

#38
AUG 23 2007



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MEMORANDUM **Planning and Development – CC Memo No. 07-194**

DATE: AUGUST 16, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: UP07-0052 DOS GRINGOS GRILLE

Requests: Approval of a time extension for a Use Permit to sell liquor for on-premise consumption only within a new restaurant (Series 12 Restaurant License)

Location: 1361 North Alma School Road, approximately one half-mile north of Ray Road on the east side of Alma School Road

Applicant: Brian Roehrich (owner)

Project Info: Approximately 0.34 gross acres, freestanding restaurant pad, approximately 6,400 square foot building

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the requested Use Permit for the sale of liquor as permitted by a Series 12 Restaurant liquor license with conditions.

BACKGROUND

The applicant's request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant liquor license within a new restaurant and adjacent outdoor dining areas. A Series 12 license, which is considered a "restaurant license," allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment derives at least forty (40) percent of its gross revenue from the sale of food. Other restaurants within the development that have Use Permits for liquor include Lin Chinese/Saigon Pho restaurants (Series 12) and Iguana Mack's (Series 6).

A Use Permit was granted for a one-year period in July 2006. The business is under construction and has not opened for business. The application requests re-approval of the Use Permit for a

Series 12 license for a one-year period. At the time of Use Permit approval, a Preliminary Development Plan was approved for this development. The proposal included the redesign of an existing restaurant pad and improvements including perimeter walls around the property that create an interior courtyard/outdoor patio area, new walkways, signage, and pedestrian gates. The site is currently under construction and the restaurant intends to be open for business in mid-September 2007.

The subject site has been a restaurant since 1985, which included Ricardo's Mexican Food, Memphis BBQ Co., Mike Pulos Spaghetti Company, Wyatt's Place, and Wild Bill's BBQ & Internet Sports. The proposed Use Permit for a Series 12 liquor license for a restaurant includes service and consumption indoors and within outdoor courtyards/patios. A new perimeter fence wall around the property creates interior courtyards/patios.

Dos Gringos Grille offers Mexican cuisine in a casual, laid back atmosphere with outdoor courtyards/patios and indoor dining areas. The existing building is approximately 6,400 square feet in size. The perimeter wall screens outdoor areas from parking and driveway areas. The outdoor courtyard/patio area includes service areas and approximately 1,716 square feet of outdoor seating. The patio includes large flowerpots with seasonal flowers.

The restaurant's hours are from 11:00 a.m. to 2:00 a.m. seven days a week. The kitchen serves food from open to close. The restaurant's interior includes an existing bar and kitchen, a private dining room, and two seating areas. The outdoor courtyard/patio includes a new kitchen, lounge area with couches, a bar, and two seating areas. The restaurant has two entrances located on the building's south and west sides.

The west entrance leads into the outdoor courtyard area for customers wanting an outdoor bar atmosphere. The south entrance goes into the interior restaurant area. Both indoor and outdoor seating areas have food and liquor service. There is no dance floor, pool tables, entertainment, games, and the like. Ambient background music via speakers and televisions are provided indoors and outdoors.

The original zoning conditions for the Use Permit and Preliminary Development Plan are attached to this memo.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 23, 2007. No one attended other than the applicant.
- Staff received one phone call prior to Planning Commission from a property owner/landlord in the same development. The property owner/landlord called on behalf of his tenant Sun Chinese Dining. The landlord said he has concerns that Dos Gringos will further impact parking for his tenant's customers. Staff conveyed that Dos Gringos' representations included providing signage to direct patrons to park on the east side of the building. In addition, Dos Gringos is constructing a defined pedestrian connection from the eastern parking area. Patrons for the Sun Chinese restaurant do not park in the eastern parking area. Dos Gringos agreed to guide customers to park on the east to ease parking concerns in the western parking area for Iguana Mack's and Sun Chinese Dining. The development meets parking requirements to accommodate all businesses with the western and eastern parking areas available to all businesses.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

RECOMMENDATION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0052 DOS GRINGOS GRILLE Use Permit for liquor, subject to the following conditions:

