



MEMORANDUM Transportation & Development - PZ Memo No. 12-058

DATE: JULY 6, 2012

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: LUP12-0013 OCOTILLO GRILL, LLC

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

Location: 2625 W. Queen Creek Road, Ste. 1;
 West of the southwest corner of Queen Creek and Dobson roads

Applicant: Christine Naiman; 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. 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 the end suite of an inline shops space, with a dance studio located west of the subject suite. A parking field is located north of the site, with Queen Creek Road beyond the parking field. East, adjacent to the restaurant is a vacant pad.

The suite is approximately 3,800 square feet that occupies the eastern portion of a roughly 17,000 square foot inline shops building. The dining and bar area is approximately 2,419 square feet and can accommodate up to 139 patrons. The Ocotillo Grill will be open from 4 p.m. to 10 p.m. Sunday through Thursday, and 4 p.m. to 11 p.m. Fridays and Saturdays. A weekend brunch

will be provided 11 a.m. to 3 p.m. The narrative references the possibility for live entertainment, however no details are provided; as such, any live entertainment will require a new Use Permit.

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 Thursday, June 21, 2012. No neighbors were in attendance.
- The Police Department was notified of the request and responded with no concerns.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0013 OCOTILLO GRILL, LLC, subject to the following conditions:

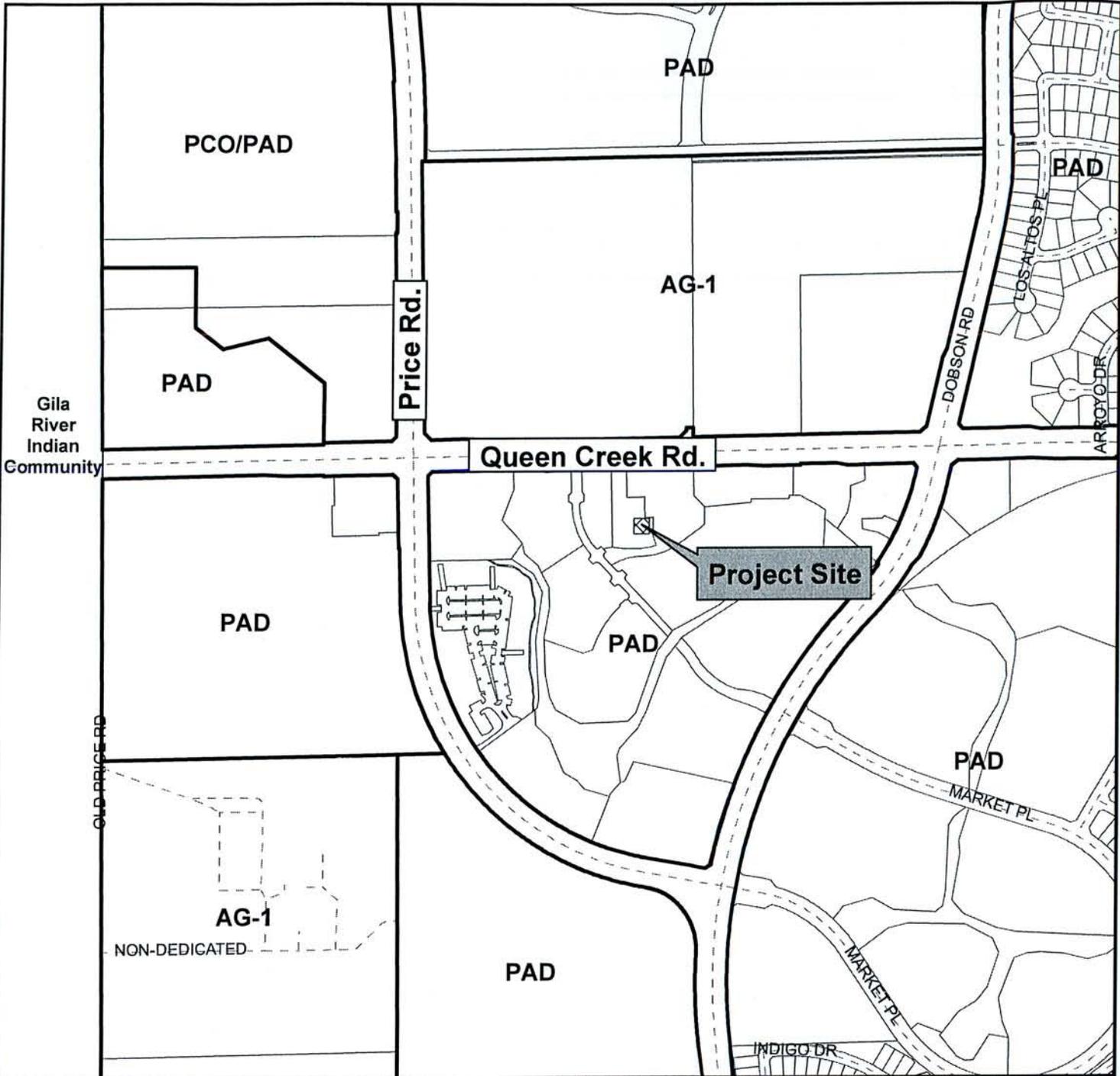
1. Expansion or modification beyond the approved exhibits (Site and Floor plans) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations.
3. Use Permit approval does not constitute Final Development Plan approval. Compliance 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 LUP12-0013 OCOTILLO GRILL, LLC, 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.

