



MEMORANDUM **Planning Division – PZ Memo No. 15-061**

DATE: JUNE 17, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *KA tom JK*
 KEVIN MAYO, PLANNING MANAGER *KA*
FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*
SUBJECT: LUP15-0008 CHARM THAI CUISINE

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for an extension of premises for on-site consumption within an existing outside patio at a restaurant in downtown Chandler

Location: 11 W. Boston St., Suite 5, west of Arizona Avenue and south of Boston Street

Applicant: Nongluck “Lucky” Chakkaw

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within an existing restaurant’s outdoor patio area. 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 restaurant is located in the retail shop space at the southwest corner of Arizona Avenue and Boston Street, fronting Arizona Avenue. The restaurant currently has an existing outdoor dining area that seats 16 people with no liquor approval. The outdoor dining patio is a part of the City Center District (CCD) zoning extension of premises within the City’s right-of-way. The patio is

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designed to meet the CCD zoning standards including location, distance from public infrastructure, passing space, and fence height.

The restaurant's hours of operation are Monday through Friday 11 a.m. to 3 p.m. and 5 to 9 p.m., Saturday 12 to 10 p.m., and Sunday 12 to 9 p.m. There is no live entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 9, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit, LUP15-0008 CHARM THAI CUISINE, subject to the following conditions:

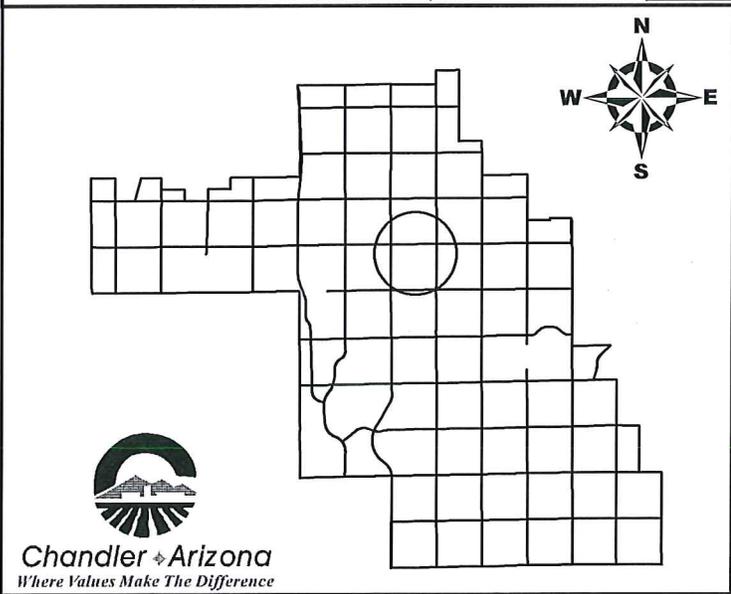
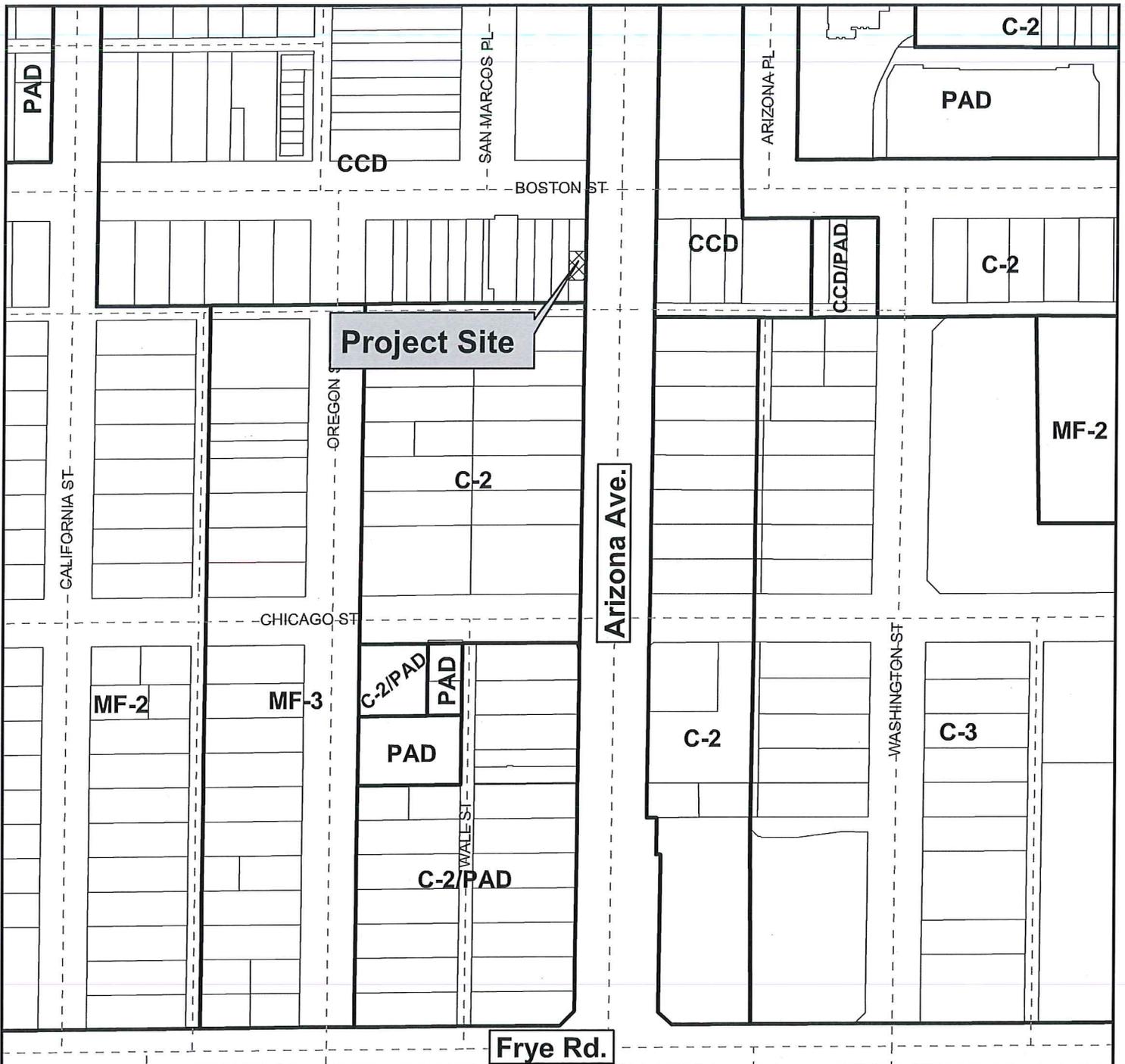
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site and patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

