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H.

OCT 20 2010

Chandler



2010

MEMORANDUM

Transportation & Development – PZ Memo No. 10-111

DATE: OCTOBER 12, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR 

FROM: KEVIN MAYO, PLANNING MANAGER 

SUBJECT: LUP09-1001 OREGANO'S PIZZA BISTRO RESTAURANT

Request: Approval of a Use Permit to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within outdoor patio areas at a new restaurant within The Shops at Pecos Ranch development

Location: Northeast corner of Dobson and Germann Roads; building is along Dobson Road

Applicant: Sherry Urban
OPB Restaurants, Inc.

Project Info: Approximately 4,415 square-foot restaurant building outdoor dining patios totaling approximately 3,000 square feet

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Staff recommends approval of the requested liquor Use Permit for the sale of liquor as permitted by a Series 12 Restaurant License with conditions.

BACKGROUND

The application requests liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within a new restaurant with outdoor patio areas. 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 new restaurant is located within The Shops at Pecos Ranch and is one of a few restaurants that will be opening in this center. At this time, Oregon's is under construction, nearing completion.

Oregon's Pizza Bistro is an Italian food restaurant planned to occupy the western half of Building G at the site's northwest corner. The restaurant occupies approximately 4,415 square-feet with outdoor dining patios totaling approximately 3,000 square-feet. The restaurant's hours of operation are Monday through Sunday 11 a.m. to 10 p.m., with an anticipated employment of 75 full-time and part-time persons. The restaurant anticipates a maximum seating of 180 people both indoor and out. The request does not represent any live music, dancing or entertainment.

Staff supports the Use Permit request to allow liquor sales as permitted under a Series 12 Restaurant License finding no land use conflicts exist.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 8, 2009 at Bogle Junior High School. Approximately 7 neighboring residents attended the meeting. No one offered any opposition.
- The Police Department has been informed of the application and has not responded with any concerns.
- At the time of the memo, Staff is not aware of any opposition or concerns to this request.

RECOMMENDATION

Upon finding consistency with the General Plan, Staff recommends approval of liquor Use Permit LUP09-1001 OREGANO'S PIZZA BISTRO RESTAURANT, subject to the following conditions:

