

#12

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-238**

DATE: SEPTEMBER 20, 2007

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: UP07-0078 QDOBA MEXICAN GRILL

Request: Use Permit approval to allow liquor sales and service under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant.

Location: 2855 W. Ray Rd. within the Raintree Ranch Center development, which is at the southeast corner of Ray Road and the Loop 101 Price Freeway

Applicant: David Kincaid, DJK Consulting/Stine Restaurant Group, LLC

RECOMMENDATION

The application requests Use Permit approval to allow liquor sales and service under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant within the Raintree Ranch Center retail development. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The applicant's request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant liquor license within indoor and 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.

The new restaurant is located within the Raintree Ranch Center retail development anchored by Whole Foods. The retail center is under construction and will have various retailers and restaurants. Qdoba Mexican Grill is a quick-serve, fresh ingredient Mexican grill. The business is one of two tenants occupying Shops B, which is located at the intersection of Ray Road and Coronado Street. Paradise Bakery is a new restaurant in the adjacent suite.

The restaurant is open seven days a week from 10:30 a.m. to 10 p.m. except for Saturday the restaurant is open until 11 p.m. and opens later on Sunday. The restaurant accommodates approximately 82 seats indoors and 40 seats on the outdoor patio. The outdoor patio is enclosed with a wrought iron fence and accessed from the restaurant's interior. The outdoor patio is located on the building's west and south sides. A five- to six-foot wide sidewalk is maintained adjacent to the patio.

The development expects to open for business by October 2007.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on Thursday, September 6, 2007. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition or concerns to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 5 Opposed: 0 Abstain: 1 (Flanders) Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0078 QDOBA MEXICAN GRILL Use Permit, subject to the following conditions:

