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MAY 22 2014



MEMORANDUM **Planning Division – CC Memo No. 14-055**

DATE: MAY 22, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER ^{MR}
JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}
KEVIN MAYO, PLANNING MANAGER ^{KM}

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER ^{JMN}

SUBJECT: LUP14-0004 FAZIO'S CATERING AND EVENT CENTER

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 6 Bar License within a catering and event business

Location: 700 West Warner Road, northwest corner of Warner Road and Evergreen Street

Applicant: Angela Fazio

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License within a new catering and event center. A Series 6 Bar License allows the sale and service of all spirituous liquors and off-sale "To Go" privileges.

This new catering and event center will be located in the Suntech shopping center at the northeast corner of Alma School and Warner roads. This building was formerly occupied by Country Buffet and Yummy Buffet restaurants. The building is approximately 10,200 square feet and will host events such as weddings, quinceaneras, birthdays and anniversary parties, social events, business seminars, private dinner functions, and similar occasions. Liquor and food will be served for these private, prescheduled events. Some events have music such as a DJ or live singers using a sound system for speakers and microphones inside only.

In addition to events, the facility accommodates an Italian food catering business in which food is prepared on-site for off-site catered events.

A parking area on the site's north side is in poor condition with broken asphalt, potholes, missing parking space striping, and needs asphalt resurfacing. The applicant has been made aware of this site condition and need for maintenance.

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 April 15, 2014. No one attended other than the applicant.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of Liquor Use Permit LUP14-0004 FAZIO'S CATERING AND EVENT CENTER, 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 Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 6 (Bar 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 shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

PROPOSED MOTION

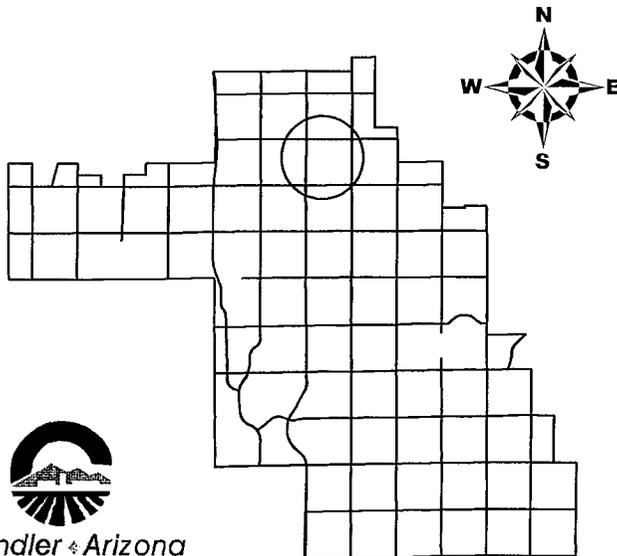
Move to approve Liquor Use Permit case LUP14-0004 FAZIO'S CATERING AND EVENT CENTER, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan of Shopping Center