1. Development shall be in substantial conformance with previously approved zoning conditions and the Development Booklet, entitled "Dog Gringos Grille", kept on file in the City of Chandler Planning Services Division, in File No's. PDP06-0011 and UP06-0013, except as modified by condition herein.
2. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

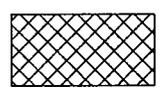
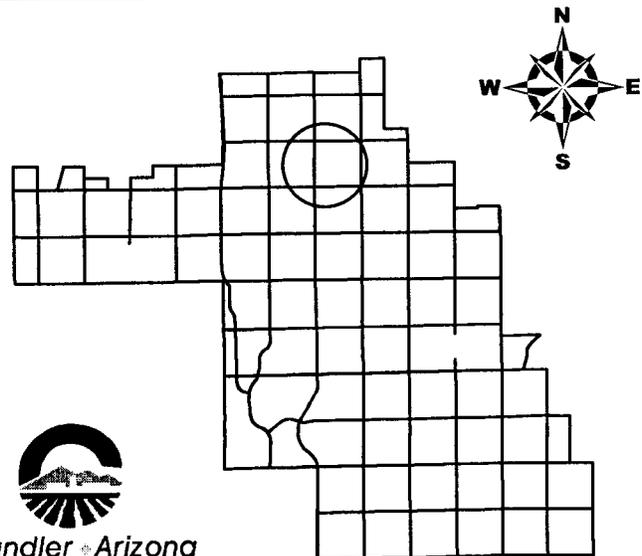
Move to approve Use Permit UP07-0052 DOS GRINGOS GRILLE, subject to the conditions recommended by Planning Commission and Staff.

ATTACHMENTS

1. Vicinity Maps
2. Previously approved zoning conditions UP06-0013
3. Narrative
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Property Owner's Association letter
8. Menu



Vicinity Map



UP07-0052

Dos Gringos Grille



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CITY OF CHANDLER 6/18/2007



Chandler + Arizona
Where Values Make The Difference

APPLICANT:

**BRIAN ROEHRICH
DOS GRINGOS ALMA INC.
3102 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85251**

**NOTICE OF
COUNCIL ACTION
CITY OF CHANDLER,
ARIZONA**

CASE: PDP06-0011/UP06-0013 DOS GRINGOS GRILLE

MEETING DATE: THURSDAY, JULY 27, 2006

APPROVAL:	<input checked="" type="checkbox"/>	REZONING:	<input type="checkbox"/>
DENIAL:	<input type="checkbox"/>	VARIANCE:	<input type="checkbox"/>
WITHDRAWAL:	<input type="checkbox"/>	USE PERMIT:	<input checked="" type="checkbox"/>
CONTINUED:	<input type="checkbox"/>	LIQUOR, SERIES 12	
		SUBDIVISION:	<input type="checkbox"/>
PRELIMINARY DEVELOPMENT PLAN		<input checked="" type="checkbox"/>	PRELIMINARY PLAT
			<input type="checkbox"/>

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Dos Gringos Grille", kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0011 and UP06-0013, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. Expansion, modification, or relocation beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.

Dos Gringos Family of Restaurants

Dos Gringos Grille, Chandler
1361 N. Alma School Road
Chandler, Arizona 85225

August 7, 2007

In 1996, I began the Dos Gringos Family of Restaurants. The first of my establishments, Dos Gringos, located in downtown Scottsdale, was opened on a dream and a dime. In the beginning, two additional employees and myself were the chef, the cook, the bar manager, the bartender, head of maintenance, the bookkeeper, and so on. Within a few weeks, I hired 6 additional employees; now, eleven years later, the company has grown to employ approximately 600 people.

