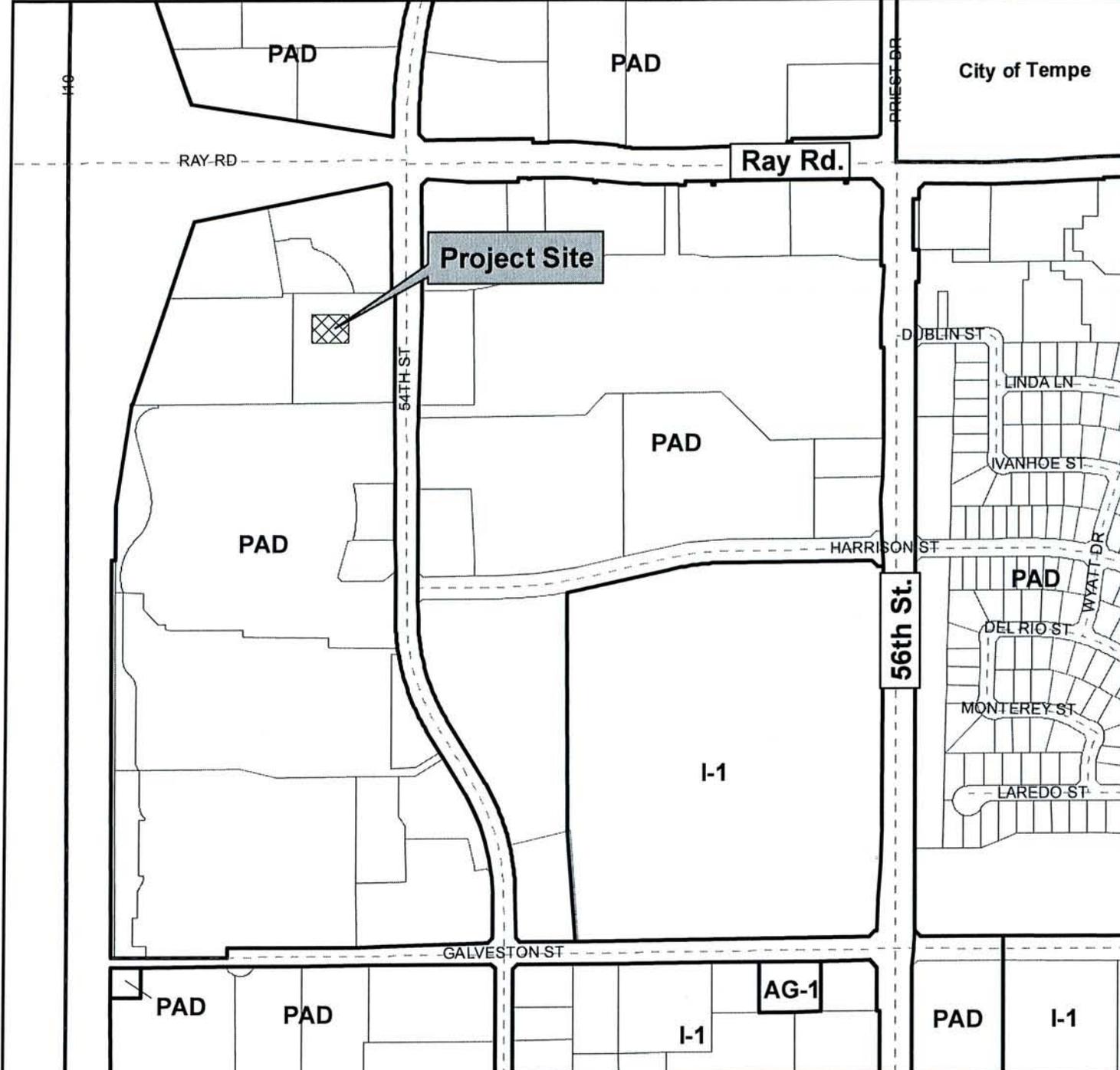
4. The site shall be maintained in a clean and orderly manner.
5. The patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

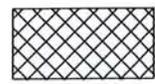
Motion to recommend approval of liquor Use Permit case LUP11-0005 GENGHIS GRILL, subject to the conditions recommended by Planning Staff.