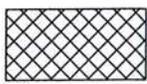
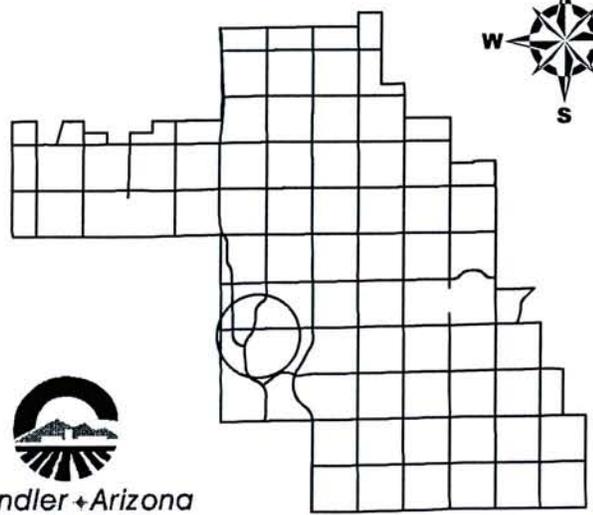
Attachments

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



Gila River Indian Community

Vicinity Map

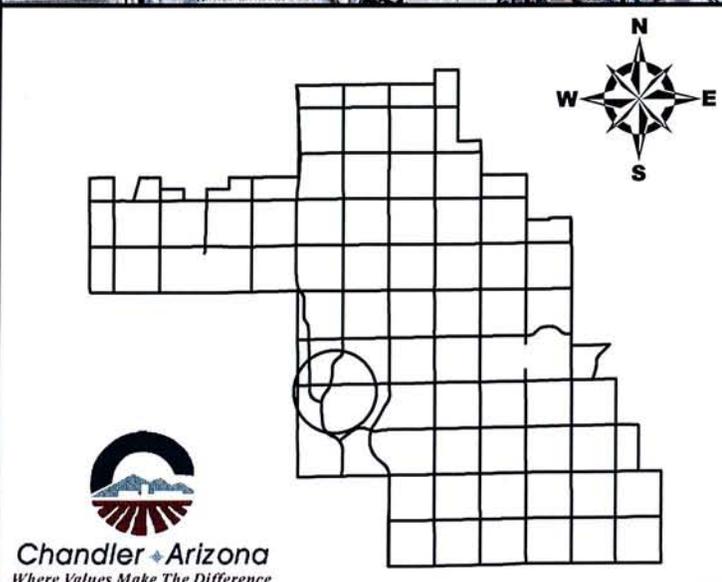
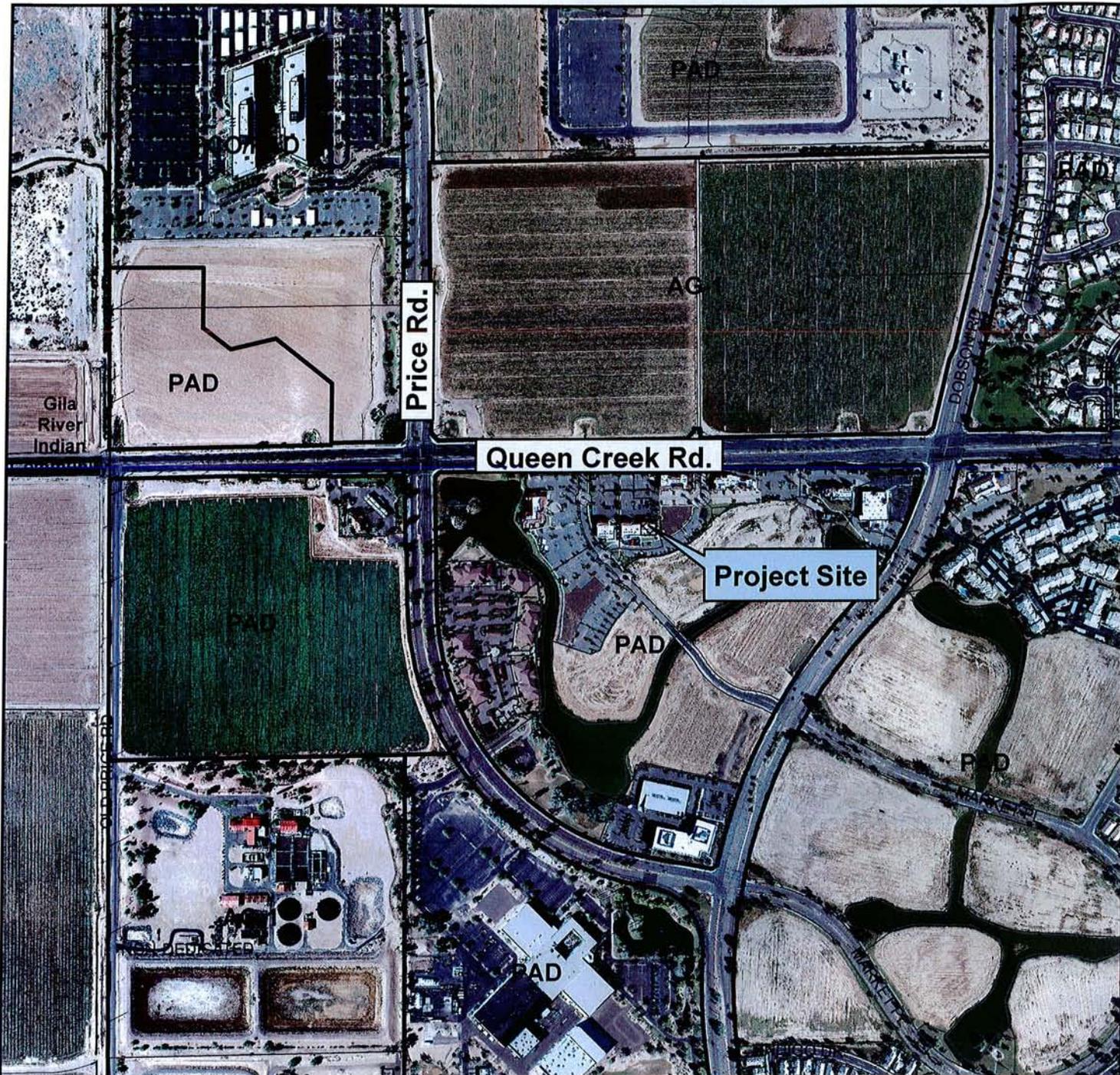