Within the past several months, I have opened the doors to two new types of Dos Gringos' with a third under construction in Chandler; the Dos Gringos Mexigrille. The New Dos Gringos Mexigrille's offer kids menus, provide high chairs, and enhance the current cantina menus to present a more responsive fair. Throughout the years, I have realized that the atmosphere creates the drive; high top tables and roaming security equal bar; hostesses, booths, four top tables, high chairs, lighting which equals family dining. Going forward The Dos Gringos Family of Restaurants will maintain this new vision. As found in my Italian restaurant, Bada BOOM! Pasta Room, the New Dos Gringos Mexigrille, we will feature the exposed kitchen which will entice patrons with the aromas of the cuisine. I feel that Dos Gringos Mexigrille will not only attract customers and their families for lunch and dinner, but also entice other patrons to think of our menu late night, as we will serve our full menu until 2 a.m. daily.

With the construction of Dos Gringos Mexigrille in Chandler well underway, I am anticipating a final Certificate of Occupancy inspection in approximately 2-3 weeks from the date of this letter, allowing us to open our doors a few weeks after. With an expected opening date of mid September 2007, I want to assure you that the building will be in compliance with all previous approved zoning conditions in previous case numbers UP06-0013 and PDP06-0011.

I understand that due to previous business at Iguana Macks, there are some concerns in adding an additional restaurant/bar to this area. To ensure the proper handling of any issues that may arise from day to day operations, I have remained in close contact with Lt. Steve Henry with the City of Chandler Police Department. In addition, Mike Loperccio of Iguana Macks and I will remain in constant communication so we may address any issues that may arise as they occur. In an effort to keep any issues out of our area, I will employ two sheriff's officers to patrol our area each Friday and Saturday the first eight weeks after opening. I believe this will send a message to any rowdy customers that we are not accepting of any unruly behavior.

With that, all of our service employees will be certified in Title III Liquor Training with the Arizona Department of Liquor License and Control, while Dos Gringos Grille will continue their alcohol education. This will be provided in conjunction with a meeting held by Lt. Steve Henry of the Chandler Police Department, who will provide necessary supplementary information on additional procedures. In addition, The Dos Gringos Family of Restaurants uses the services

provided by Eye Spy Spotter Service, who not only report to me about any service issues, but over service as well. These matters are not something that myself, or management take lightly.

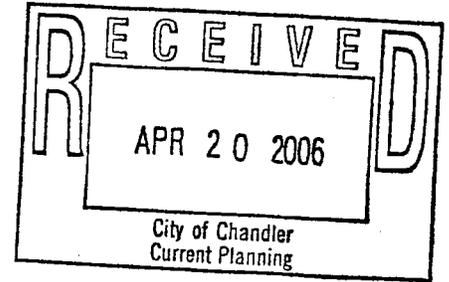
As stated previously, I have recently opened two Dos Gringos Mexigrille's. Both of which have successfully maintained a restaurant clientele allowing us to maintain the required 40/60 percentages mandatory under the Arizona Department of Liquor Licenses and Control Series 12 Restaurant License. Also with the new grille concept, a hostess will greet you at the door and seat your party. If needed, a high chair will be provided for any children in your party. Thus, creating a completely different atmosphere that the Dos Gringos Cantinas that I have opened in the past.

I realize the success of the bars that I have owned and operated for the past several years may leave some skeptical, however, please keep one thing in mind; When a customer walks in to a Dos Gringos **Cantina**, door staff will check your identification, when a customer walks in to a Dos Gringos **Mexigrille**, a hostess will seat you!

Thank you for your time and consideration. Should you have any questions or wish to discuss this endeavor in further detail, please do not hesitate to contact me at the number below.

Sincerely,

Brian Roehrich
602.315.5622



April 17, 2006

City of Chandler
Planning and Zoning Department
215 E Buffalo
Chandler, AZ 85244

RE: Dos Gringos Restaurant at Chandler Square

Planning & Zoning:

Please be advised that Mr. Brian Roehrich's Dos Gringos Restaurant as proposed to the Chandler Square Property Owners Association was approved by the Association December 29, 2005.

We have been presented with the architectural renderings for the expanded patio areas and are pleased with the use and Mr. Roehrich willingness to invest the substantial sum of money to carry out his vision of an attractive restaurant for Chandler. We look forward to his opening and we are confident in his operating and management abilities.