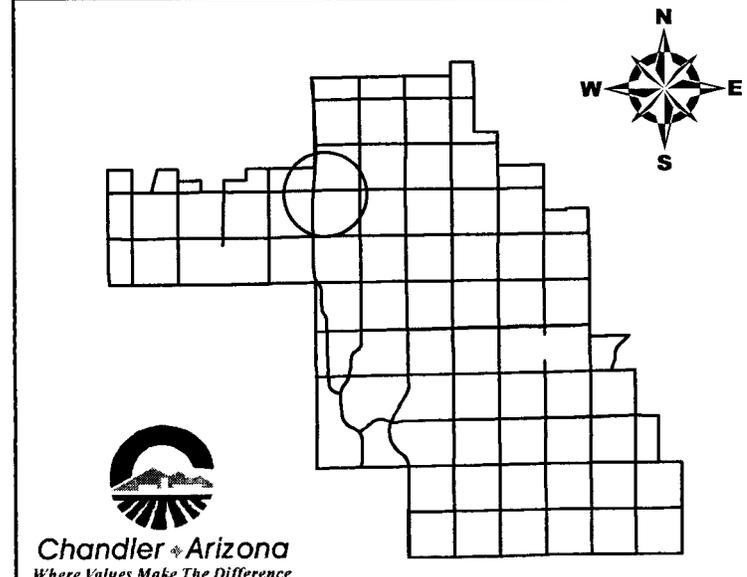
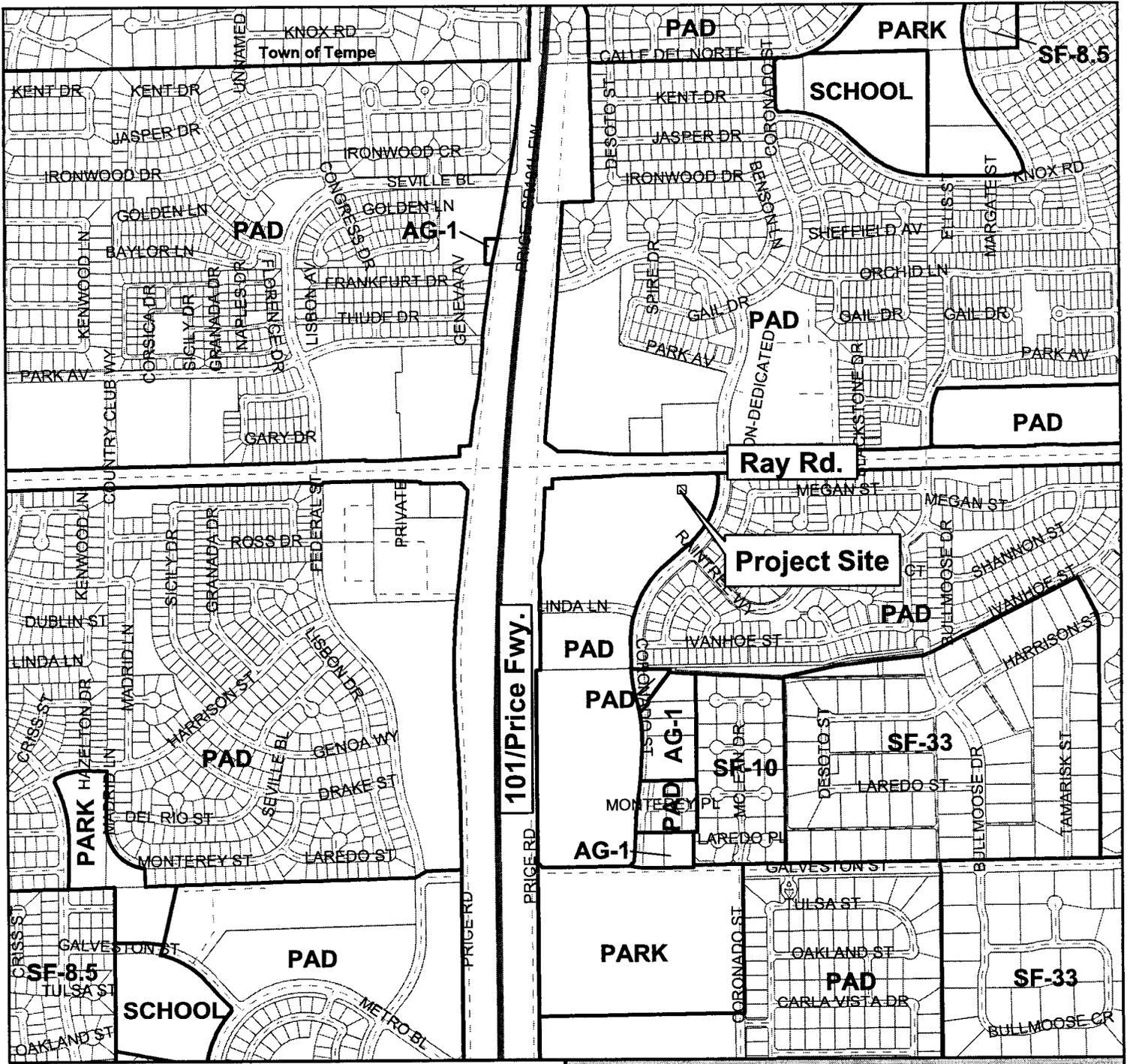
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit reapplication and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.
5. The site shall be maintained in a clean and orderly manner.
6. The patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve Use Permit case UP07-0078 QDOBA MEXICAN GRILL, subject to the conditions recommended by Planning Commission and Staff.

Attachments

- | | |
|------------------|---------------|
| 1. Vicinity Maps | 4. Floor Plan |
| 2. Narrative | 5. Elevations |
| 3. Site Plan | 6. Menu |



