



MEMORANDUM

Transportation & Development - PZ Memo No. 11-072

DATE: AUGUST 25, 2011

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP11-0016 THE SUSHI ROOM

Request: Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new restaurant and outdoor patio

Location: 2475 W. Queen Creek Road, Ste. 6;
West of the southwest corner of Queen Creek and Dobson roads

Applicant: Brian Anderson; Whitneybell Perry, Inc.

RECOMMENDATION

The request is for Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new restaurant and outdoor patio. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located west of the southwest corner of Queen Creek and Dobson roads, within the Downtown Ocotillo commercial shopping center. The subject site is located in a suite within an inline shops space with a healthcare related insurance company located directly east of the suite, and The Living Room wine bar at the east end of the shops space. Queen Creek Road is directly north of the site. A parking field is located south of the site. West, adjacent to the restaurant is a drive-thru lane that will not be used.

The suite is approximately 2,231 square feet that occupies the western portion of an approximate 7,000 square foot inline shops building. The dining portion is approximately 1,112 square feet and can accommodate 80 patrons. An 817 square foot outdoor patio is provided, and can

accommodate 54 patrons. The outdoor patio is located south of the main entrance and flanks both sides of the entrance. The Sushi Room is open from 11 a.m. to 10 p.m. daily.

In order to accommodate the outdoor patios a pedestrian walkway will be enclosed. However, as part of the patio design the pedestrian walkway was shifted south of the patios and takes up a portion of seven parking stalls. The parking stalls will be eliminated and the concrete patio extended. With the extended walkway the restaurant has the ability to provide a valet parking drop-off area in front of the restaurant.

A Series 12 Restaurant License allows the sale of all liquor and requires a minimum of 40% of total sales to be in food and non-alcoholic beverages. The applicant plans to serve beer and wine only.

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 30, 2011. 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, recommends approval of LUP11-0016 THE SUSHI ROOM, subject to the following conditions:

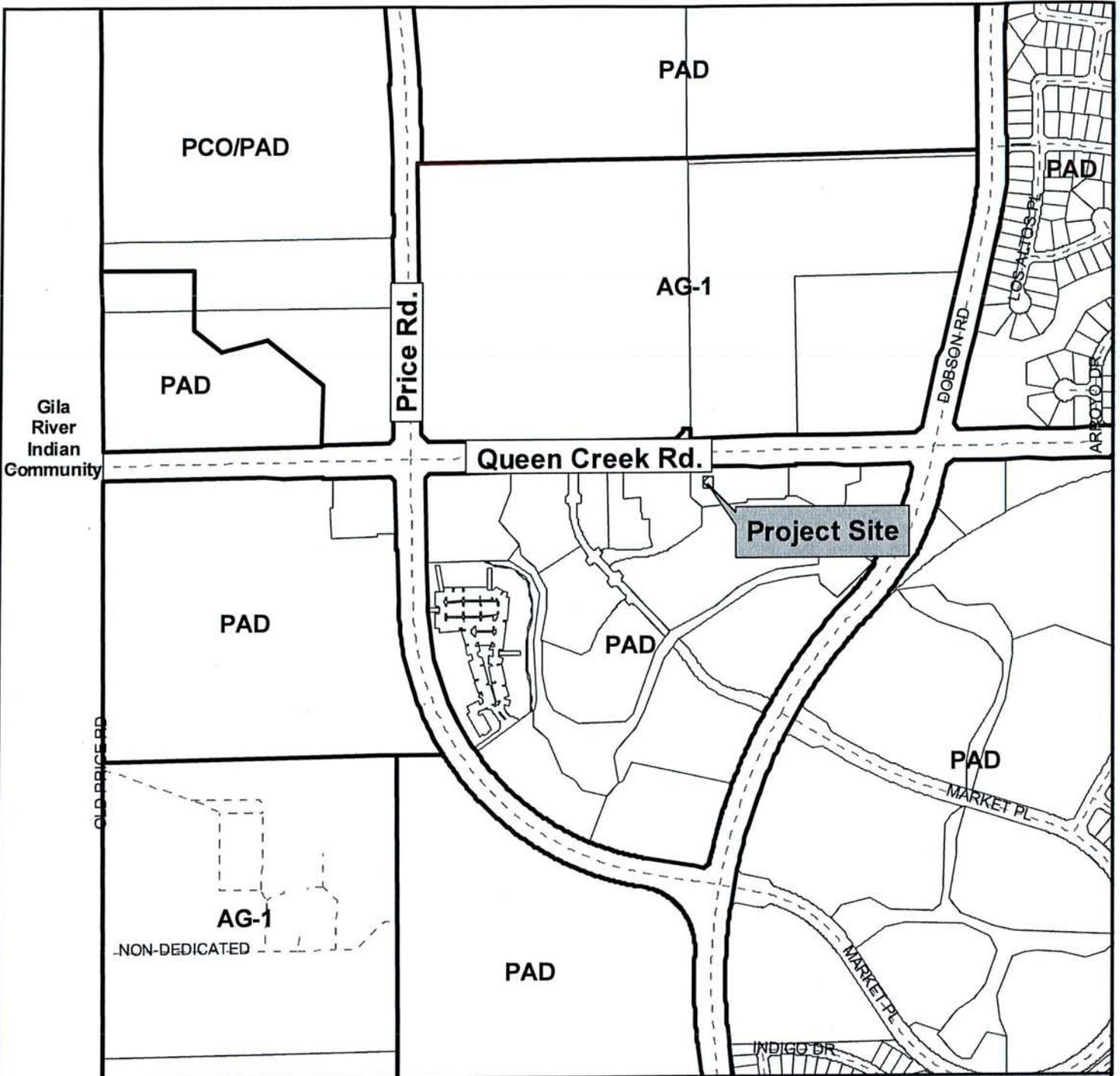
1. Expansion or modification beyond the approved exhibits (Site and Floor plans) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