Attachments

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

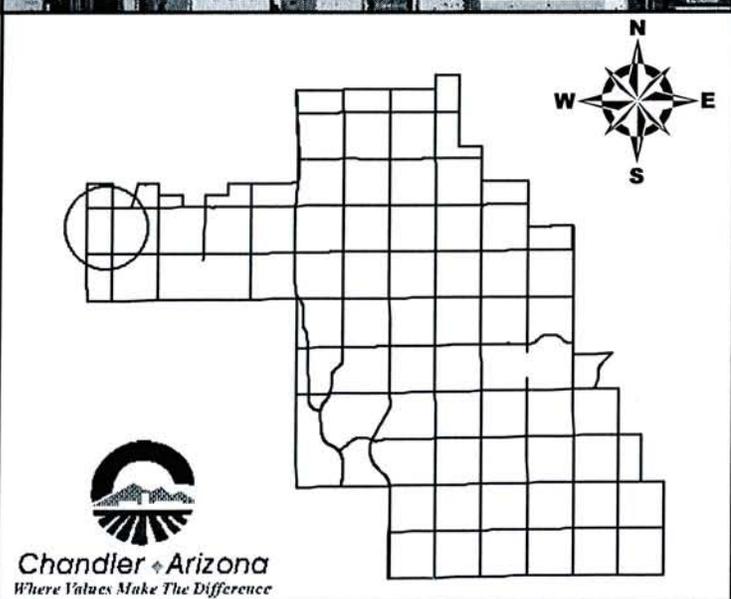


Vicinity Map

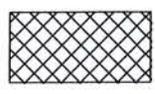


LUP11-0005

**Genghis Grill
Liquor Use Permit**



Vicinity Map



LUP11-0005

**Genghis Grill
Liquor Use Permit**



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 Department
Current Planning Division
215 East Buffalo Street
Chandler, AZ 85225

March 31, 2011

To Whom It May Concern:

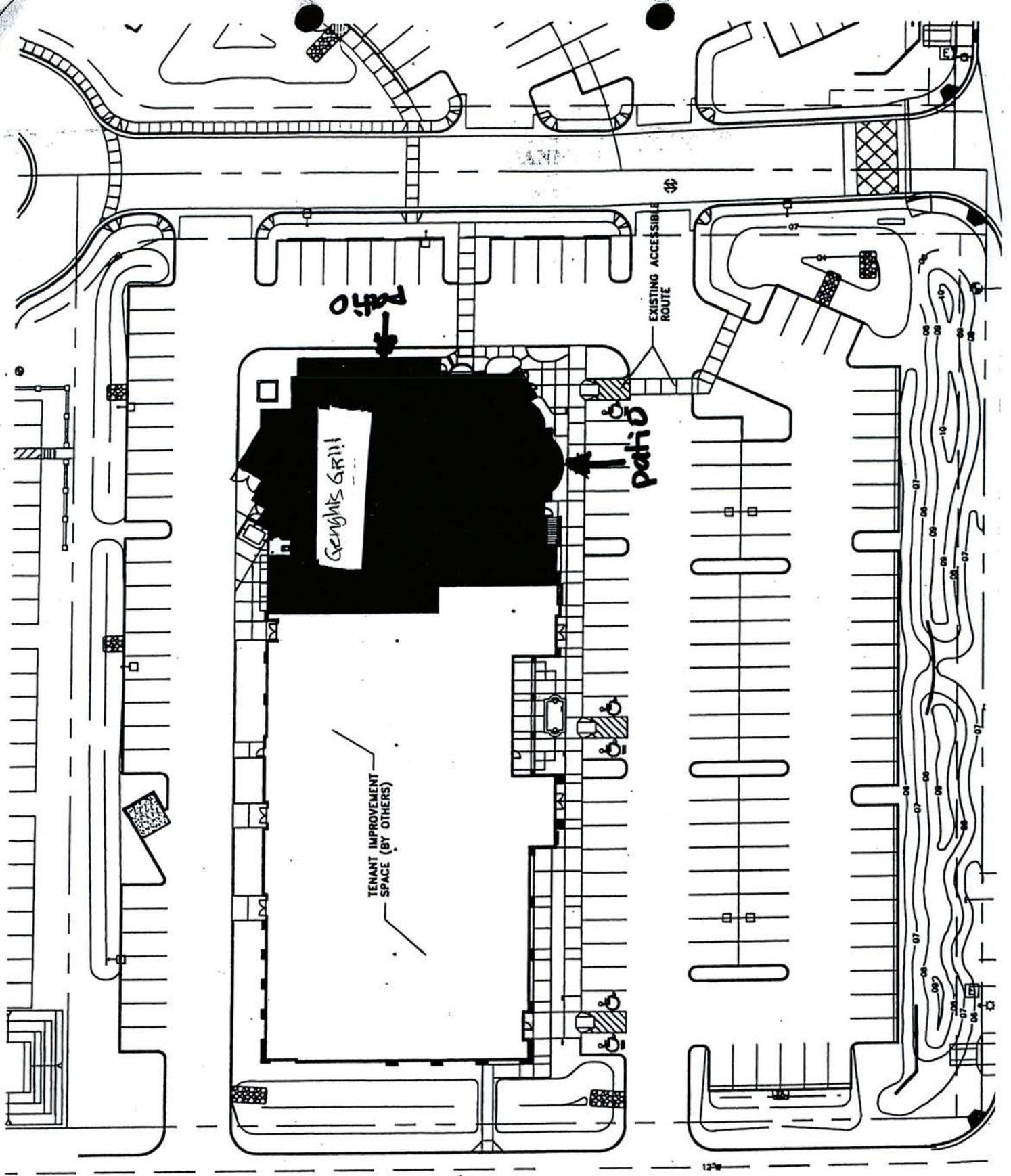
We would like to respectfully request a Liquor Use Permit for a Series 12 liquor license located at Genghis Grill 900 N 54th St., Ste. 1 in Chandler. It's a casual restaurant with a menu that consists of Mongolian stir fry.

