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Chandler
All-America City
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MEMORANDUM **Planning Division – PZ Memo No. 15-069**

DATE: JULY 1, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR JC

FROM: KEVIN MAYO, PLANNING MANAGER KM

SUBJECT: LUP15-0011 JUAN JAIME'S TACOS AND TEQUILA

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License within an existing restaurant including an expanded outdoor patio

Location: 2510 W. Chandler Blvd, Suite 1.;
Northwest corner of Chandler Boulevard and Ellis Street

Applicant: John James III, Owner

RECOMMENDATION

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

BACKGROUND

The subject site is located along the southern end of an inline shops building within the Chandler Festival shopping center, located at the northwest corner of Chandler Boulevard and Ellis Street. The space was originally occupied by the Asian Bistro restaurant, Chopstix. The current restaurant, Juan Jaime's Tacos and Tequila, has been in operation for approximately 8 years. The existing restaurant is operating under a Series 12 Restaurant License. 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 restaurant is open seven days a week from 11 a.m. to 2 a.m.

The 3,000 square-foot restaurant includes an approximate 800 square-foot outdoor patio along the southern side, adjacent to Chandler Boulevard. The business is underway with a 6 foot patio expansion along the southern edge. The patio expansion will utilize the same brick column and fence design simply expanded 6 feet further from the building. The request is for Liquor Use

Permit approval to sell liquor within the expanded patio area. As well, the applicant intends to redesign the interior seating arrangement at a future date. A copy of the future interior floor plan is included with the attachments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was sent in lieu of a neighborhood meeting. Planning Staff has not received any correspondence regarding this request.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP15-0011 JUAN JAIME'S TACOS AND TEQUILA, to allow liquor sales as permitted under a Series 12 Restaurant License within an existing restaurant including an expanded outdoor patio, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.

2. The Liquor 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.

3. The Liquor Use Permit is non-transferable to other store location.

4. Liquor 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 Liquor Use Permit shall apply.

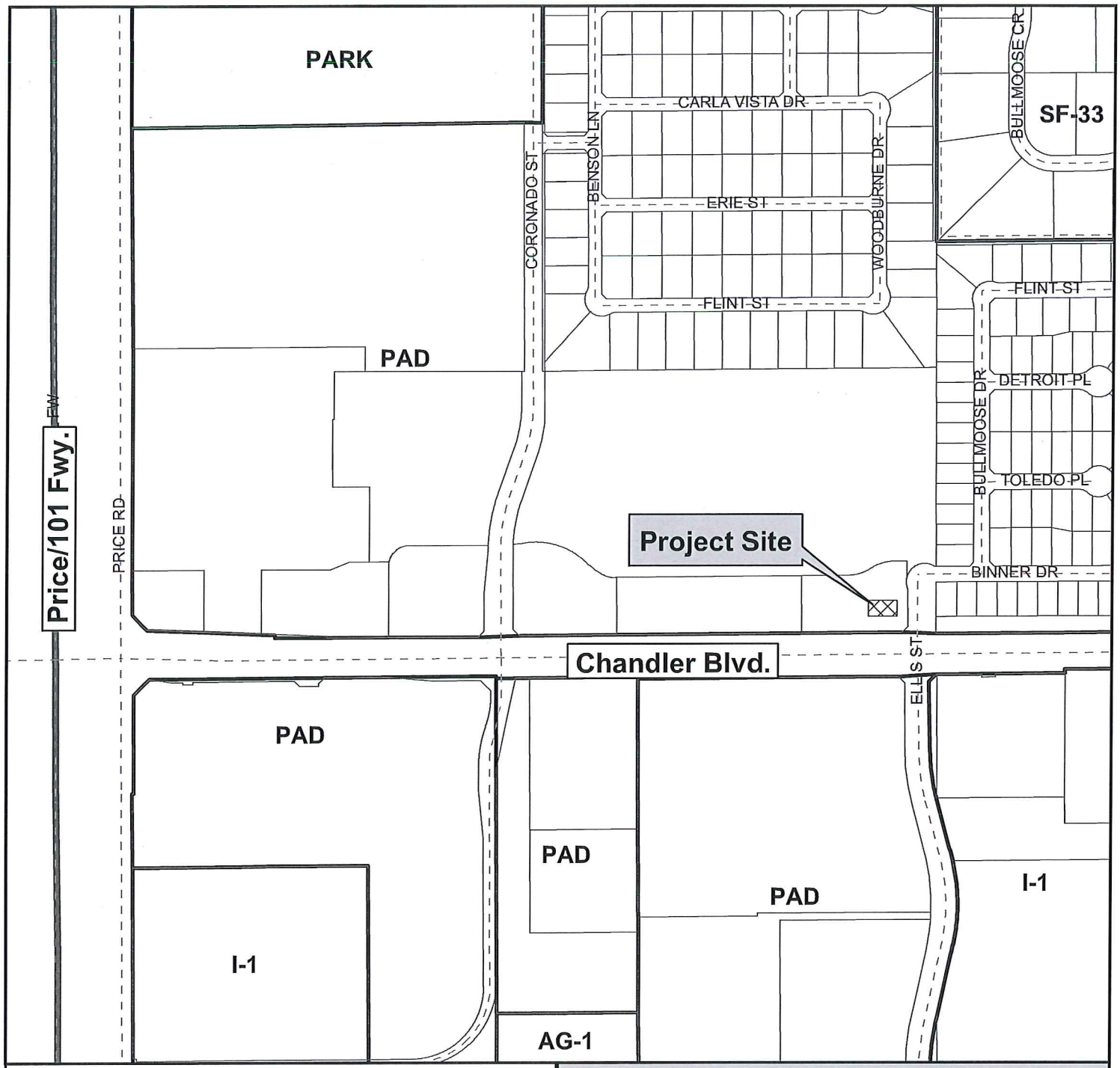
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