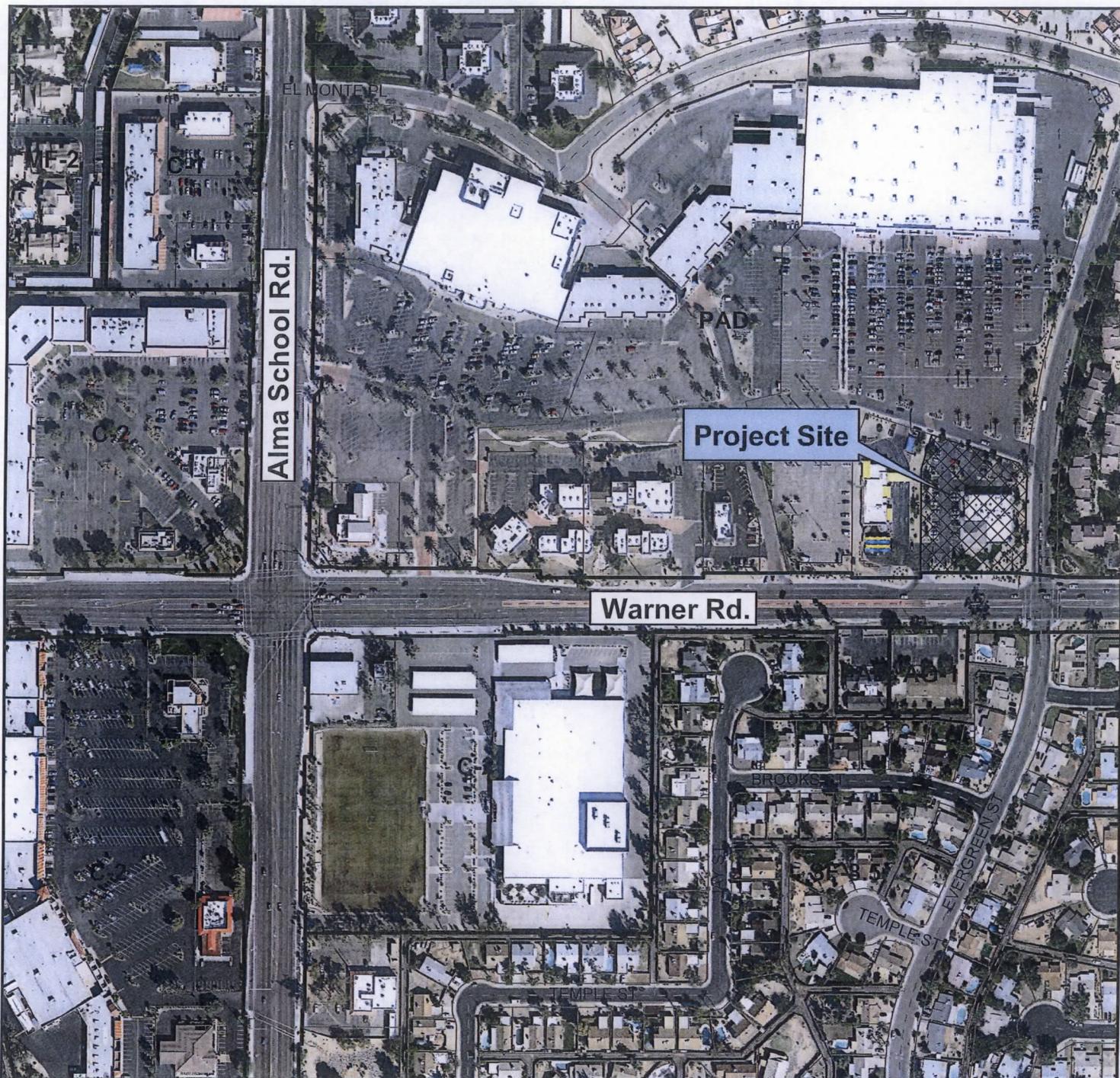


Vicinity Map



LUP14-0004

**Fazio's Catering and Event Center
Liquor Use Permit**



Warner Rd.

Alma School Rd.

Project Site

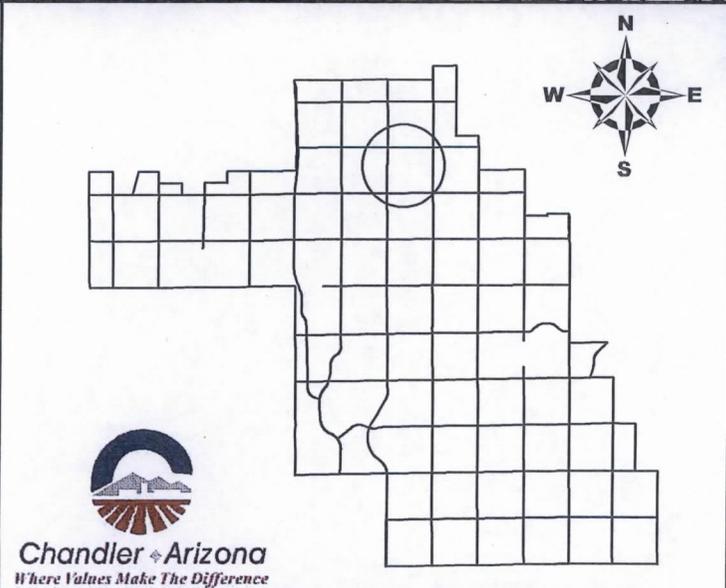
PAD

EL MONTE PL

BROOKS

TEMPLE ST

EVERGREEN ST



Vicinity Map



LUP14-0004

**Fazio's Catering and Event Center
Liquor Use Permit**



Project Name: Fazio's Catering Hall
Property Address: 700 W Warner Rd, Chandler, AZ 85225
Shopping Center: Suntech Center
Business Legal Name: Fazio's Catering and Event Center, LLC
Requested license: Series 6 Liquor License
Building square footage: 10,200 square feet
Total acreage: 1.31 acres
Contact: Angela Fazio 480-570-8070