PROPOSED MOTION

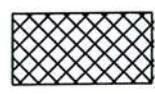
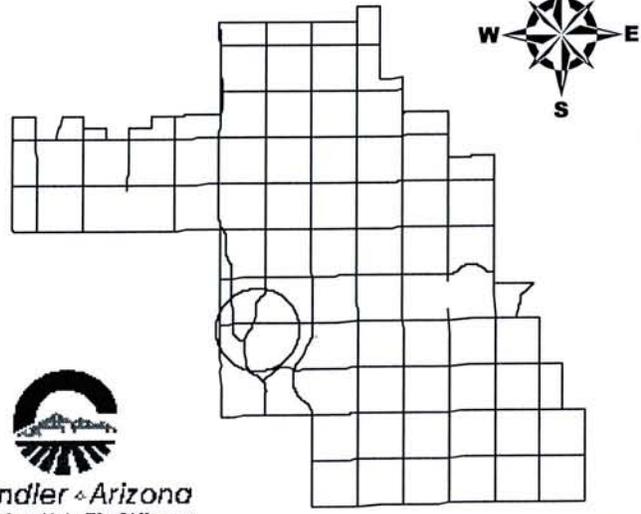
Motion to recommend approval of LUP11-0016 THE SUSHI ROOM, Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new restaurant and outdoor patio; subject to the conditions recommended by Staff.