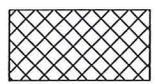
Motion to recommend approval of Liquor Use Permit case LUP15-0008 CHARM THAI CUISINE, subject to the conditions as recommended by Planning Staff.

Attachments

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



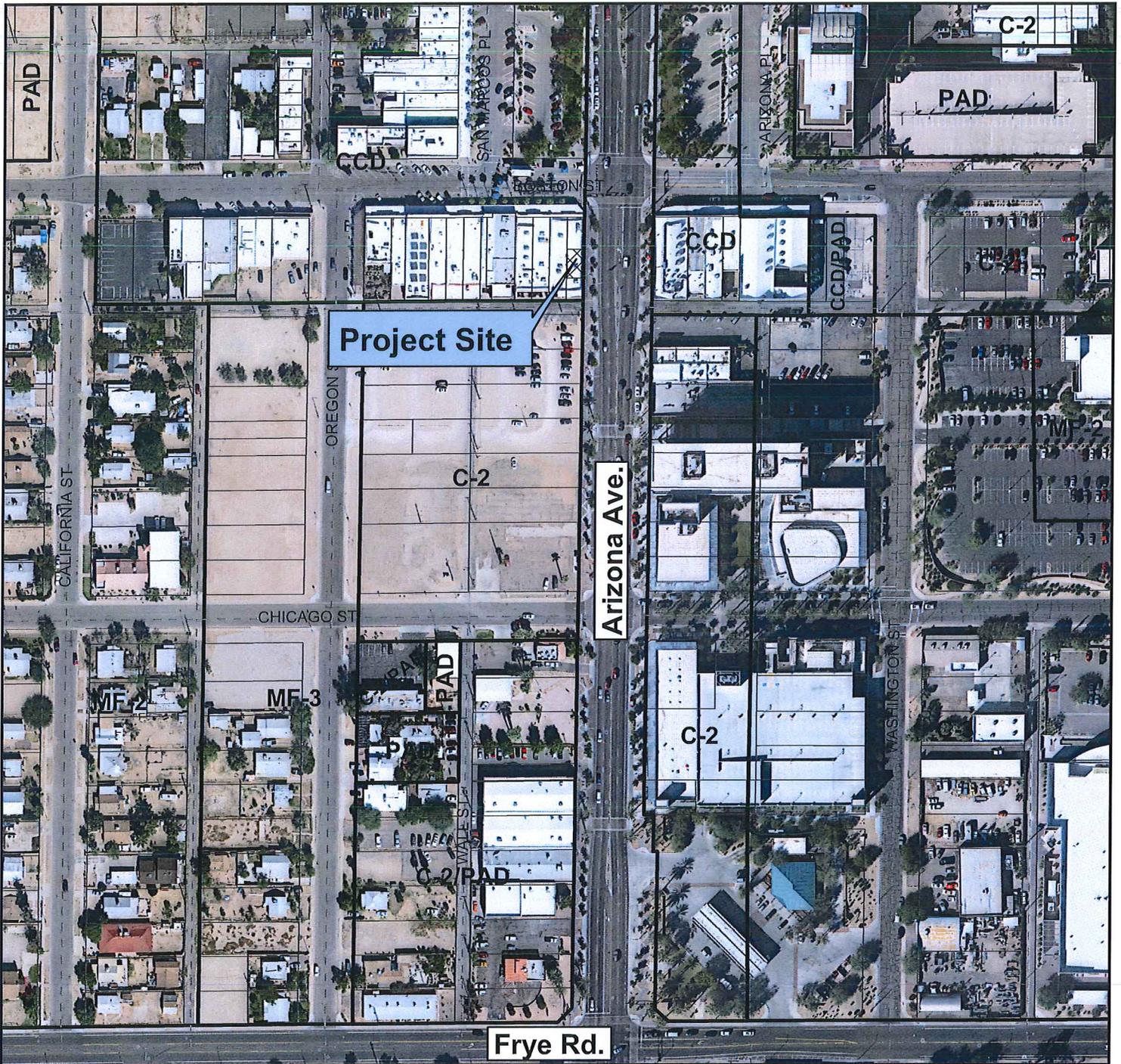
Vicinity Map



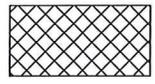
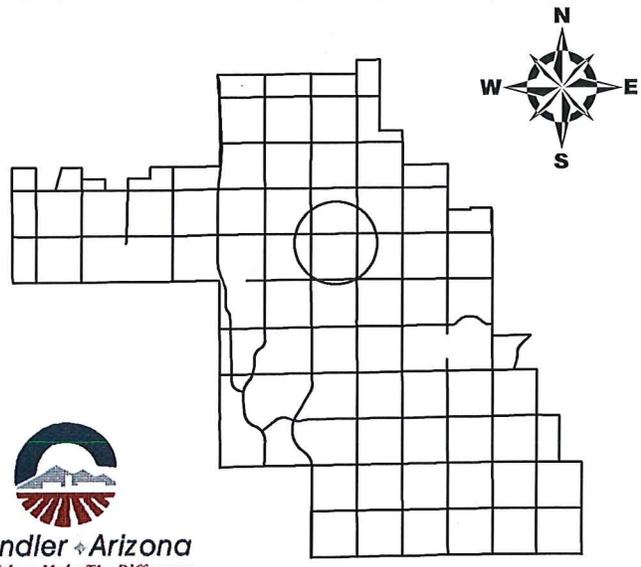
LUP15-0008

**Charm Thai Cuisine
Liquor Use Permit**





Vicinity Map



LUP15-0008

**Charm Thai Cuisine
Liquor Use Permit**

CHARM THAI CUISINE

11 WEST BOSTON #5

CHANDLER, ARIZONA 85225

The Charm Thai Café is located in the heart of Chandler, near the intersection of Arizona Avenue and West Boston Street. It features reasonably priced Thai Cuisine and possesses Class 12 liquor license that allows the sale of all types of alcohol to be consumed on the licensed premise only no to go sales are allowed. The café will be opened from 11a.m. until approximately 9 p.m. hours may vary during the peak tourist season. The café currently is licensed with restaurant license #12079728 this application is to obtain a Liquor use permit for a permanent extension of premises to allow service of alcohol on a small patio located on East side (front) of café . The patio will accommodate four tables with seating for four at each table. All precautions are in place to ensure the safe and proper service of alcohol, owners and managers have been certified in accordance with Title 4 of Arizona Revised Statutes.