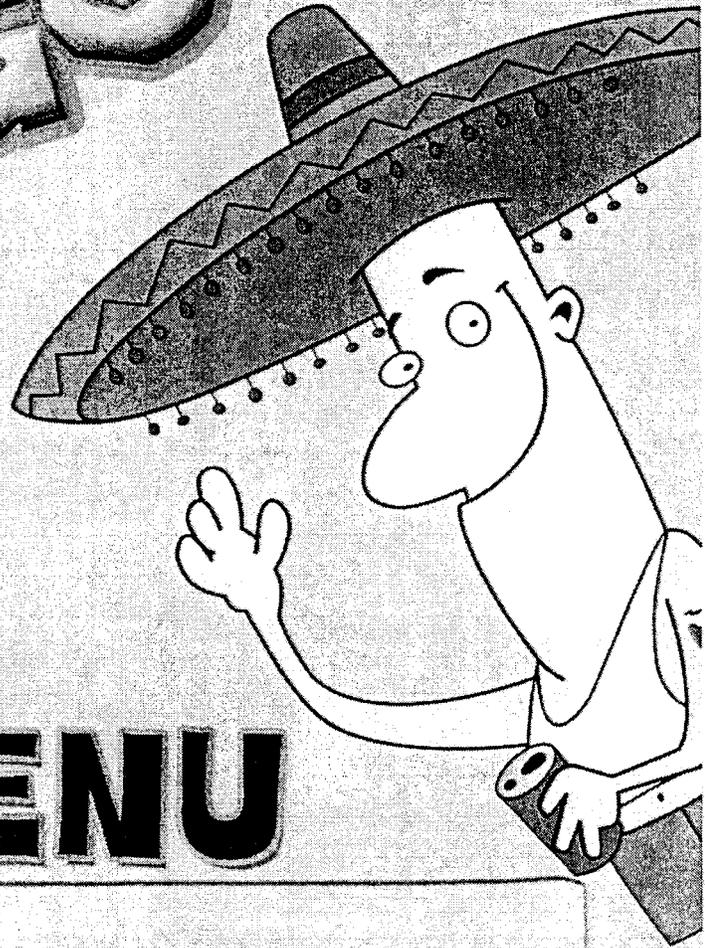
Should you have any questions, please feel free to call me.

Sincerely,

Steven R. Ball
Property Manager
Chandler Square Property Owner's Association

RECEIVED
APR 20 2005
Planning & Dev.

DOS GRINGOS



OPEN

EAT 'TIL 2AM

EL MENU



SCOTTSDALE CANTINA



TEMPE TRAILER PARK

NEW LOCATION
Greenfield & Baseline
MESA

NEW LOCATION
Alma School & Warner
CHANDLER

NEW LOCATION
Preist & Elliot
TEMPE

WWW.DOSGRINGOSAZ.COM

*AZ food code requires us to inform you that the consumption of raw or undercooked meats, seafood, and eggs may increase your risk of food borne illnesses.

APPETIZERS

- DOSADILLA** - Our original flour tortilla and cheese quesadilla served with sour cream and salsa. **ADD CHICKEN OR STEAK FOR \$1.00** **\$6.95**
- SLOPPY DIP** - Chili con queso, black beans, sour cream, salsa and tortilla chips. Yummmmm! **\$6.95**
- GRINGO NACHOS** - A mound of fresh tortilla chips, ground beef, cheese, refried black beans, sour cream, salsa, and guacamole. **ADD CHICKEN OR BEEF FOR \$1.00** **\$7.95**
- FLAUTAS** - A taquito on steroids. Three corn tortillas with your choice of shredded beef, chicken or pork, topped with salsa, lettuce, and sour cream. **\$6.50**
- MEXICAN CROCK POT** - Pork chili verde or rojo slow cooked for hours then topped with bubbling, gooey cheese and served with tortillas and chips. **\$8.95**
- GUAC AND CHIPS** - Fresh avocados, tomatoes, and onions served with chips. **\$5.95**
- CHIPS AND SALSA** - Fresh tortilla chips and our new chunky salsa. **\$4.50**
- STUFFED QUESADILLAS** - This is a meal! Large flour tortilla stuffed full of ground beef, shredded chicken, beef, or pork, cheese and refried beans. Served with salsa and sour cream. **\$9.95**
- GREEN CHILI CHICKEN FLAUTAS** - Corn tortillas stuffed full of green chili chicken and jack cheese and served with chipotle lime sauce. **\$8.95**
- MINI CHIMICHANGAS** - Minin beef burritos stuffed with cheese and topped with sour cream and guacamole. **\$8.95**