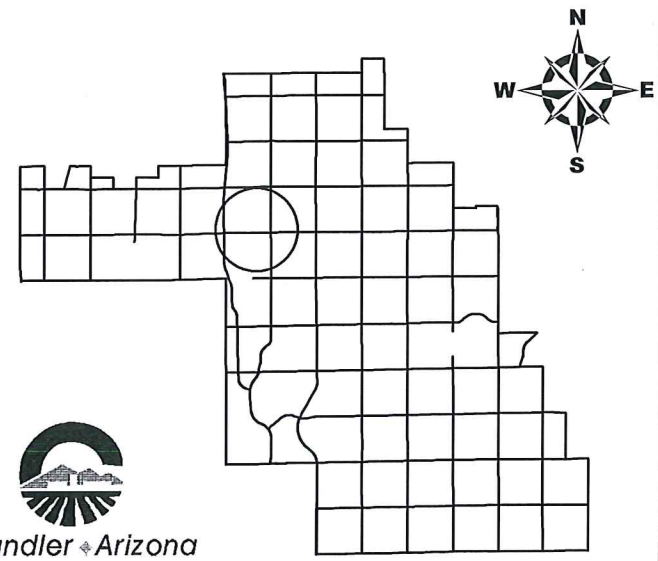
Motion to recommend approval of LUP15-0011 JUAN JAIME'S TACOS AND TEQUILA, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Current Floor Plan
4. Future Floor Plan
5. Narrative



Vicinity Map



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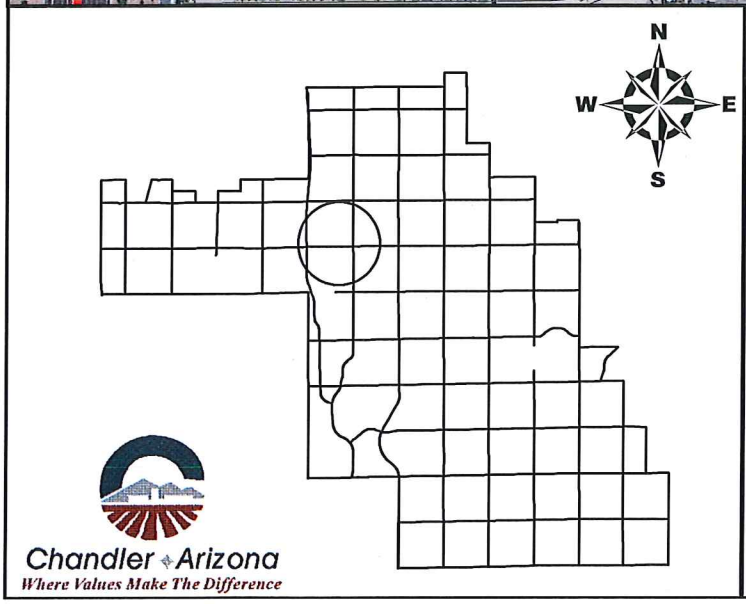
LUP15-0011

