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SEP 24 2015



MEMORANDUM

Planning Division – CC Memo No. 15-114

DATE: SEPTEMBER 24, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: LUP15-0014 MOD SUPER FAST PIZZA

Request: Liquor Use Permit approval to allow liquor sales as permitted by a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within an outdoor patio for a new restaurant in the Paseo Lindo development

Location: 3977 S. Arizona Avenue, Suite 4; NEC Arizona Avenue and Ocotillo Road

Applicant: Andrea Lewkowitz

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within a new restaurant and outdoor patio. The building is currently under construction within the Paseo Lindo commercial center and the restaurant will occupy one of three tenant spaces.

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 will have approximately 70 seats indoors and 30 seats outside on a patio. The restaurant will be open from 10:30 a.m. until 10:00 p.m. Sunday through Thursday, and until 11 p.m. on Friday and Saturday nights. There is no live entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 3, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve Liquor Use Permit, LUP15-0014 MOD SUPER FAST PIZZA, subject to the following conditions:

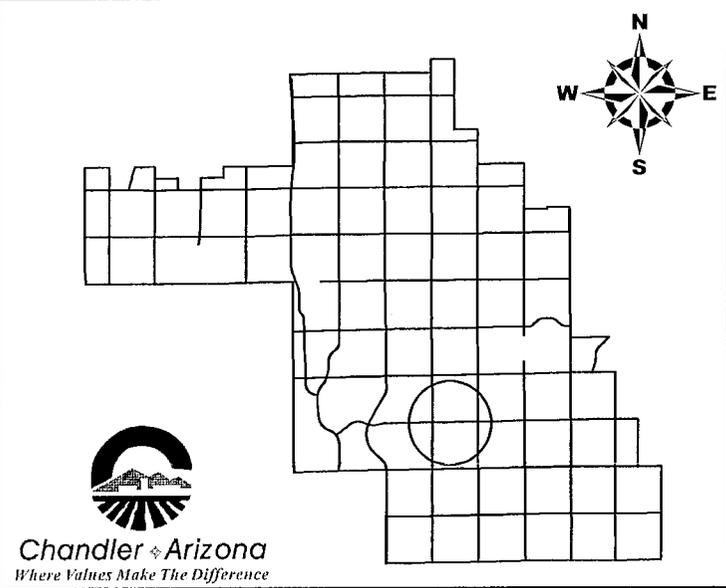
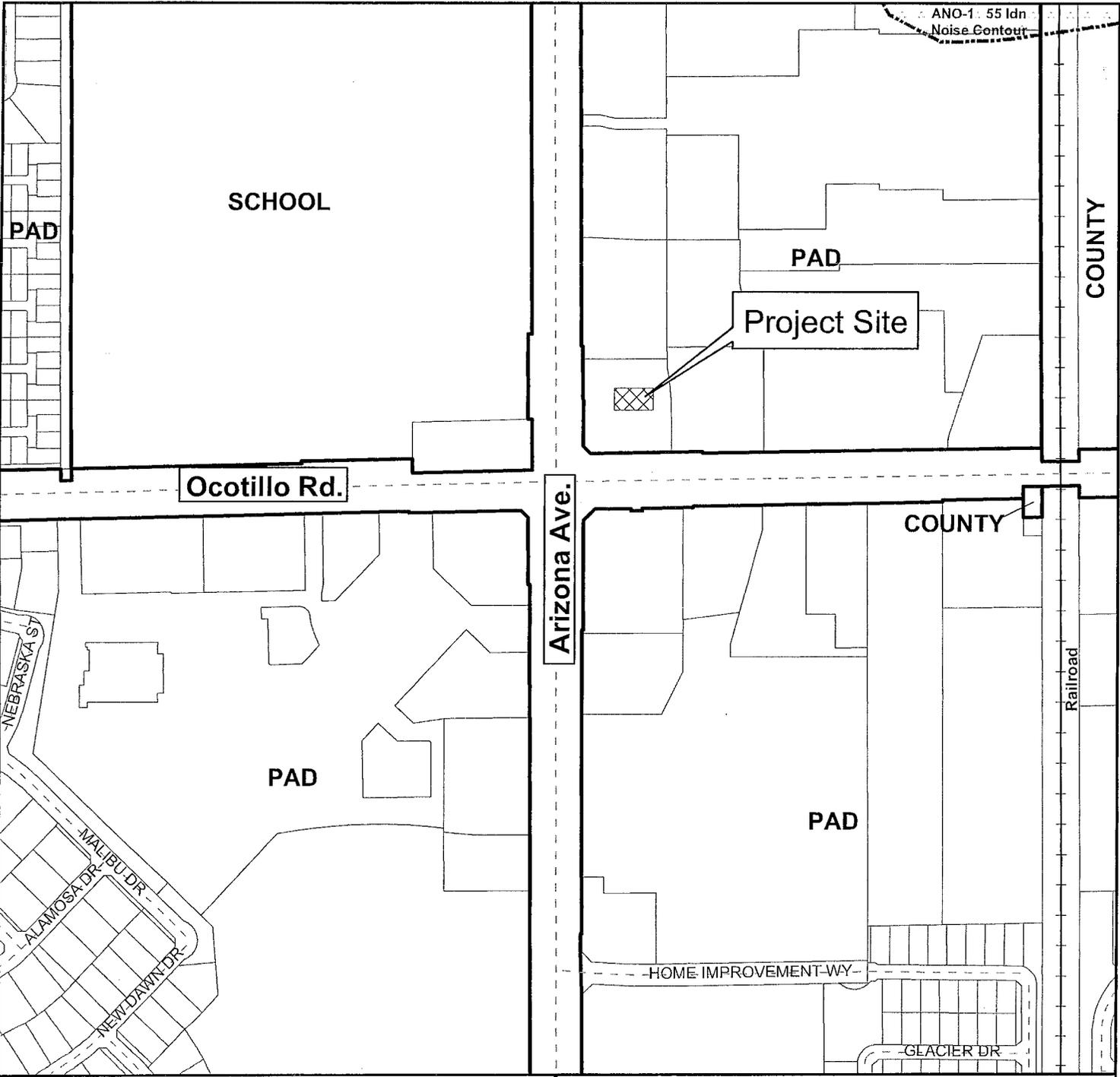
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of 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 and patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move City Council approve Liquor Use Permit case LUP15-0014 MOD SUPER FAST PIZZA, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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