LUP12-0013

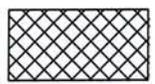
Ocotillo Grill, LLC
Liquor Use Permit



Chandler + Arizona
Where Values Make The Difference



Vicinity Map

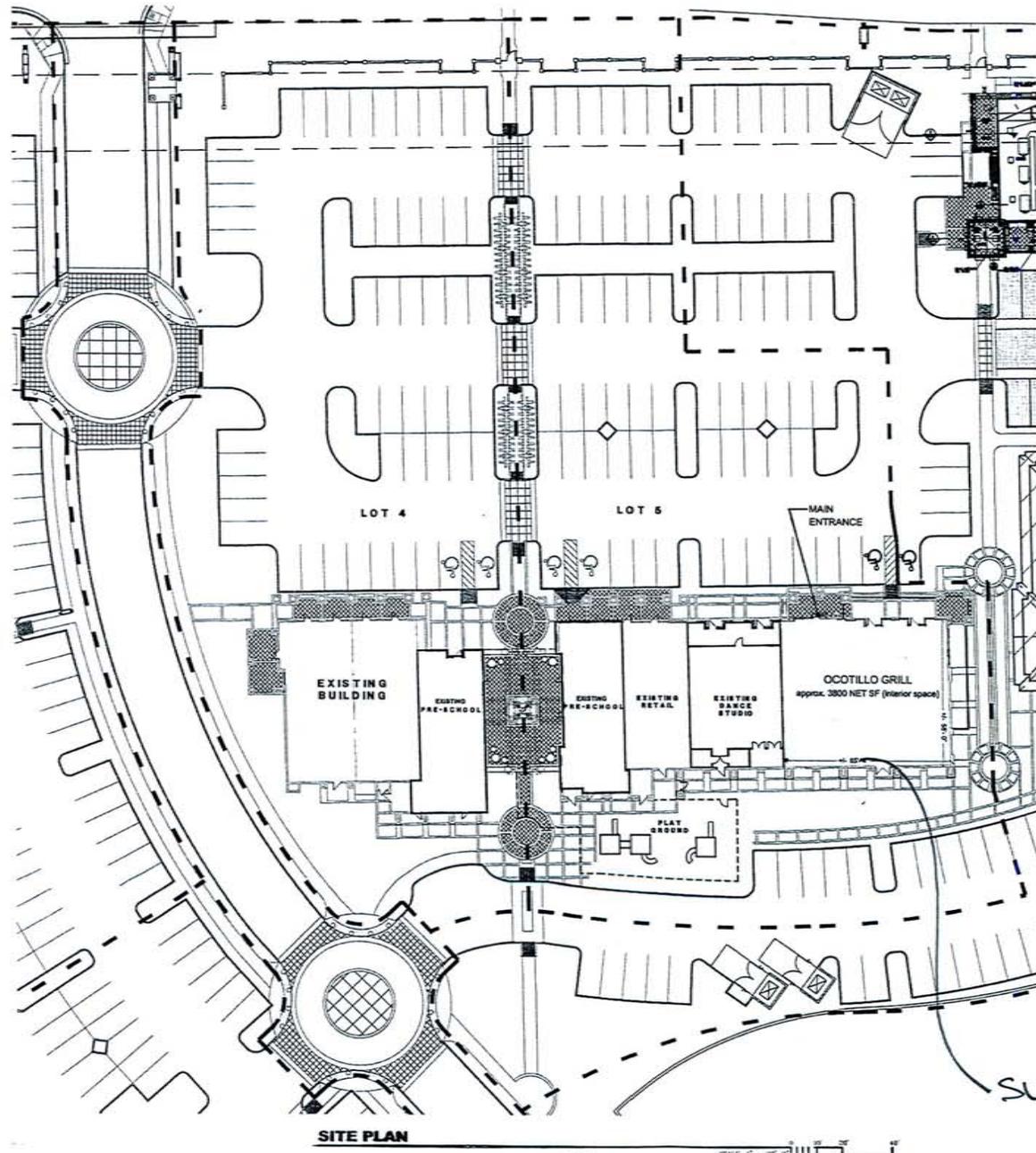


LUP12-0013

**Ocotillo Grill, LLC
Liquor Use Permit**

Contractor must verify all dimensions at project before proceeding with the work. The contractor shall provide any verification of the accuracy of the information of the site plan, and shall make the project at the location of the site plan and shall be held responsible for the accuracy of the information and not the contractor. The contractor shall be held responsible for the accuracy of the information of the site plan and shall be held responsible for the accuracy of the information of the site plan.