Juan Jaime's Tacos and Tequila Liquor Use Permit

CITY OF CHANDLER 5/21/2015

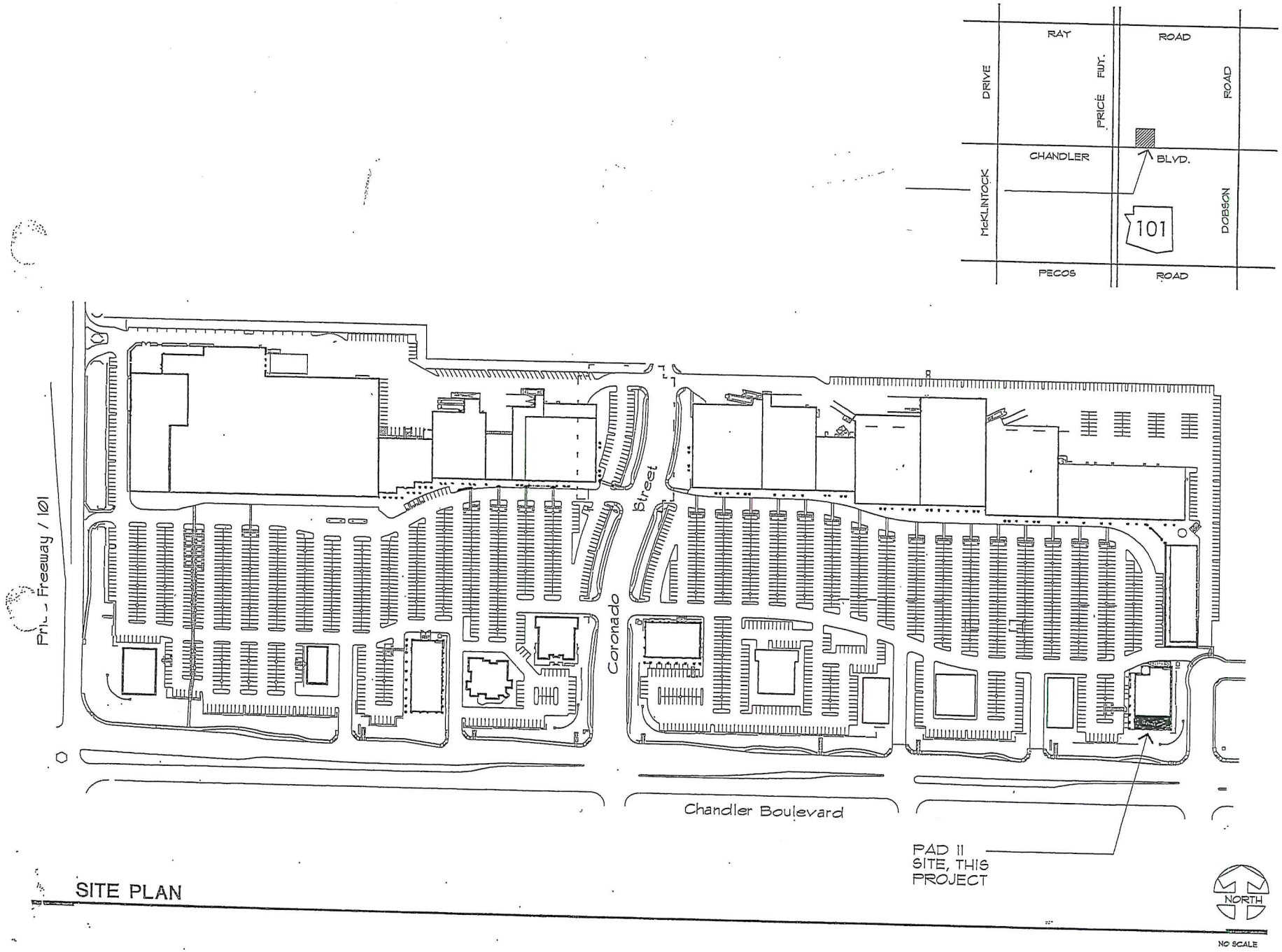
Vicinity Map



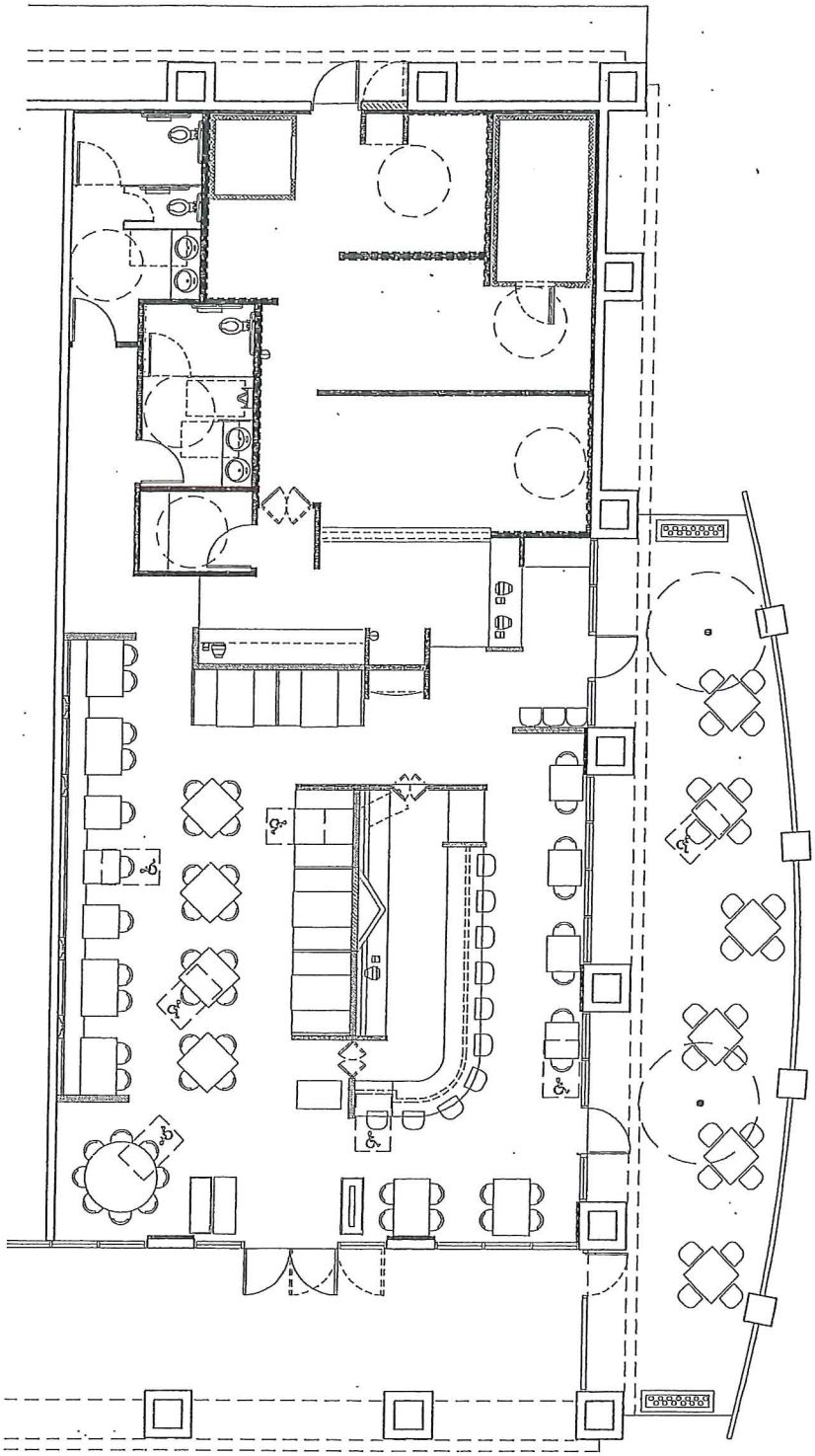
LUP15-0011

Juan Jaime's Tacos and Tequila Liquor Use Permit

CITY OF CHANDLER 5/21/2015


RAY
ROAD
DRIVE
PRICE HWY.
ROAD
CHANDLER
BLVD.
McKLINTOCK
101
DOBSON
PECOS
ROAD
Pri_ Freeway / 101
Coronado
Street
Chandler Boulevard
PAD 11
SITE, THIS
PROJECT
NORTH
NO SCALE