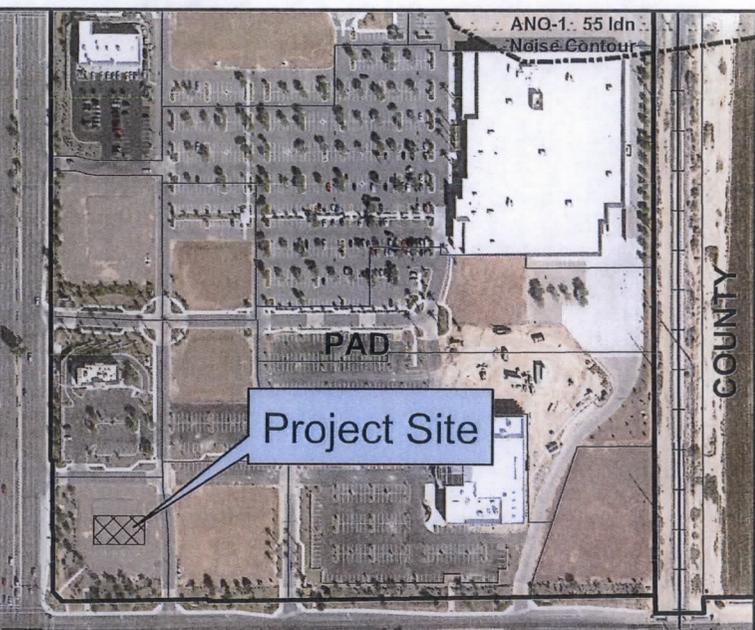
Vicinity Map



LUP15-0014

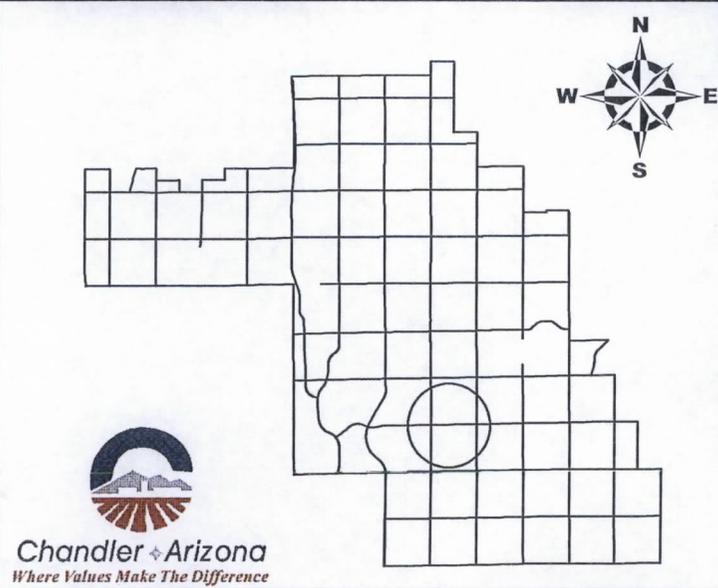
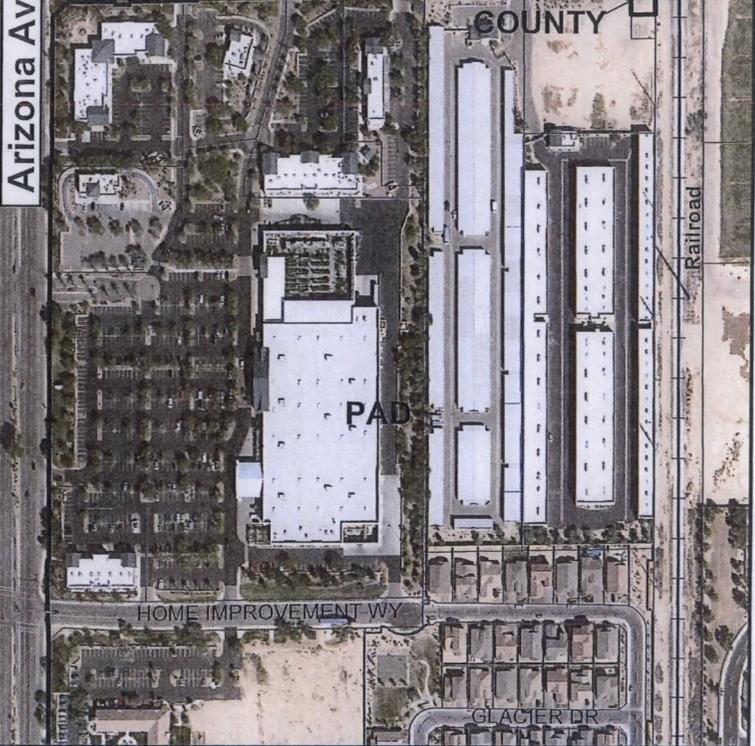
**Mod Super Fast Pizza
Liquor Use Permit**

CITY OF CHANDLER 7/13/2015



Ocotillo Rd.

Arizona Ave.



Vicinity Map



LUP15-0014

**Mod Super Fast Pizza
Liquor Use Permit**





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H.J. Lewkowitz

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June 30, 2015

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85226

Re: Liquor Use Permit
MOD Super Fast Pizza
3977 S. Arizona Avenue, #4

MOD Super Fast Pizza, LLC plans to open one of several valley locations at the Paseo Lindo shopping center on the northeast corner of Arizona Avenue and Ocotillo Road. The company opened its first restaurant in Washington in 2008, and plans to have more than 80 locations in 15 states by the end of the year. The company has been recognized as one of the "Top 50 Breakout Brands" by Nation's Restaurant News and one of the "Fastest Growing Private Companies in America" by Inc. Magazine.

MOD's menu features affordable "Made On Demand" pizzas and salads – allowing guests to customize their meals from a variety of ingredients (menu attached). MOD has applied for a Series 12 Restaurant liquor license to allow guests 21 and over the opportunity to purchase alcoholic beverages with the meals they enjoy.

The restaurant will occupy the center suite in the not-yet-built pad shown on the attached site plan. There will be approximately 70 seats inside and 30 seats outside. There will not be any televisions, games, dancing or live music, but there will be recorded music. Patio seating will not interfere with pedestrian access; smoking will not be allowed.

Mod Pizza will be open from 10:30 am until 10:00 pm Sunday - Thursday, and from 10:30 am until 11:00 pm on Friday and Saturday. The restaurant will employ approximately 20 staff. The restaurant is scheduled to open in the fall of 2015.