Vicinity Map



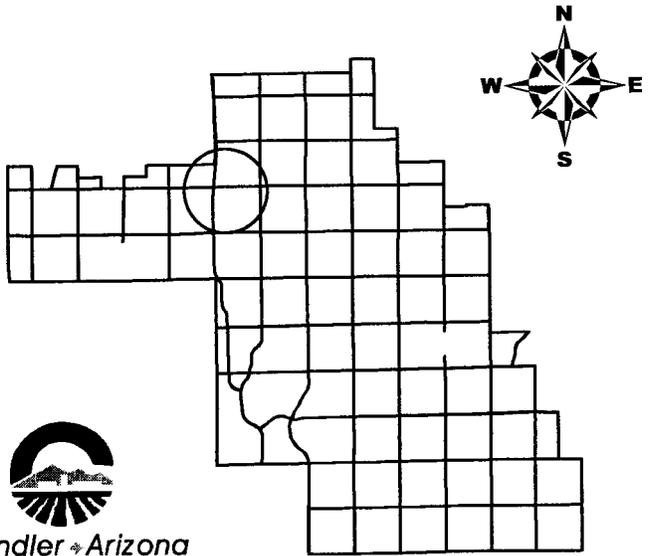
UP07-0078

**Qdoba Mexican Grill
Liquor Use Permit**

CITY OF CHANDLER 8/6/2007



Vicinity Map



UP07-0078

**Qdoba Mexican Grill
Liquor Use Permit**

August 13, 2007

Narrative
Qdoba Mexican Grill
2855 W. Ray Rd., Suite 1

Qdoba Mexican Grill has applied for a Series 12 Liquor License with the State Department of liquor Licenses and Control. This license is designed for businesses that derive a minimum of 40% of sales from food sales. It is anticipated that Qdoba food sales will be in excess of 90% of revenue. The liquor sales are an ancillary part of the business and is there simply to provide a beverage to accompany the food. The interior of the restaurant is not designed to accommodate individuals wanting to consume alcohol without an accompanying meal.

Qdoba will be equipped with a private patio that is entered into from the dining room. There will be approximately 6 tables on the patio that will be available for smokers. This patio is open on two sides and is under control of the proprietor and therefore complies with Proposition 201. The location of the tables will prevent smoke from entering the front door and thus is not required to meet the 20 ft. rule.

Qdoba Mexican Grill is located at 2855 S. Ray Rd., Suite 101. The location is within the Raintree Ranch Center at the southeast corner of Ray Rd. and Loop101 freeway.