Attachments

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

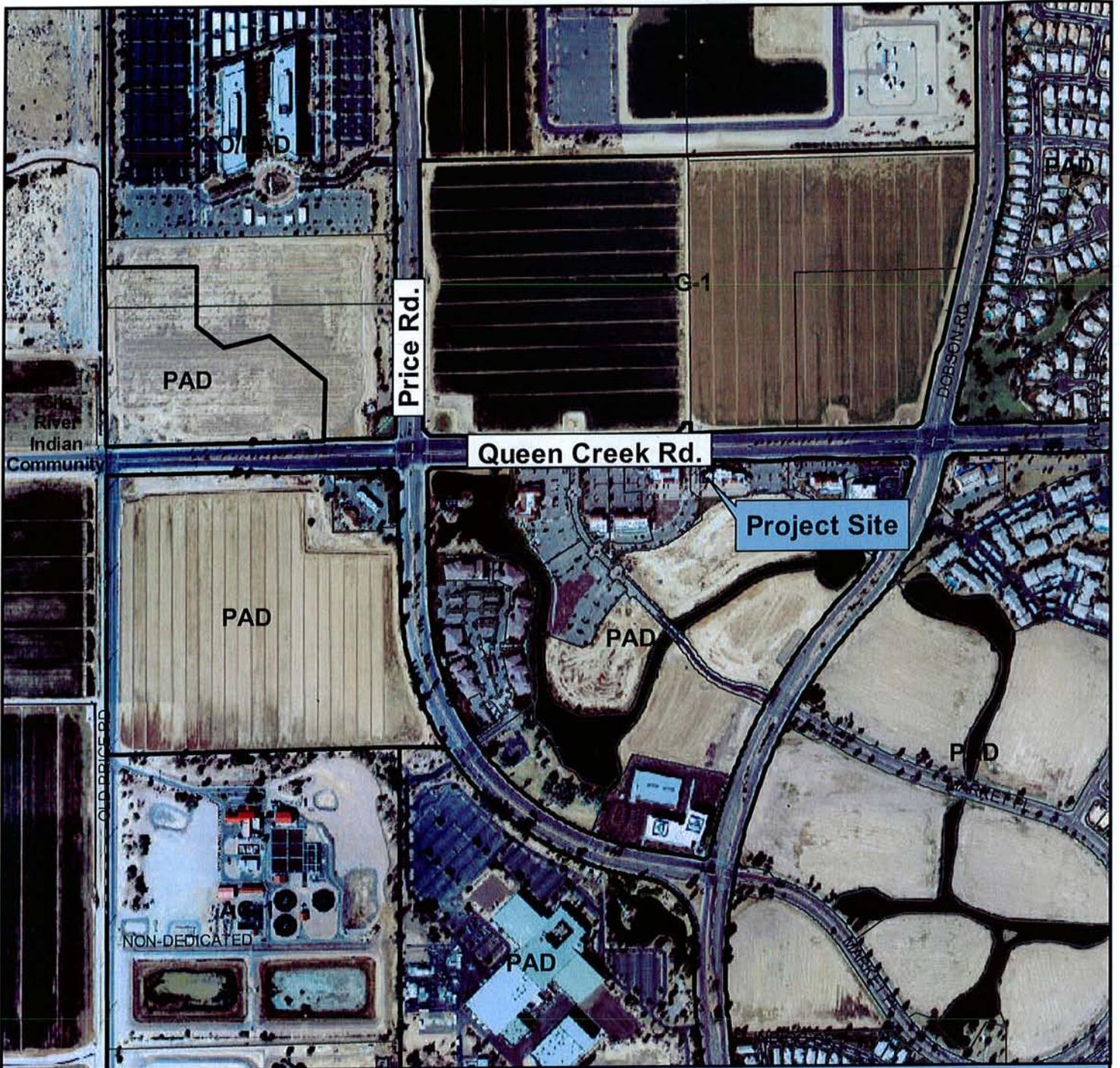


Vicinity Map

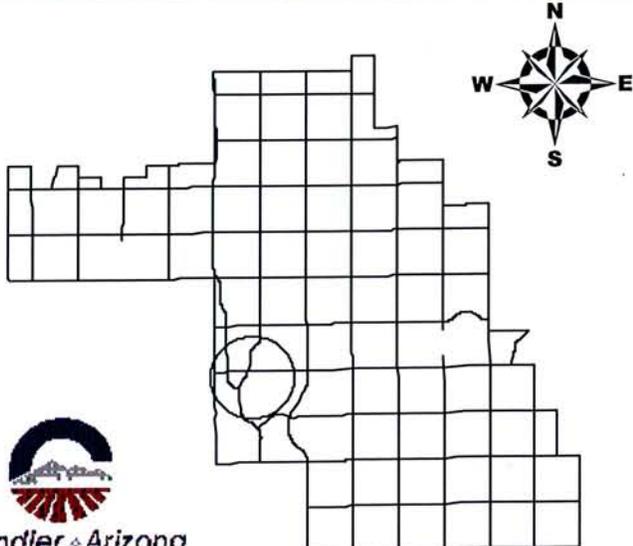


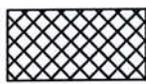
LUP11-0016

**The Sushi Room
Liquor Use Permit**

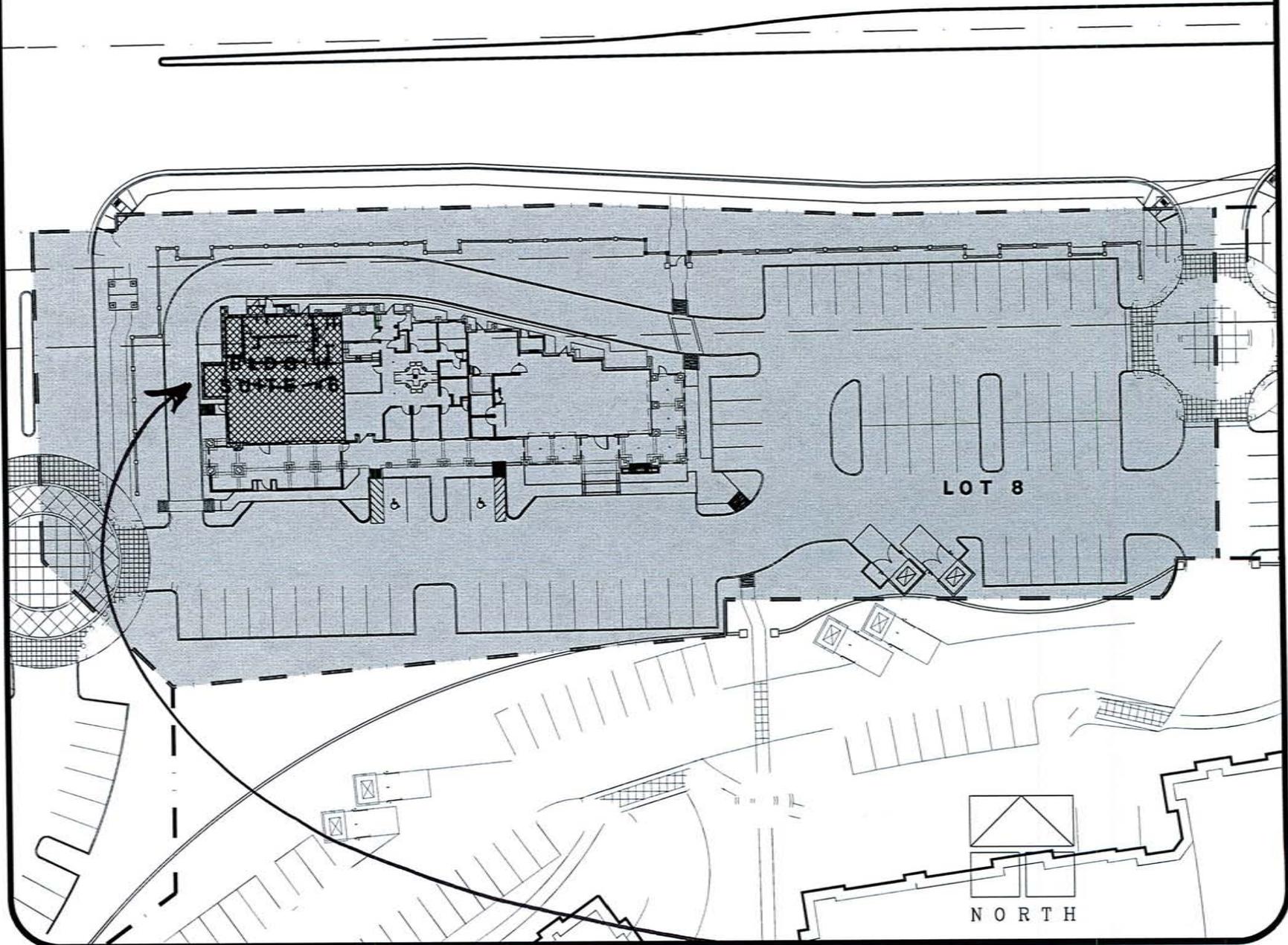


Vicinity Map

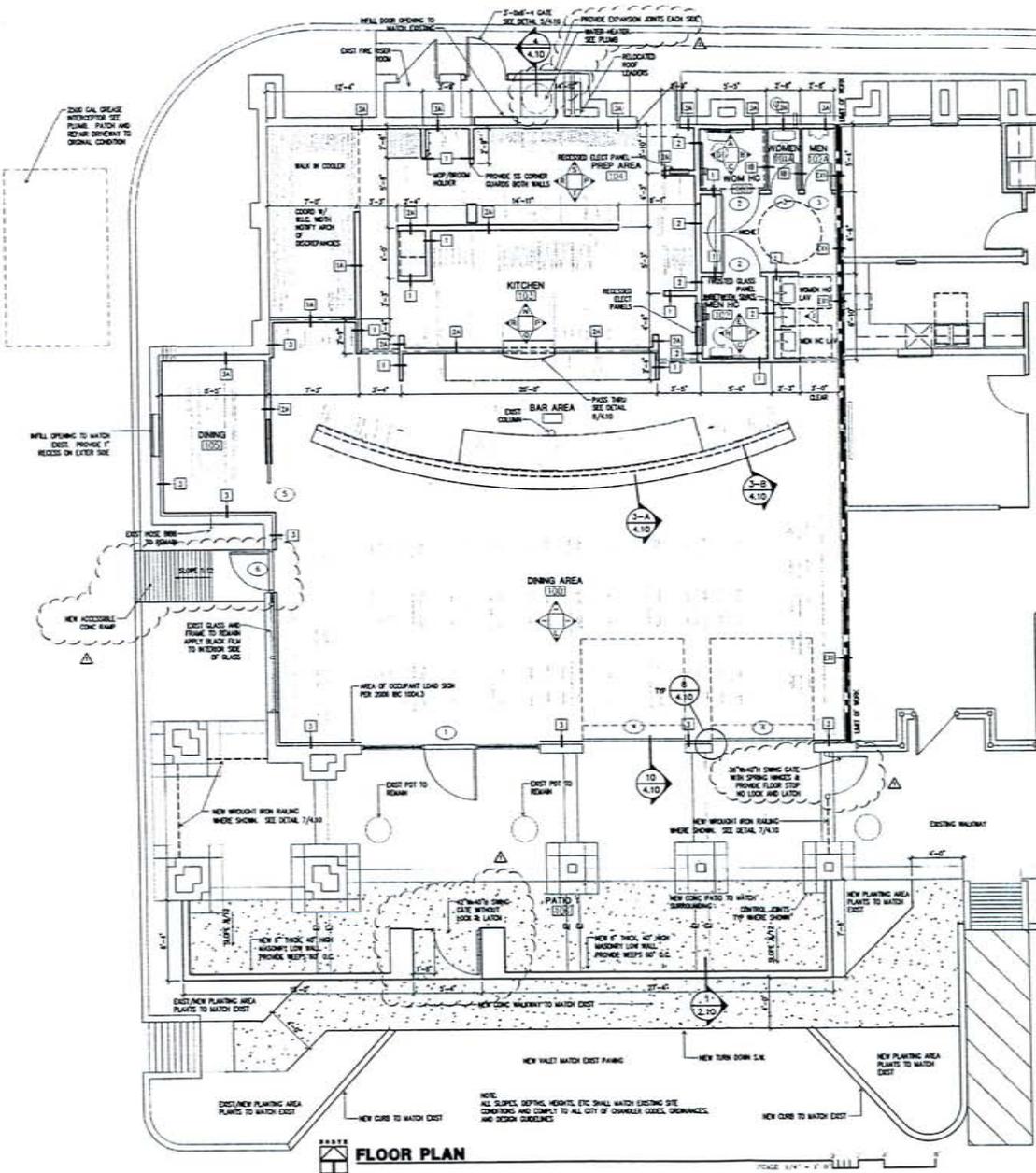



LUP11-0016
The Sushi Room
Liquor Use Permit

SITE PLAN



SITE PLAN



WALL LEGEND

- 1 HOUR RATED SEPARATION WALL
U/L DESIGN - 0/0/4, STC - 50 TO 54
EXIST 6" M.S. @ 16" O.C. W/ SOUND ATTENUATION INSUL.
INSTALL (1) LAYER 7" TYPE 2 CIP SO. TOP TENANT SIDE
FULL HT TO UNDERSIDE OF DECK.
 - 1/2" STRUCTURAL M.S. @ 16" O.C. W/ 7" CIP SO
BOTH SIDES 6" ABV OLD UNL. TAP. PROVIDE
SOUND ATTENUATION INSULATION AT TOILET
ROOMS.
 - 3/4" STRUCTURAL M.S. @ 16" O.C. W/ 7" CIP SO
EXPOSED SIDE 6" ABV OLD UNL. TAP.