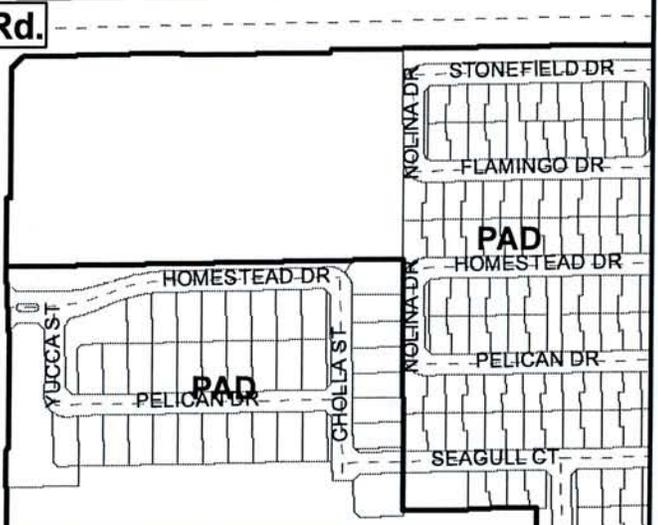
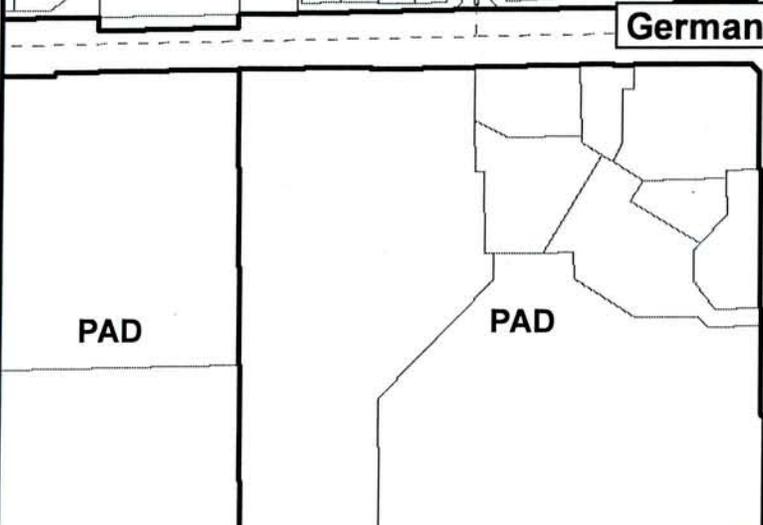
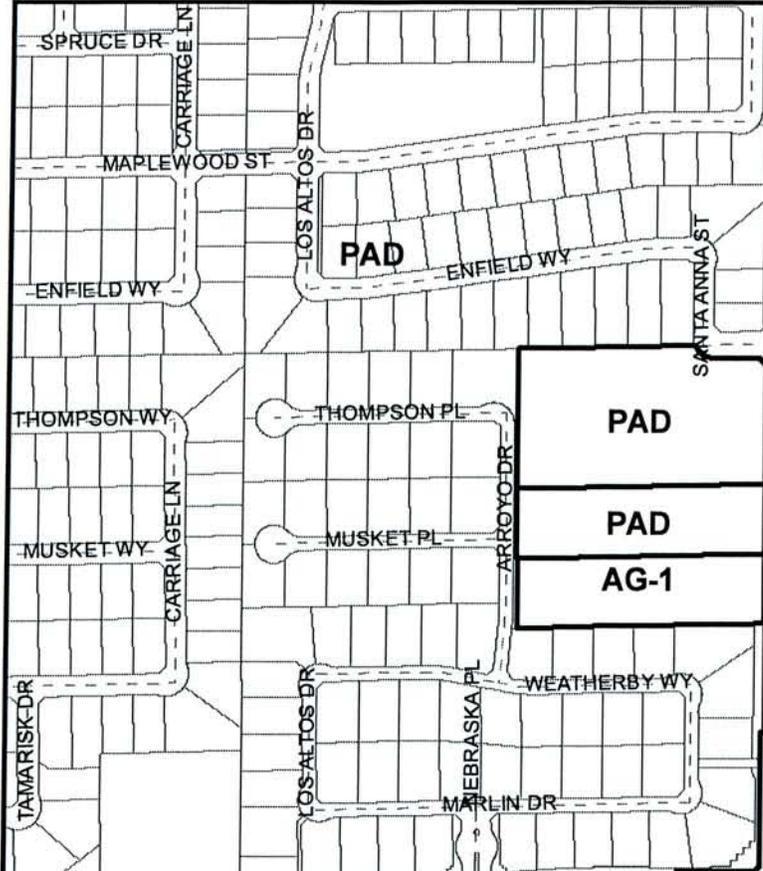
1. The Use Permit is granted for a Series 12 Restaurant license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The site and patio areas shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP09-1001 OREGANO'S PIZZA BISTRO RESTAURANT, subject to the conditions recommended by Staff.

Attachments

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



Germann Rd.

Dobson Rd.

Vicinity Map



LUP09-1001

**Oregano's Pizza Bistro Restaurant
Liquor Use Permit**





Dobson Rd.