Genghis Grill is a 4,969 square foot restaurant and the patio area is 1,000 square feet.

The regular business hours will be from 11 am to 10 pm Sunday through Thursday, 11 am to 11 pm Thursday and Friday. It will employ 30 full and part time employees. We will have approximately 132 restaurant seats, 28 bar seats and 84 on the patio. There will be 5 Tv's and 16 speakers throughout the restaurant.

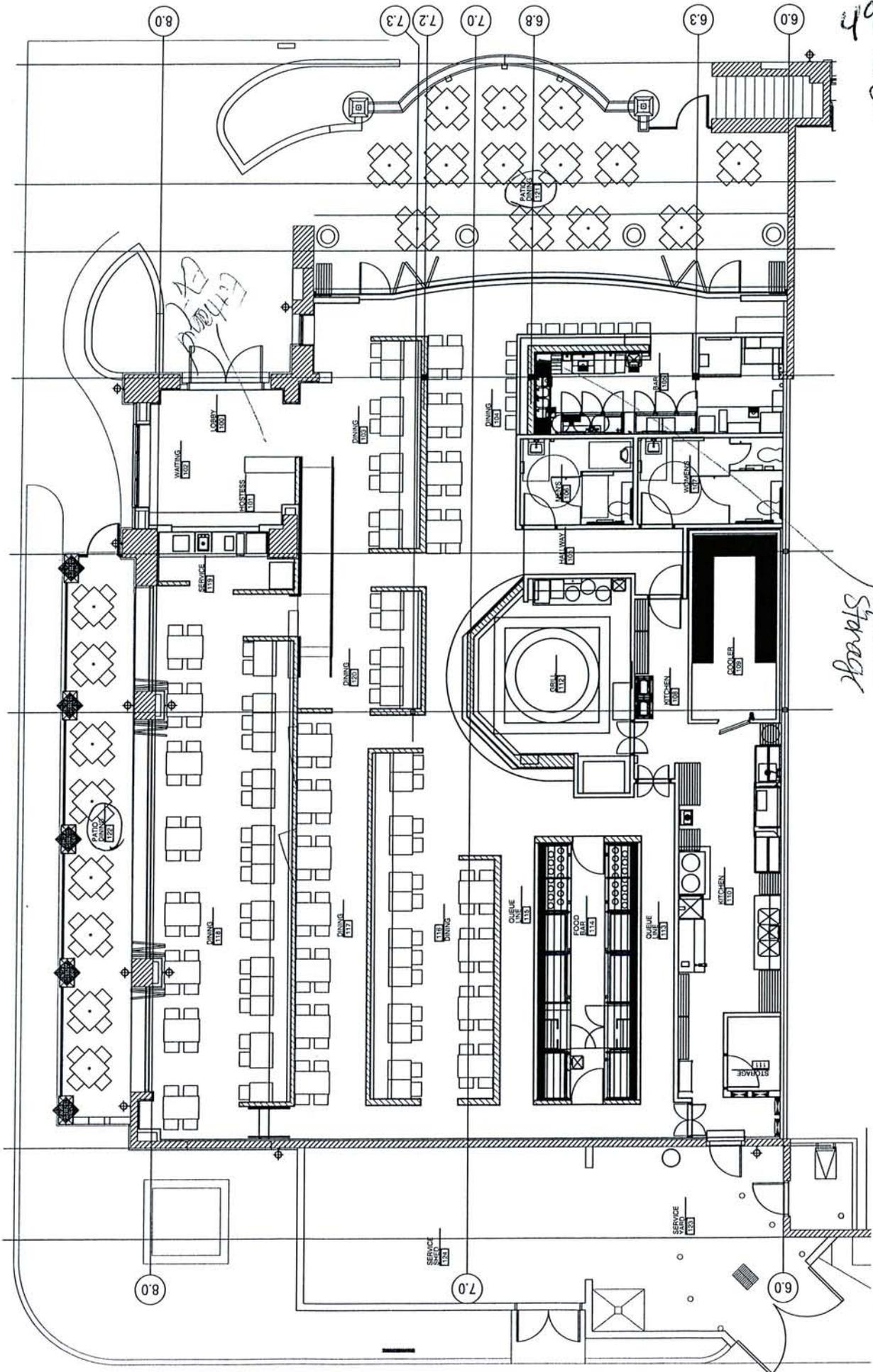
Sincerely,


Amy Nations



Site Plan

4969
89
8A



liquore
Storage

Floor Plan