 - 3/4" STRUCTURAL M.S. @ 16" O.C. PARALLEL W/ 7"
CIP SO BOTH SIDES 6" ABV OLD UNL. TAP.
PROVIDE SOUND ATTENUATION INSULATION.
 - 6" STRUCTURAL M.S. @ 16" O.C. W/ 7" CIP SO
BOTH SIDES 6" ABV OLD UNL. TAP. PROVIDE
SOUND ATTENUATION INSULATION.
 - 6" STRUCTURAL M.S. @ 16" O.C. W/ 7" CIP SO
BOTH SIDES 6" ABV OLD UNL. TAP.
 - 2" FURRING STUDS @ 24" O.C. W/ R-11 BATT
INSULATION & (1) LAYER 7" CIP SO. FULL HEIGHT,
TAP.
 - 6" FURRING STUDS @ 24" O.C. W/ R-11 BATT
INSULATION & (1) LAYER 7" CIP SO. FULL HEIGHT,
TAP.
- NOTE:
WALLS WITHIN KITCHEN AREA SHALL CONFORM TO ALL
COUNTY HEALTH CODE REQUIREMENTS.
--- INDICATES WALLS THAT SHALL BE FULL HEIGHT TO
UNDERSIDE OF DECK.

- LEGEND**
- ⊙ DOOR SYMBOL - SEE DOOR SCHEDULE SEE SHEET L12
 - WALL DESIGNATION - SEE WALL LEGEND
 - △ INTERIOR ELEVATION SYMBOL - SEE SHEET 3.10
 - ROOM NAME AND NUMBER - SEE ROOM FINISH SCHEDULE THIS SHEET