Project Site

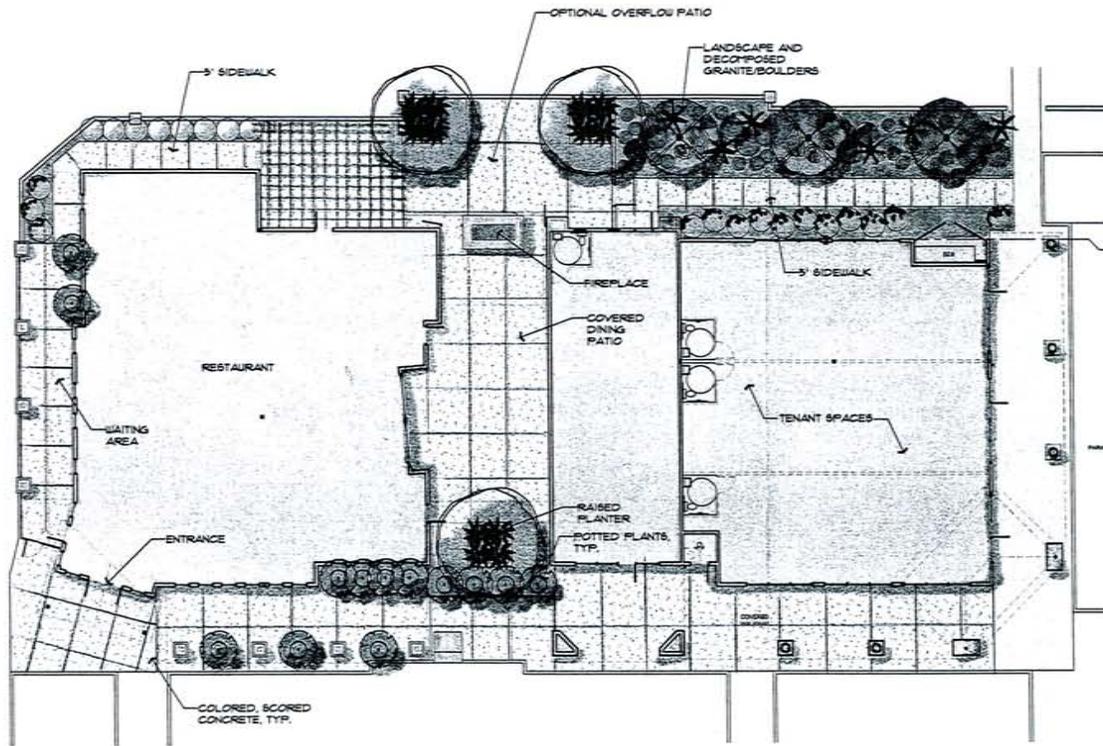
Germann Rd.

Vicinity Map



LUP09-1001

**Oregano's Pizza Bistro Restaurant
Liquor Use Permit**



PLANT LEGEND

TREES

LARGE - MEDIUM CANOPY TREES

CERCIDILM PRASECOX PALO BREA
 PROSOPIS CHILENSIS THORNTLESS MESQUITE

MEDIUM - SMALL ORNAMENTAL TREES

ACACIA SALICINA SILLOU ACACIA

CHAMAEROPS HUMILIS MED. FAN PALM
 CYCAD REVOLUTA SAGO PALM

SHRUBS/ACCENTS

AGAVE SPECIES AGAVE
 JONASIA DELTOIDEA TRIANGLE LEAF BURRAGE
 BOUGAINVILLEA SPECIES B. KARSF BOUGAINVILLEA
 BOUGAINVILLEA 'LA JOLLA' BUSH BOUGAINVILLEA
 MUELENBERGIA RIGENS DEER GRASS
 NEROLI OLEANDER PETITE PINK OLEANDER
 RUELIA BRITTONIANA BRITISH RUELIA
 RUELIA PENNSYLVANICA BAJA RUELIA
 FREDLANDIA MACROCARPUS LADY SLIPPER
 TECOAHARIA CAPEENSIS CAPE HONEYBUCKLE
 CAESALPINIA SPP. BIRD-OF-PARADISE

GROUNDCOVER

ASPARAGUS DENSPLOSUS SPRENGER ASPARAGUS
 CY. SPRENGER
 CONVULVUS CACERUM BUSH MORNING GLORY
 BACCHARIS X CENTENNIAL CENTENNIAL BACCHARIS

DECOMPOSED GRANITE TO BE DETERMINED
 ANGULAR RIP-RAP TO MATCH

POTTED TREES

SURFACE SELECT BOULDERS



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THE SHOPS AT PECOS RANCH P.D.P. LANDSCAPE PLAN - BUILDING G

Chandler

Arizona



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