TACOS GET SOME AWARD WINNING TACOS!

CHOOSE YOUR STYLE...

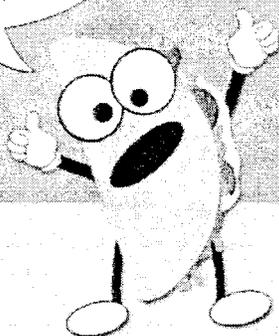
GRINGO STYLE - (1) Flour tortilla with seasoned cabbage and cilantro. Served with lime garnish, pico and sour cream.

ROCKY POINT STYLE - (1) Corn tortilla with seasoned cabbage, cilantro and onions. Served with lime garnish and tomatillo salsa.

THEN CHOOSE YOUR FILLING:

	SINGLE	SEIS PACK
SEASONED GROUND BEEF	\$2.25	\$12.25
MARINATED STEAK	\$2.95	\$12.95
MARINATED CHICKEN	\$2.75	\$12.75
SHREDDED PORK	\$2.25	\$12.25
GRILLED SHRIMP	\$3.25	\$13.25
BAJA FISH	\$2.75	\$12.75

THIS IS WHY YOU COME TO DOS!



SAVE SOME DINERO BY ORDERING A SIX PACK!!!

= A DOS GRINGOS FAVORITE

BURROS

SERVED WITH RICE AND REFRIED BLACK BEANS

- BEAN AND CHEESE** - Sometimes simple is better. Refried black beans and jack cheese, sour cream and red chile sauce wrapped in a flour tortilla and served with salsa. **\$8.50**
- GRINGO BURRO** - Ground beef, shredded chicken, shredded beef or shredded pork with rice, refried black beans, jack cheese, sour cream, lettuce, and salsa. **\$11.95**
- SUPER-CHEESY-GOOEY-CHIMICHANGA** - Slow cooked beef and jack cheese stuffed into a flour tortilla. Then we fry it, put jalapeno cream cheese on it and some more jack cheese! **\$13.95**
- MAC DADDY BURRO** - Your choice of ground beef, shredded chicken, shredded beef or shredded pork. Stuffed full of rice, salsa, refried black beans and jack cheese topped with red chile or green chile sauce, sour cream, and salsa. **\$12.95**
- CHIMI STYLE** - Any of our burros fried and topped with enchilada sauce or tomatillo sauce and cheese. (* Except the Mac Daddy Burro) **ADD \$4.00**

COMBO PLATES

SERVED WITH RICE AND REFRIED BLACK BEANS

- #1** - Taco Plate - Two hard shell tacos, your choice of filling. (add .50 for each seafood taco) **\$9.95**
- #2** - One Gringo taco (add .50 for each seafood taco), one cheese enchilada, one bean tostada. **\$10.95**
- #3** - Chili Relleno (Heaven chicken) and chili verde or chili rojo. **\$11.95**
- #4** - Two Cheese enchiladas and two Gringo tacos. (add .50 for each seafood taco) **\$12.95**
- #5** - Bean and cheese burro, chicken flauta, and a cheese quesadilla. **\$12.95**