LIQUOR USE PERMIT REQUEST
QDOBA MEXICAN GRILL
PROJECT NARRATIVE

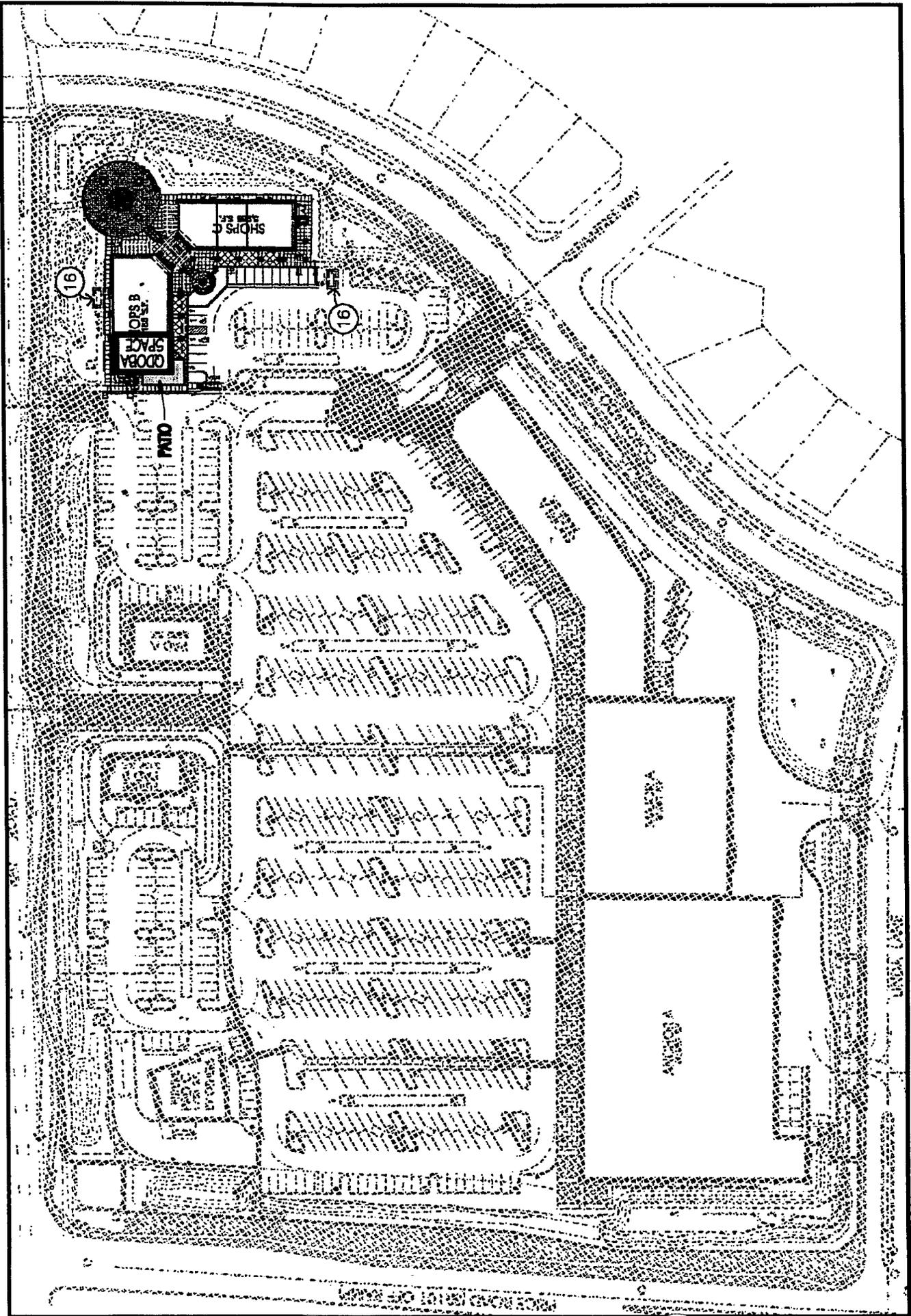
Qdoba Mexican Grill is a quick serve, fresh ingredient Mexican Grill that serves a variety of fresh and tasty foods. This request is for our newest proposed restaurant at 2855 W. Ray Rd., Suite 1 in a center owned by Weingarten Nostat of Houston, TX. The restaurant maintains business hours of approximately 10:30 AM to 10:00 PM with service to 11:00 PM on Friday and Saturday evenings. As a family restaurant it is expected that table turnover is of short duration and alcohol is provided as a convenience for diners in if they want a beer or Margarita with their Mexican Food. We are applying for the Series 12 license so Margaritas may be served with the meal. There are to be 82 seats indoors and 40 on the patio. The patio is enclosed with a wrought iron fence that will match the balance of the center. The Patio is accessed from the restaurant and is completely separated by structure and widows. The only opening onto the patio is through a single door. No alcohol may be removed from the patio through exterior means. Ownership of the restaurant has completed the required state courses for alcohol sales and will be fully compliant with State law.