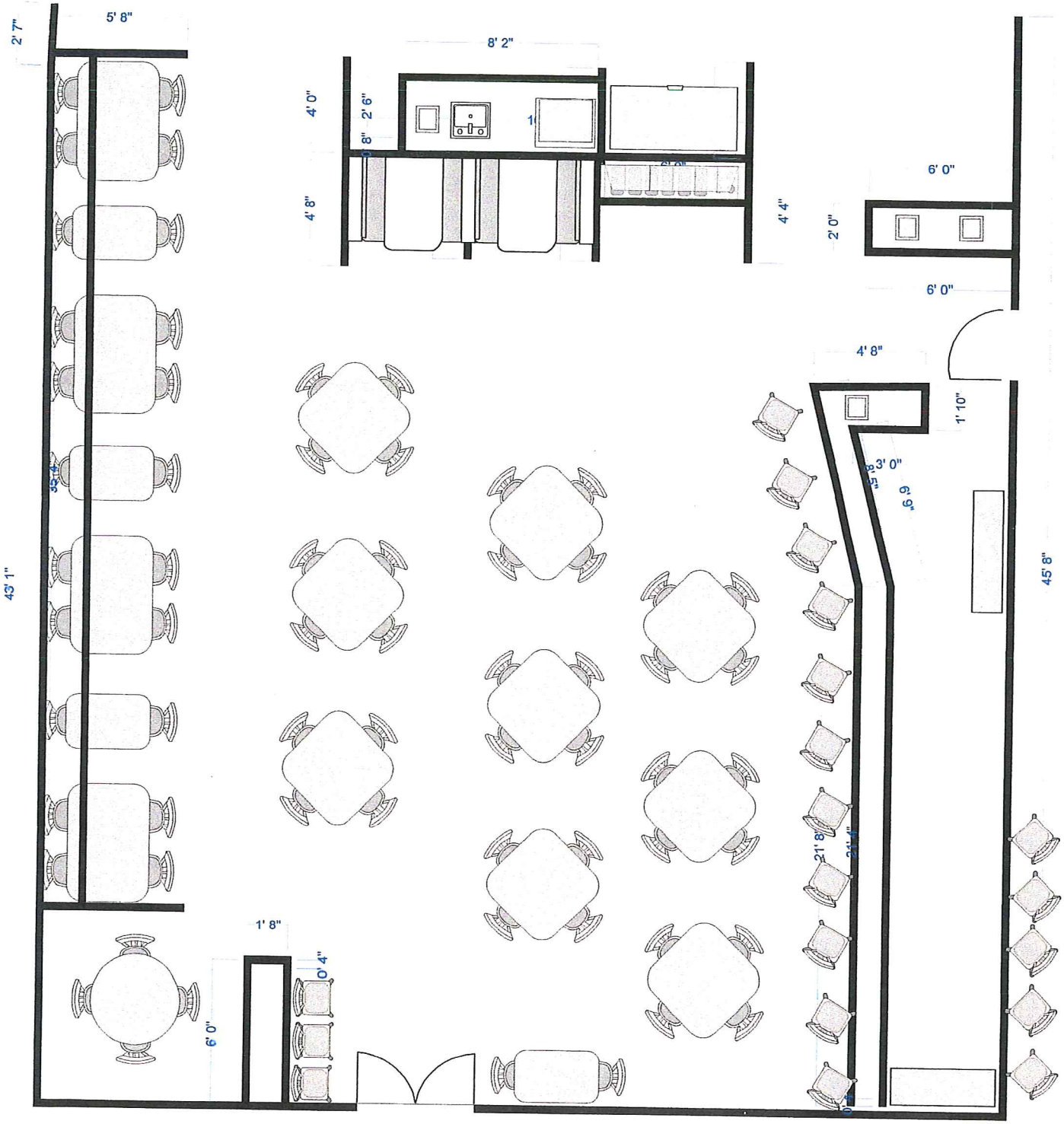
SITE PLAN



NORTH

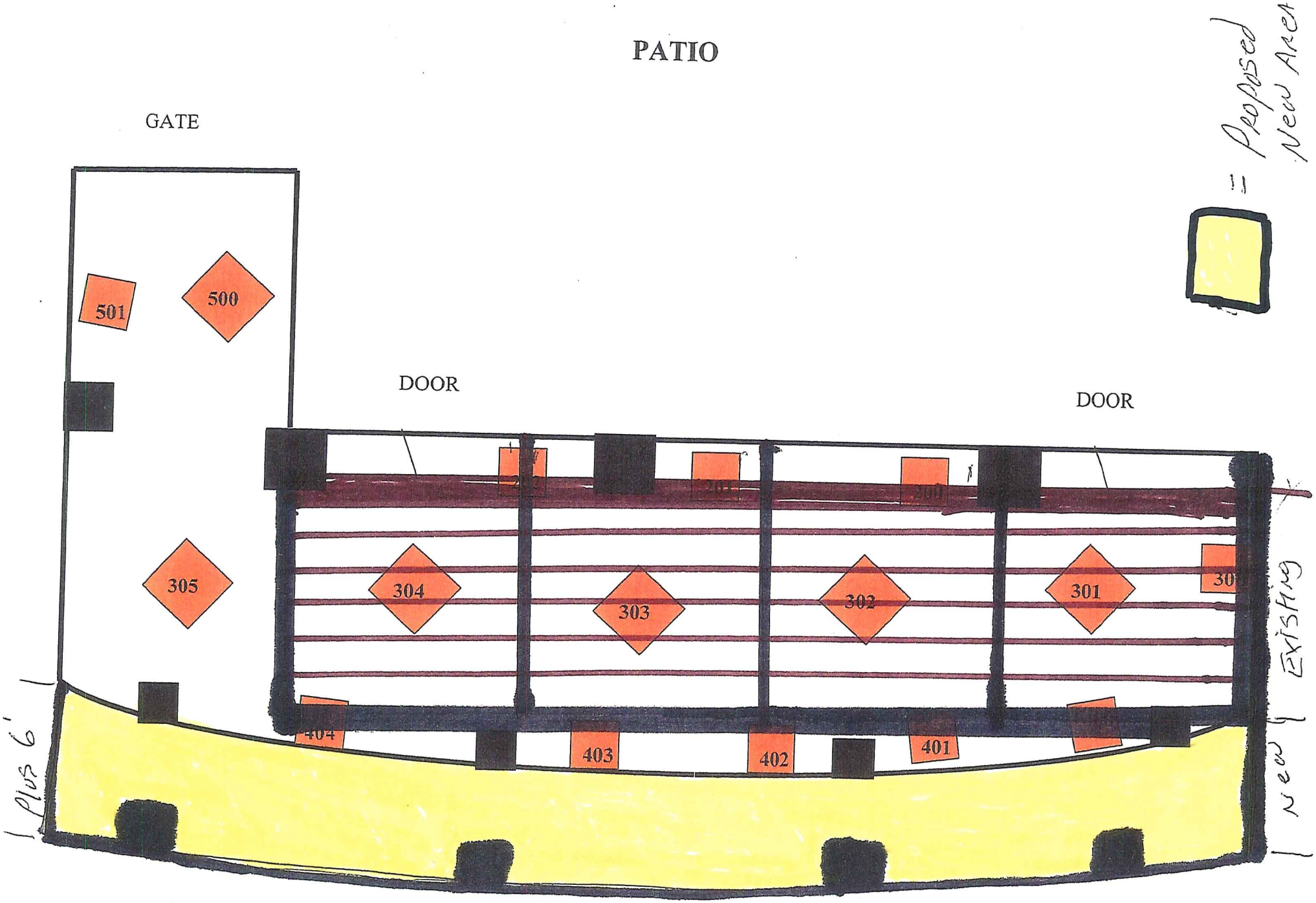
FLOOR PLAN — CURRENT —

3/16" = 1'-0"



FLOOR PLAN -FUTURE-

PATIO


GATE
DOOR
DOOR
501
500
305
304
303
302
301
404
403
402
401
= Proposed New Area
Plus 6'
Existing
New

Juan Jaime's, LLC
Doing business as: Juan Jaime's Tacos and Tequila
Chandler Festival
2510 W. Chandler Blvd Ste 1
Chandler, AZ 85224
480.821.5826

Reference: Liquor Use Permit

Juan Jaime's Tacos and Tequila located in Chandler Festival at the above address is looking to expand its current patio seating area. The proposed expansion would go out an additional 6 feet towards Chandler Boulevard. Currently Juan Jaime's has a series 12 liquor license in place and has been operating for nearly 8 years.

The proposed expansion of the patio would have the same look and feel. This would be accomplished by utilizing the same fence work and the same brick pilasters that are there today. Attached is a floorplan showing the proposed additional concrete area.

At a future date in time there will also be a modified interior seating arrangement. A floorplan for that is included as well.

Should you have any questions please do not hesitate to contact me directly at 602-478-5646.

Regards,

John James III

Owner and Operator of Juan Jaime's Tacos and Tequila