ENCHILADAS

SERVED WITH RICE AND REFRIED BLACK BEANS

- SUZANNE'S ENCHILADAS** - Corn tortillas, shredded cheese and red chili or green chili sauce. Topped with cheese, lettuce, and sour cream. **\$11.95**
- CHICKEN ENCHILADAS** - Corn tortillas, shredded cheese, green chile sauce and Heaven chicken topped with cheese, lettuce, and sour cream. **\$13.50**
- BIRRIA ENCHILADAS** - Our slow cooked beef in corn tortillas with red chili sauce and shredded cheese. Topped with cheese, shredded lettuce, and sour cream. **\$13.95**
- BARBEQUOA PORK ENCHILADAS** - Red corn tortillas, shredded pork, shredded cheese and red chili sauce topped with cheese, shredded lettuce, and sour cream. **\$13.95**

SALADS

- BAJA COBB SALAD** - Grilled chicken, pico, avacado, jack cheese, green chilis and sour cream on a bed of romaine lettuce. **\$7.95**
- JALAPENO CAESAR SALAD** - Romaine lettuce, jalapeno Caesar dressing, jack cheese, chips and pico in a crispy taco shell. **ADD CHICKEN OR BEEF FOR \$2.00** **\$9.95**
- TACO SALAD** - Specify steak or chicken. Flour tortilla shell, romaine lettuce, jack cheese, salsa, guacamole and sour cream. **\$9.95**

 = A DOS GRINGOS FAVORITE

SPECIALTIES

SERVED WITH RICE, REFRIED BLACK BEANS,
AND FLOUR TORTILLAS

- STEAK ON A PLATE** - Grilled skirt steak with jack cheese and tomatillo salsa. **\$16.95**
- ANGEL'S MOJO DE AJO** - (fajitas for Gringos) Garlic, peppers and onions sauteed with steak or chicken and served with lettuce, salsa, sour cream, guacamole and flour tortillas. **\$13.95**
- SHRIMP FAJITAS** - Garlic, peppers and onions sauteed with shrimp and served with lettuce, salsa, sour cream, guacamole and flour tortillas. **\$15.95**
- CHILE RELLENOS** - Roasted poblano pepper stuffed with cheese and heaven chicken then fried in egg batter and topped with a green chile sauce. **\$13.95**
- HEAVEN CHICKEN PLATE** - (Because it's made by an Angel) Slow cooked chicken, simmered with sour cream, mild chilis and authentic spices. **\$12.95**
- BIRRIA PLATE** - Slow roasted beef in our special spice blend, served with our red chili sauce. **\$12.95**
- BARBEQUOA PORK PLATE** - Roasted pork with a spicy chile sauce. **\$12.95**
- CHILE PLATE** - (choose red or green chili) Slow cooked chile verde or chile rojo. **\$11.95**

SANDWICHES

SERVED ON A GRINGO TORTILLA (PITA BREAD)
WITH PICO AND CHIPS

- CHICKEN JALAPENO CAESAR** - Grilled chicken, romaine lettuce, jack cheese, pico and jalapeno caesar dressing. **\$7.95**
- GRINGO PHILLY STEAK** - Grilled steak, nacjo cheese, peppers and onions. **\$7.95**
- BAJA SHRIMP** - Our shrimp taco on roids. Grilled shrimp, cabbage, pico and chipotle cream. **\$7.95**
- CHICKEN DIABLO** - Grilled chicken breast, jack cheese, romaine lettuce and diablo sauce. **\$7.95**

DESSERT

- EL GRANDE BURRO** - Fried ice cream and crispy flour tortillas smothered in cinnamon sugar, chocolate, and caramel. **\$7.95**
- CHOCOLATE CHIMICHANGA** - Chocolate chimichanga. **\$7.95**
- FRIED ICE CREAM** - Fried ice cream with caramel sauce. **\$7.95**
- CHURROS** - Fried dough rolled in sugar and cinnamon. **\$7.95**
- TRES LECHES** - Coconut, cream and white cake served in a vanilla cream sauce. **\$7.95**



= A DOS GRINGOS FAVORITE

SIDES

ALL SUBSTITUTIONS HAVE AN UPCHARGE

CHEDDAR OR JACK CHEESE \$0.50
MARINATED STEAK \$2.95
MARINATED CHICKEN BREAST \$2.95
BARBEQUOA PORK \$2.50
BIRRIA - SLOW COOKED BEEF \$2.50
HEAVEN CHICKEN \$2.50