 - DASHED CIRCLE INDICATES 60° TURN AROUND SPACE.
 - DASHED LINE INDICATES CLEAR FLOOR SPACE REQUIRED
 - EXISTING DOOR TO REMAIN

GENERAL NOTES:

1. PROVIDE 1/2" WATER RESISTANT CIP SO ON ALL MET WALLS.
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR ADDITIONAL INFORMATION ON WALL CONSTRUCTION AND BRACING.
3. SEE SHEET 4.10 FOR DOOR CLEARANCE REQUIREMENTS.
4. ALL DIMENSIONS ARE TAKEN TO CENTER LINE OF WALL OR FACE OF EXISTING WALLS, UNLESS NOTED OTHERWISE.
5. ALL FINISHES, FURNISHINGS, MILLWORK, EQUIPMENT, AND FURNITURE ARE BY OTHERS. VERIFY AND COORDINATE WITH INTERIOR DESIGNER, SETBACK DESIGNER AND OWNER.
6. PROVIDE TRANSITION STRIPS OR REDUCEDS AT ALL DISPARITY FLOOR MATERIALS.
7. ALL EXTERIOR SIGNAGE REQUIRES SEPARATE PERMIT.

Contractor must verify all dimensions of project before proceeding with this work.
The architect shall be responsible for providing the information necessary to complete the project. The architect shall not be responsible for providing the information necessary to complete the project. The architect shall not be responsible for providing the information necessary to complete the project.

Notice of alterations, additions, or deletions shall be provided to the architect in writing. The architect shall not be responsible for providing the information necessary to complete the project. The architect shall not be responsible for providing the information necessary to complete the project.

△ CITY PERMIT REQUIRED TO ALL 1/2"

**The Sushih Room
DOWNTOWN
OCOTILLO
Building "H"
CHANDLER, ARIZONA**



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ARCHITECTURE AND PLANNING

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FLOOR PLAN

FLOOR PLAN