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SITE PLAN



SUBJECT LOCATION IS HIGHLIGHTED IN YELLOW. PATIO RAILING IS OUTLINED IN RED.

LOT 5:
 NET SITE AREA: 1.23 ACRES APPROX.
 OCCUPANCY: 88
 1ST FLOOR AREA: 4,096 GROSS S.F. (APPROX.)
 PATIO AREA: 780 S.F. (APPROX.)
 TOTAL BUILDING: 4,780 S.F. (APPROX.)
 PARKING REQUIRED: (1/50 S.F. OF PUBLIC SERVING AREA) = 95.60 = 91 SPACES
 PARKING PROVIDED: 64 SPACES (INCLUDES 3 HC SPACES)

SUBJECT SITE

OCOTILLO GRILL
 CHANDLER, ARIZONA



WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602) 265-1891



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 18 MAY 2012

SITE PLAN

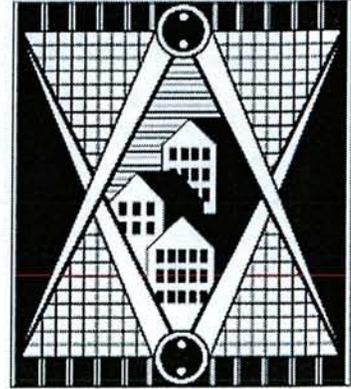
SITE PLAN

4/10/2012 - 10:00 AM - 11:00 AM - 12:00 PM - 1:00 PM - 2:00 PM - 3:00 PM - 4:00 PM - 5:00 PM - 6:00 PM - 7:00 PM - 8:00 PM - 9:00 PM - 10:00 PM - 11:00 PM - 12:00 AM

| Tuesday, July 10, 2012

WHITNEYBELL PERRY INC

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784



ARCHITECTURE & PLANNING
PHOENIX ■ CHANDLER

RE: Ocotillo Grill, LLC
2625 W. Queen Creek Road, Ste. #1
Chandler, AZ 85248
Series 12 LUP

Narrative

To whom it may concern,

The Ocotillo Grill, LLC is a company specializing in restaurants that serve prime steaks, pork, chicken, and shrimp. The Ocotillo Grill will be located in Downtown Ocotillo at 2625 W. Queen Creek Road, Ste. #1 Chandler, AZ 85248. The subject location is in one of the tenants east of the existing Dance Studio. The building is located south of Queen Creek Road, between Price Road and Dobson Road. A liquor license application was submitted to the city of Chandler on May 4, 2012 and the business owner is requesting a Series #12 liquor use permit.

The Ocotillo Grill has approximately 4,000 gross SF of building area.

There is no smoking allowed inside the restaurant. A main entrance will be provided at the north of the building into the main restaurant space. Approximately 107 seats will be provided in the restaurant area and 32 seats in the bar area, with a total of 139 seats in the premises. Building signage will be in compliance with the city of Chandler, and the developer has provided monument signage for all tenants. There will not be any site improvements related to this Liquor Use Permit. Approximately thirty four people will be employed and the service hours at the restaurant are approximately from 4:00 pm to 10:00 pm Sunday through Thursday and from 4:00 pm to 11:00 pm Friday through

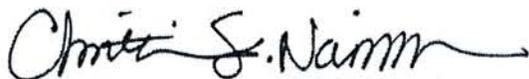
Saturday. There will also be a weekend brunch that will take place from 11:00 am to 3:00 pm. Flat television screens will be provided inside the restaurant with light background music, consistent with the restaurant plan submitted with the liquor license application, there may be live entertainment at some point (piano or guitar). Our kitchen provides various types of entrees, please see the attached menu.

At Ocotillo Grill our goal is to provide a very comfortable experience for visitors; a place to come for lunch or dinner, or to meet after work with friends and co-workers to enjoy great food, great drinks, and a great atmosphere.

Thank you for your time,

Sincerely,

Christine S. Naiman

A handwritten signature in black ink that reads "Christine S. Naiman". The signature is written in a cursive style with a long horizontal flourish at the end.

WHITNEYBELL PERRY INC

ARCHITECTURE & PLANNING

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