FRENCH FRIES \$2.50
REFRIED BLACK BEANS \$1.50
GUACAMOLE \$2.50
HABANERO SALSA \$1.95
SOUR CREAM \$1.50
SALSA MEDIUM \$1.50

SPANISH RICE \$1.95
TORTILLAS (2 CORN) \$0.95
TORTILLAS (2 FLOUR) \$0.95
NACHO CHEESE \$1.95
FRESH JALAPENOS \$0.95
RANCH OR JALAPENO RANCH \$1.50

SALADS

JALAPENO CAESAR SALAD - Romaine lettuce, jalapeno Caesar dressing, jack cheese, chips and pico in a crispy taco shell. **ADD CHICKEN OR BEEF FOR \$2.00** **\$7.95**

TACO SALAD - Specify steak or chicken. Flour tortilla shell, romaine lettuce, jack cheese, salsa, guacamole and sour cream. **\$9.95**

LUNCH SPECIALS - EVERY M-F 11AM-3PM

MONDAY - Bean and cheese burro, chicken flauta, and a cheese quesadilla. **\$9.95**

TUESDAY - Taco Plate - Two hard shell tacos, your choice of filling. (add .50 for each seafood taco) **\$7.95**

WEDNESDAY - One Gringo taco (add .50 for each seafood taco), one cheese enchilada, one bean tostada. **\$8.95**

THURSDAY - Two cheese enchiladas and two Gringo tacos. (add .50 for each seafood taco) **\$10.95**

FRIDAY - Chili Relleno (Heaven chicken) and chili verde or chili rojo. **\$10.95**

FOR THE NINOS

CHEESE CRISP

SOFT TACO

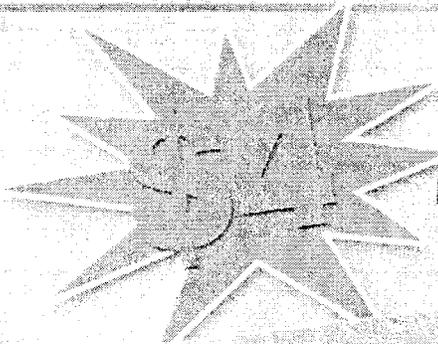
BEAN & CHEESE BURRO

NINO BURGER & FRIES

CHICKEN TENDERS & FRIES

MAC & CHEESE

**ALL NINOS MEALS
INCLUDE A DRINK &
NINO ICE CREAM.**



VISIT US ON THE WEB



VISIT THE DOS GRINGOS FAMILY!



Bada Boom! Pasta Room



www.badaboamaz.com

TRAILER PARK

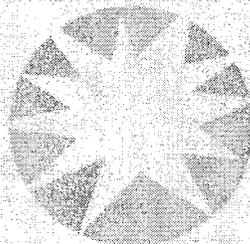


www.dosgringosaz.com

DOS GRINGOS



www.dosgringosaz.com

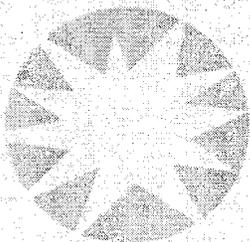


NEW LOCATION
Greenfield & Baseline
MESA

THE DOOR

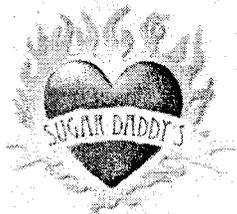


www.thedooraz.com

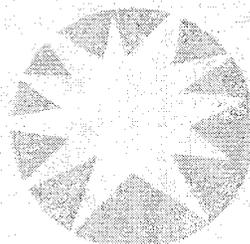


NEW LOCATION
Alma School & Warner
CHANDLER

SUGAR DADDY'S



www.sugardaddysaz.com



NEW LOCATION
Preist & Elliot
TEMPE