The applicant representative for this project is

David J. Kincaid
DJK Consulting
7314 W. Acapulco Ln.
Peoria, AZ 85381

623-776-8898 Phone
623-776-8899 Fax
davidkinc@cox.net

I look forward to working with you and answering any questions regarding this application.



lingle design
group, inc.
152 W. MAIN STREET
TOWA, IL 61040
PH: 815 363-9155
FAX: 815 363-4493



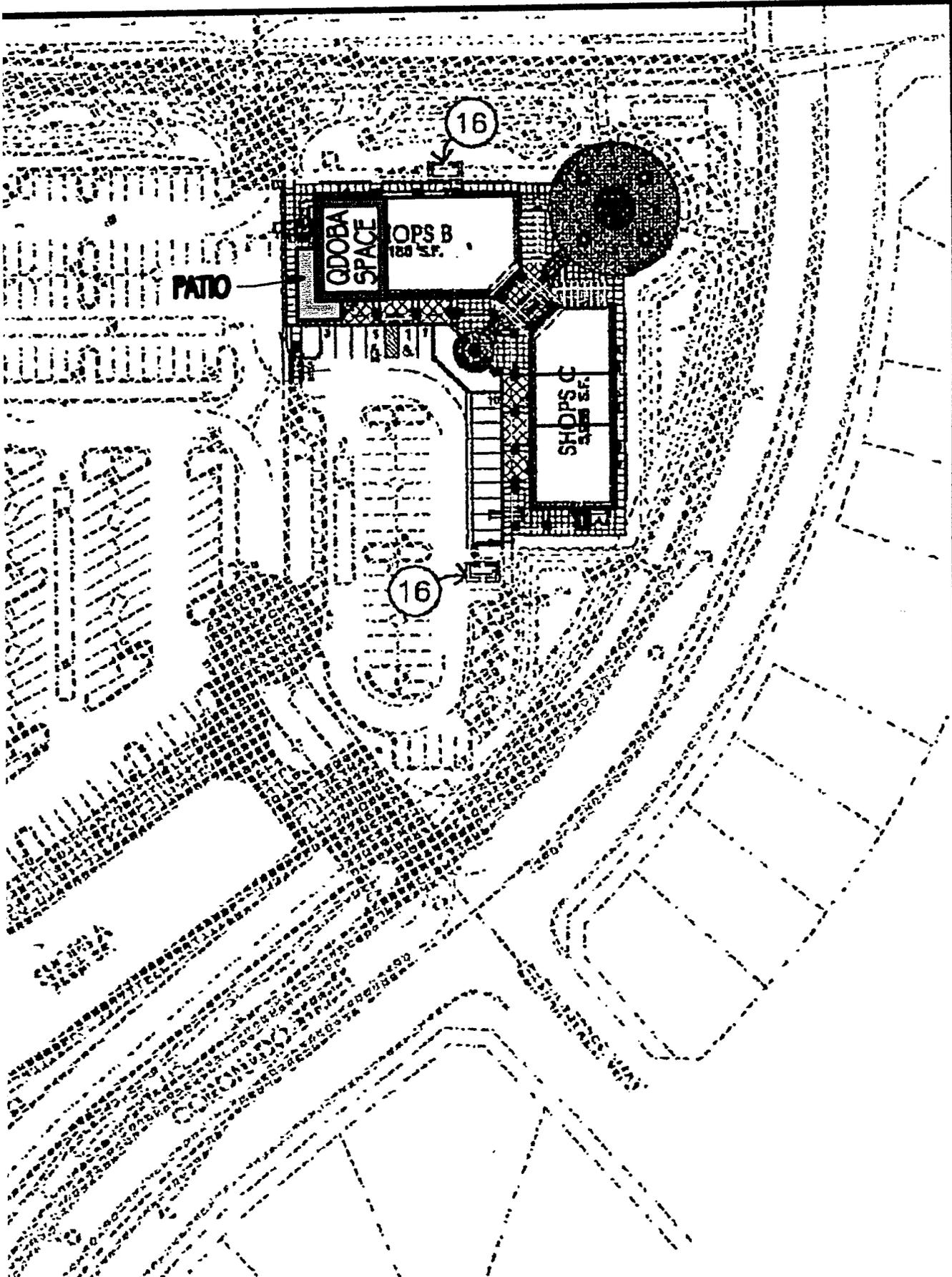
OWNER/TEENANT: STINES
SCALE: N.T.S.