Sincerely,

A handwritten signature in black ink that reads 'Andrea D. Lewkowitz'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrea D. Lewkowitz

Encl.

Narrative



PROJECT INFORMATION
MOD
PIZZA
PASO LINDO

PROJECT NUMBER: 28134-020
SHEET INFORMATION
FLOOR PLAN

A1.1

GENERAL NOTES

KEY NOTES

1. REFER TO FRONT SHEET FOR GENERAL NOTES.
2. REFER TO SHEET 11.2 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
3. REFER TO SHEET 11.3 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
4. REFER TO SHEET 11.4 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
5. REFER TO SHEET 11.5 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
6. REFER TO SHEET 11.6 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
7. REFER TO SHEET 11.7 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
8. REFER TO SHEET 11.8 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
9. REFER TO SHEET 11.9 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
10. REFER TO SHEET 11.10 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
11. REFER TO SHEET 11.11 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
12. REFER TO SHEET 11.12 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
13. REFER TO SHEET 11.13 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
14. REFER TO SHEET 11.14 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
15. REFER TO SHEET 11.15 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
16. REFER TO SHEET 11.16 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
17. REFER TO SHEET 11.17 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
18. REFER TO SHEET 11.18 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
19. REFER TO SHEET 11.19 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.
20. REFER TO SHEET 11.20 FOR EQUIPMENT INSTALLATION AND BUILDING CONSTRUCTION.