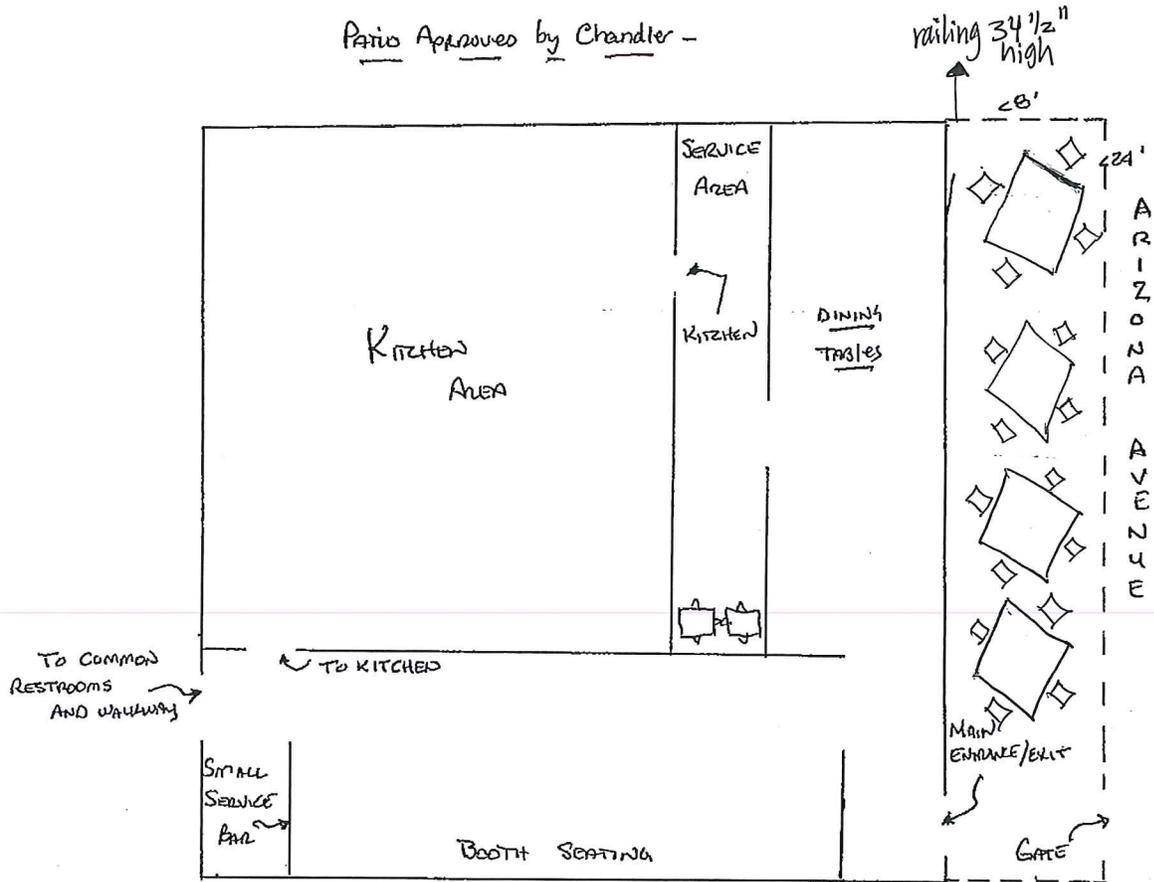


11 W. Boston #5
Chandler, AZ 85224

NORTH ↑

CHARM THAI CUISINE

Patio Approved by Chandler -



RESTAURANT APPROX. 1500 SQ. FT.

PATIO LIMITED TO 4 SERVICE TABLES