Godoba
MEXICAN GRILL
101 & RAY ROAD
CHANDLER, AZ

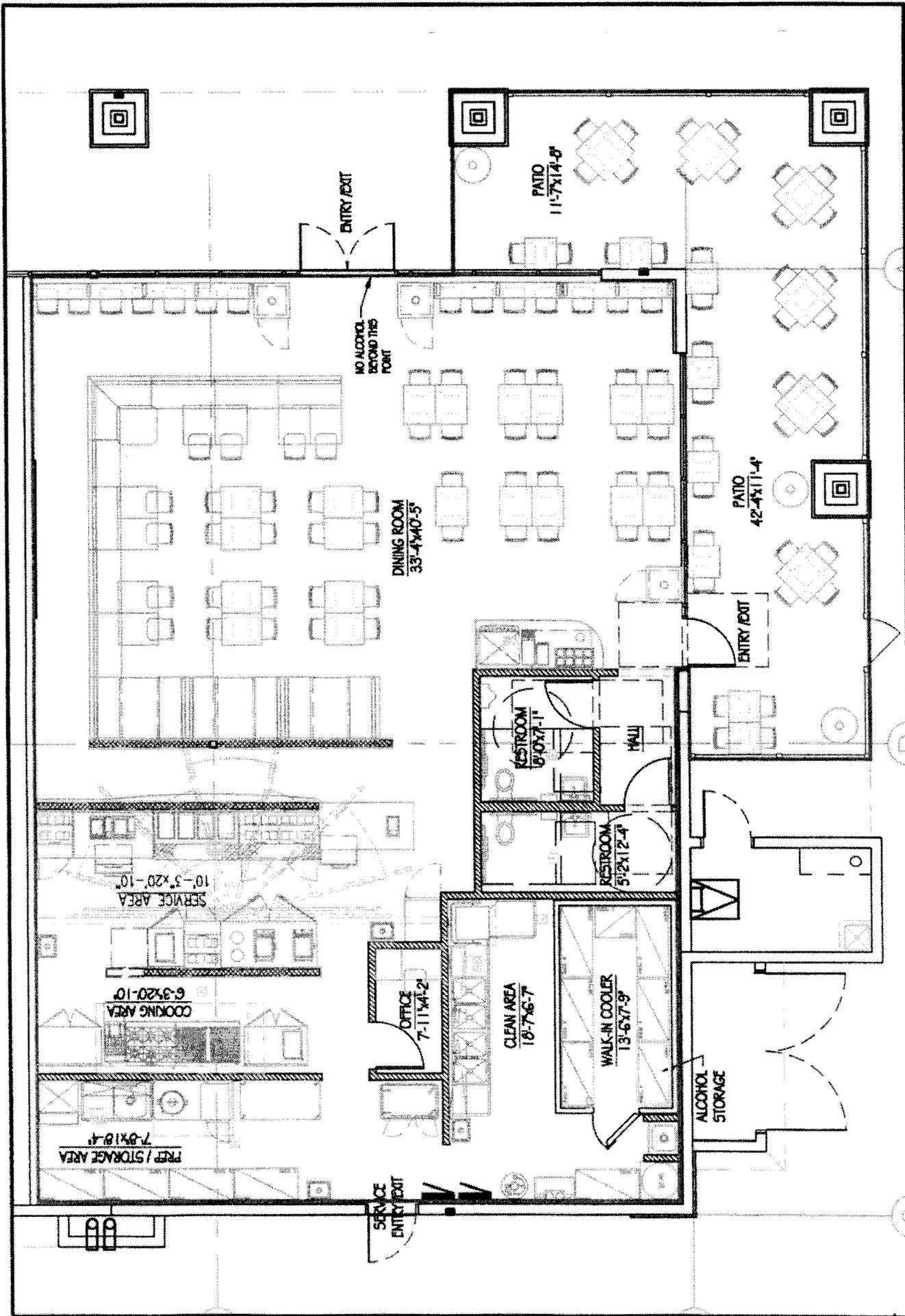
SITE PLAN

PROJECT: 07-005
DATE: 08/15/07
SCALE: 1/8" = 1'-0"
001

site plan 8/15/07



Site plan
15.20.02



lingie design group, inc.
 1001 W. WILSON
 PHOENIX, AZ 85015
 TEL: 602-998-4400
 FAX: 602-998-4400

OWNER/CLIENT: STINES
 SCALE: 1/8" = 1'-0"