WALL TYPE SCHEDULE

WALL TYPE	DESCRIPTION	THICKNESS	FINISH
1	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES	5/8"	PAINT
2	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE	5/8"	PAINT
3	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE	5/8"	PAINT
4	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT

WALL TYPE SCHEDULE

WALL TYPE	DESCRIPTION	THICKNESS	FINISH
5	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE	5/8"	PAINT
6	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
7	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
8	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT

WALL TYPE SCHEDULE

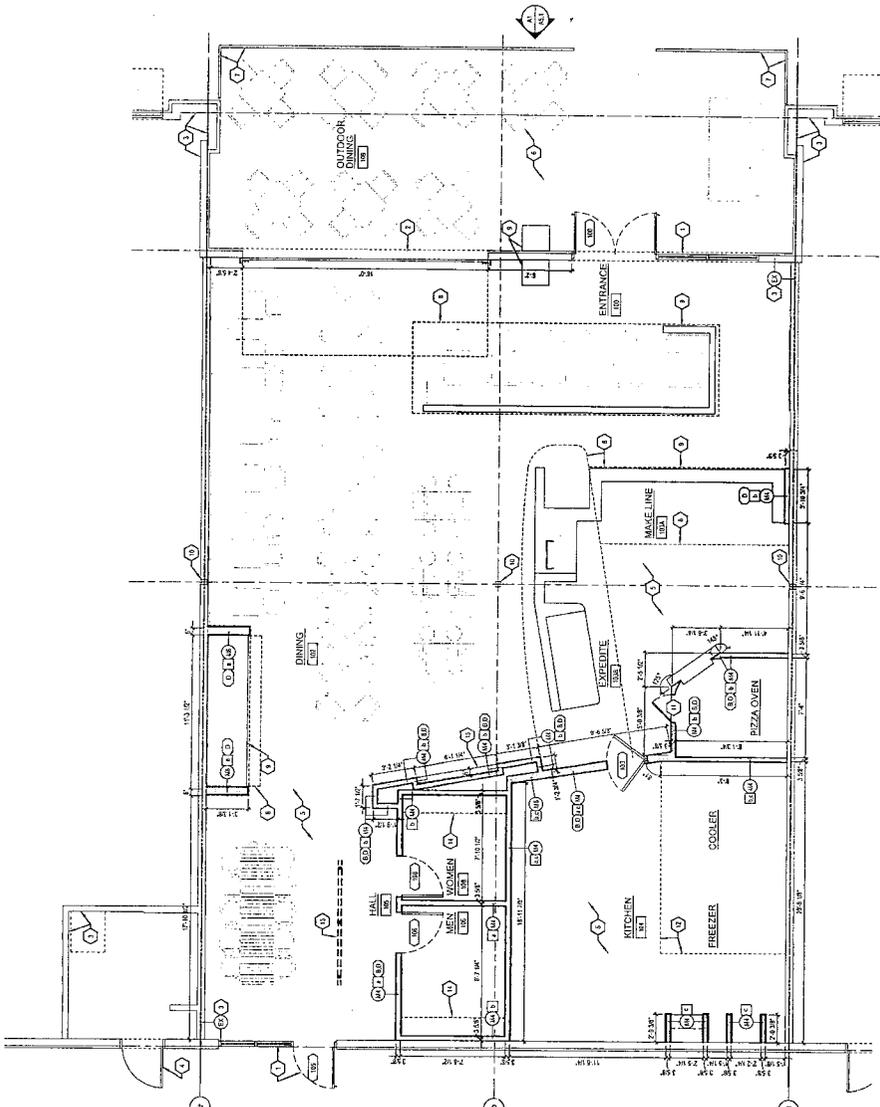
WALL TYPE	DESCRIPTION	THICKNESS	FINISH
9	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
10	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
11	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
12	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT

WALL TYPE SCHEDULE

WALL TYPE	DESCRIPTION	THICKNESS	FINISH
13	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
14	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
15	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
16	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT

WALL TYPE SCHEDULE

WALL TYPE	DESCRIPTION	THICKNESS	FINISH
17	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
18	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
19	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT
20	3/4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE WITH 1/2" GYPSUM BOARD ON INSIDE AND 1/2" GYPSUM BOARD ON OUTSIDE	5/8"	PAINT



A1.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

Floor Plan