Fazio's Catering Hall is a catering and banquet hall facility. We will host events such as weddings, quinceaneras, birthday and anniversary parties, social events, business seminars, private dinner functions and similar occasions. We will serve alcohol and food. We will serve all types of alcohol including wine, beer and spirituous liquors. Food will always be offered with the liquor. We are not a restaurant and will not have regular business hours. We are only hosting private, prescheduled events.

Some events may have music. Mostly, we anticipate a DJ for parties but occasionally a wedding or other event may have live singers and musicians. We do not plan on any full bands or groups. There will be a sound system for both music and a PA system when speakers need microphones. We are NOT a bar and will not have nightclub like events that are open to the public. Some events may have dancing. We do not have a specific dance floor. There will be a few T.V.'s on site.

We are a family owned business and cater Italian food. Some of the building use will be for preparing food for off site catering events.

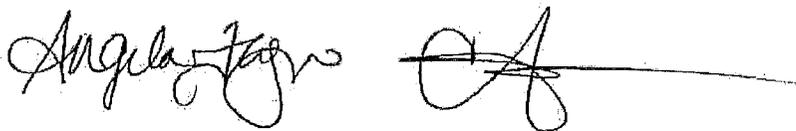
Sometimes wedding receptions or other parties may last into the nighttime hours. However, we will not have events that last past 11:30 pm. These later events will not be commonplace. We will not have events that begin earlier than 9 in the morning. We may have classes or business meetings that could begin as early as 9 in the morning but not parties. We will available for reservations for events 7 days a week. We will not have regular business hours. It will be by appointment only.

We do not require employees. If an event calls for a wait staff or bartenders, we will hire them from a professional company on a case by case basis.

The inside of the building is comprised of mostly open space that can be designed for the specific needs of our clients' events. There are two service areas for alcohol but there is no distinct bar area. The number of tables that are set up is solely based on the clients' needs. We can service parties up to about 250 people total. Most events will be between 50-125 people. There are two main open spaces. We also have a smaller room that can be a bride's room, host a small class or service other smaller needs.

There are approximately 60 parking spaces on premises and additional spaces in outlying areas. No parking will be on adjacent neighborhood streets.

We do not have an outdoor patio. The building will have three signs on the exterior of the building that says, "Fazio's catering hall".

The image shows two handwritten signatures in black ink. The signature on the left is 'Angela Fazio' written in a cursive style. The signature on the right is a stylized 'CF' followed by a long horizontal line.

Chuck and Angela Fazio

Fazio's

PROJECT DATA

PROJECT ADDRESS:
700 W. Warner Rd.
Chandler, AZ 85225

OWNER:
Chuck and Angela Fazio
480 570 8020
Chandler, AZ 85226
Suite 4
Chuck: 480 570 8020
Angela: 480 570 8070
Office: 480 722 9800
chuck@realtyrevolution.com

ARCHITECT:
Stan J. Connick & Associates Architect
11027 N. Pinto Drive
Fountain Hills, AZ 85260
Phone: 480 816 8000
480 816 8000
stanconnickarch@cox.net
stanconnickarch.com

PARCEL NO: 302-27-926
MCR: 334-03

LEGAL DESCRIPTION:
Lot 2 of Suntech Center amended as recorded in book 334 page 3 of maps at the M.C.R., Maricopa County, Arizona
ZONING: C-2

ALLOW. BUILD. AREA: 11,000 SF BASE
LOT AREA: 57,068 S.F.