Qdoba
 MEXICAN GRILL
 101 & RAY ROAD
 CHANDLER, AZ

SPACE PLAN
 2487 S.F.
 82 SEATS
 30 PATIO

PROJ. NO. 07W-005
 DATE 03/02/07
 PROJECT 004

Floor plan

2.0

1.0

1.0

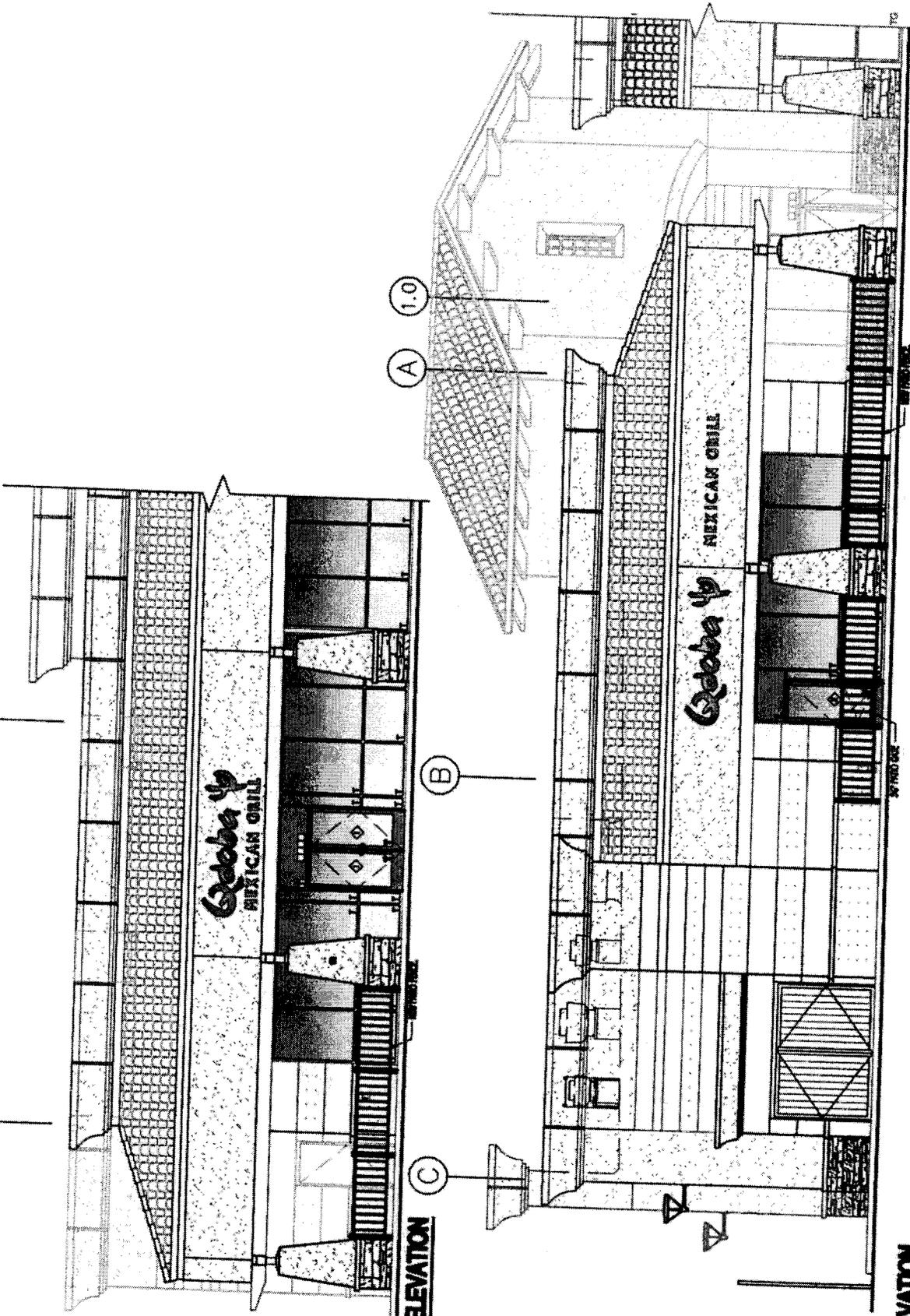
A

B

C

SOUTH ELEVATION

WEST ELEVATION



lingie design
group, inc.
152 W. MAIN STREET
TULSA, OK 74103

OWNER/TERRITORY: STINES

SCALE: 3/32" = 1'-0"

Globba
MEXICAN GRILL
101 & RAY ROAD
CHANDLER, AZ

ELEVATIONS

PROJ. NO. 07-11-005

DATE 08/15/07

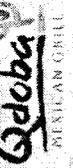
PROJECT 001

elevations



At Qdoba, our specialty lies in creating unique flavors and combining them in lots of unexpected ways. Here you'll find the more traditional mingling around with the more unusual. It's a fresh taste experience you won't find anywhere else.

Now tell us, What are you going to love at Qdoba Mexican Grill?



FIND A QDOBA CLOSE TO YOU

NORTH PHOENIX
 12015 North Tatum Blvd.
 SE corner of Tatum and Camelback
 Phoenix from Tenney's Family Carwash
 Phone 602.493.8100
 Fax 602.493.8101

COMING SOON
 7th Street and Granddale
 202 and Edison
 (On Mesa Riverside Shopping Center)

Qdoba, Qdoba Mexican Grill, North Phoenix, and 12015 are all registered trademarks of the Qdoba Restaurant Corporation. Qdoba, What are you going to love at Qdoba? and Our Specialty, the Qdoba Mexican Grill logo and all other marks of Qdoba Restaurant Corporation ©2006

MENU



WHAT ARE YOU GOING TO LOVE AT QDOBA?



www.qdoba.com



WE MAKE IT FAST, FRESH AND RIGHT IN FRONT OF YOU.

If you're looking for a new spin on Mexican, then you've come to the right place. No matter what you're craving - a burrito, tacos, maybe a grilled quesadilla, you'll get it exactly the way you want it. All you have to do is go down the line. Point out your favorites. And we'll take care of the rest.



OUR PHILOSOPHY:
THE FRESHER THE
INGREDIENTS,
THE FRESHER THE
FLAVORS.™



You'll find our philosophy at everything we buy fresh. Like the incredible queso mole prepared in a slow cooker. Fresh beans, jalapeños, or our blend and queso sauce. Our slowly simmered cheese and onion dip. Or our bursting with flavor.

In our kitchen, precision is the key. When it comes to their craft, our chefs are simple. We don't take them from slow-cooking our shredded beef until it's perfectly soft, apart from preparing our grilled corn on the cob. Sautéed zucchini in olive oil. We take the time to bring out the flavor. Our chefs know the secrets. They're steeped in fresh ingredients. They're steeped in fresh ingredients. They're steeped in fresh ingredients. They're steeped in fresh ingredients.



GOT A GROUP TO FEED? Our Q-to-go® buff are great for any occasion. They're perfect for your next party. Getting up is a snap and each Q-to-go has come with everything you need to make your party a success. With a fresh, or ask about Qdoba's Q-to-go for groups.

QDOBA SIGNATURE BURRITOS

- POBLANO PESTO BURRITO** 5.49
Grilled chicken, poblano, cheese, and queso mole
- QUESO BURRITO** 5.99
Loaded with our warm 3-Cheese Queso sauce
- CHICKEN MOLE BURRITO** 5.49
Our rich and spicy Queso Mole sauce, chicken, and cheese
- FAJITA MANCERVA BURRITO** 5.99
Red onions, hot peppers, and our spicy Mancherva sauce
- GRILLED VEGETABLE BURRITO** 5.19
Grilled vegetables, cheese, and red peppers served with a queso mole sauce
- SEASONED SHEPHERD BEEF BURRITO** 5.99
Marinated beef, cheese, and red peppers

GRILLED QUESADILLAS

- CHEESE QUESADILLA** 4.49
With slices of fresh guacamole, sour cream, and salsa
- CHICKEN QUESADILLA** 5.99
Whole chicken and cheese, served with queso mole
- STEAK QUESADILLA** 6.19
Marinated grilled steak and fresh pico de gallo

3-CHEESE NACHOS

- Cheddar or Ground Beef 5.99
- Shrimp 5.79
- Grilled Vegetables 5.69
- Vegetarian 4.49

TACO SALADS

- Cheddar or Ground Beef 5.99
- Shrimp 5.69
- Grilled Vegetables 4.99
- Vegetarian 4.59

GRILLED CHICKEN MANGO SALAD™

- Chicken 5.99
- Without Chicken 4.79

TORTILLA SOUP

- With Chicken 5.99
- Without Chicken 4.79

BURRITOS

- CHICKEN BURRITO** 5.99
Adults: prepared and grilled chicken
- STEAK BURRITO** 5.69
Adults: marinated and grilled steak
- FAJITA CLASSICA BURRITO** 5.99
Served with onions and hot peppers (no onions)
- GROUND SIRLOIN BURRITO** 5.49
Served with ground sirloin
- VEGETARIAN BURRITO** 4.99
With guacamole, queso, and vegetables



Naked Burrito™
Your food is prepared. Our tortillas are made with a blend of whole wheat and corn.

MEXICAN GUMBO™

- Chicken or Ground Beef 5.99
- Steak 6.99
- Vegetarian 4.99

TACOS

- Cheddar or Ground Beef 1.99
- Shrimp 2.19
- Grilled Vegetables 2.09
- Vegetarian 1.89

CHIPS and DIPS

- Chips and Queso 1.49
- Chips and Salsa 1.49
- Chips and Guacamole 2.99
- Chips and Queso 1.99
- Wings or Cheese Queso 1.99

KIDS MEAL

- Chips and Queso 1.29
- Chips and Salsa 1.29
- Chips and Guacamole 2.99

DRINKS

- Soft Drinks 1.49
- Bottled Water 1.29
- Grilled Tea 1.29
- Margaritas 3.25
- Pico de Gallo 2.39
- Microbrewed 3.29



QDOBA SALSAS

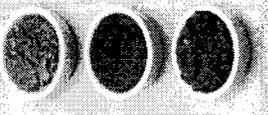
More flavor than just hot, mild, or mild.



- PICO DE GALLO SALSA**
Fresh tomatoes, jalapeños, and onions with cilantro, cheese, and queso mole.
- ROASTED CHILE CORN SALSA**
Served with roasted corn, queso mole, and queso.
- SALSA VERDE**
Served with queso mole, queso, and queso.
- SALSA ROJA**
Served with queso mole, queso, and queso.
- FIERY HABANERO SALSA**
Served with queso mole, queso, and queso.

QDOBA SAUCES

Unique flavors found in a few of our signature burritos.



- POBLANO PESTO**
Our poblano sauce of roasted poblano peppers, queso, and queso.
- MOLE SAUCE**
A rich blend of dark chocolate, ancho chiles, and queso.
- MANCERVA SAUCE**
A hearty blend of tomatoes, onions, and queso.

QDOBA ADDITIONS

Build your meal with our Queso or Quesadilla.



- HORN MEXICANO**
A blend of queso mole, queso, and queso.
- WARM 3-CHEESE QUESO**
A blend of queso mole, queso, and queso.