BUILDING HEIGHT: 28'-0"

BUILDING AREA: 10,200 SF

OCCUPANCY TYPE: A-2.1

CONSTRUCTION TYPE: V-N

BUILDING CODES:
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL AND HVAC CODE
2012 INTERNATIONAL FIRE AND CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL EXISTING BUILDING CODE

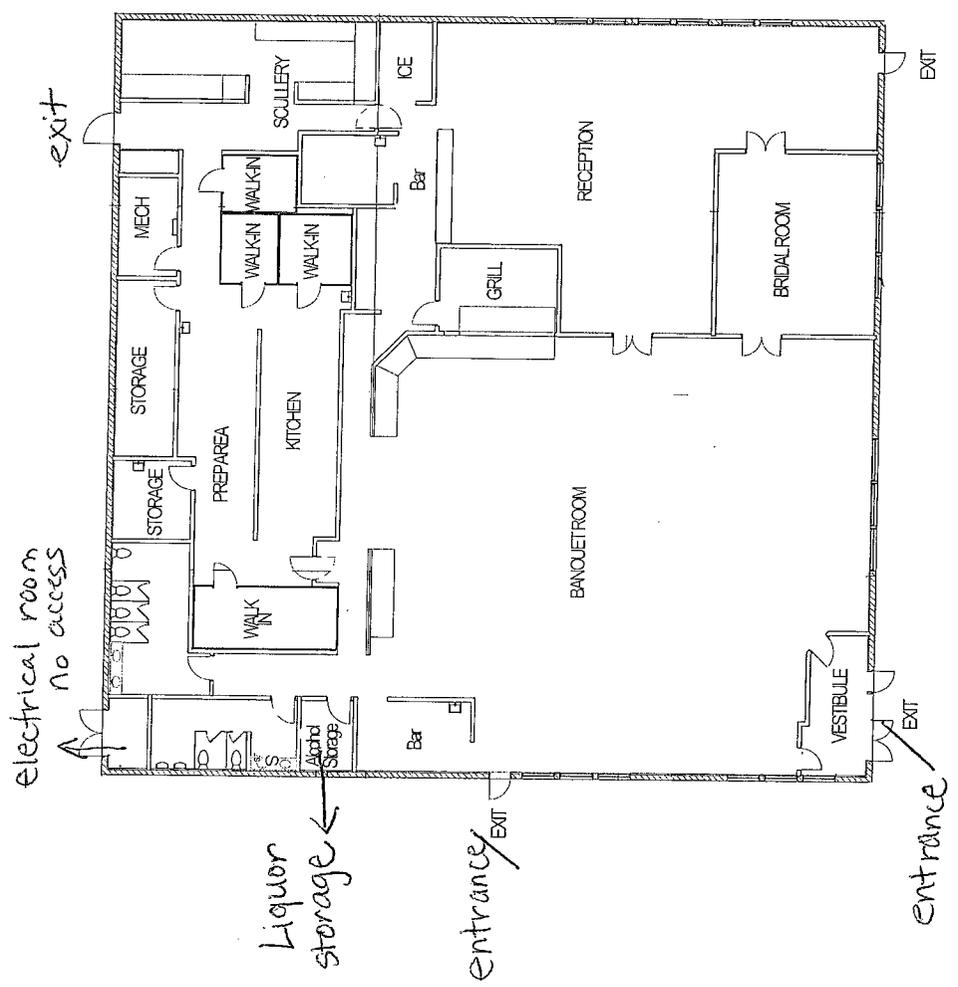
SCOPE OF WORK:
DEMOLITION OF EXISTING PARTITIONS. APPROX. 45 LF
NEW PARTITIONS: 21 LF
3-SETS OF DOORS
NO MECHANICAL
NO ELECTRICAL
NO FIRE SPRINKLER (VERIFY LOCATION OF SPRINKLER HEADS AT NEW PARTITION)



VICINITY MAP

ID	Name	Published
A-1	COVER SHEET	<input type="checkbox"/>
A-2	REFERENCE SITE PLAN	<input type="checkbox"/>
A-3	1st FLOOR PLAN	<input type="checkbox"/>

Building = 10,200 SF
Site = 1.31 acres



N



1st FLOOR PLAN 1/8" scale

97' x 127'

STAN J. CONNICK
and ASSOCIATES
11027 N. PINTO, FOUNTAIN HILLS, AZ 85263, 480 816 8000, FAX: 480 816 8333

FAVIO'S plan A
700 W. WARNER RD.
CHANDLER, AZ 85225
COVER SHEET

Job Number: 14003
Date: 1/18/2014
Sheet Number: A-1
Cf.



LUP14-0004 Fazio's Catering and Event Center



LUP14-0004 Fazio's Catering and Event Center