



MEMORANDUM Planning Division – CC Memo No. 16-030

DATE: MARCH 31, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: LUP15-0022 PESTOS PIZZA

Request: Liquor Use Permit approval to continue to sell and serve liquor for on-premise consumption as permitted under a Series 12 Restaurant License indoors and within a new outdoor covered patio
Location: 1960 West Ray Road, Suite 4, within the Anderson Springs shopping center, at the northeast corner of Ray and Dobson roads
Applicant: Frank Taurisano, Owner

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

Pesto's Pizza and Wine Bar is an existing restaurant located at 1960 West Ray Road, Suite 4, within the Anderson Springs shopping center, at the northeast corner of Ray and Dobson roads. The family owned and operated restaurant has been in business since 1994. In 2004, a Liquor Use Permit was approved for a Series 12 Restaurant license.

The request is for Liquor Use Permit approval to continue to sell and serve liquor for on-premise consumption as permitted under a Series 12 Restaurant License indoors and within a new outdoor covered patio.

The owner wishes to enhance the front of the restaurant and provide outdoor dining for their customers. Indoor floor area is approximately 3,300 square feet with a new 760 square foot outdoor patio. Due to the business front facing west, the outdoor patio would be covered with an awning for shade. A decorative fence is proposed to enclose the new 30 seat outdoor dining

area. Hours of operation are seven days a week from 10 a.m. until 9 p.m. The restaurant employs approximately 25 staff members.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 15, 2016. No one other than the applicant attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Pridemore)

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP15-0022 PESTOS PIZZA, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Floor Plan, Patio Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 12 Restaurant license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.
5. The patio shall be maintained in a clean and orderly manner.
6. The fabric awning structure shall be maintained in a manner similar to that at the time of installation.

**PROPOSED MOTION**

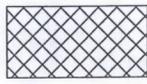
Move City Council approve Liquor Use Permit case LUP15-0022 PESTOS PIZZA, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Floor Plan
3. Patio Plan
4. Photo simulation
5. Awning and Fence Details
6. Narrative

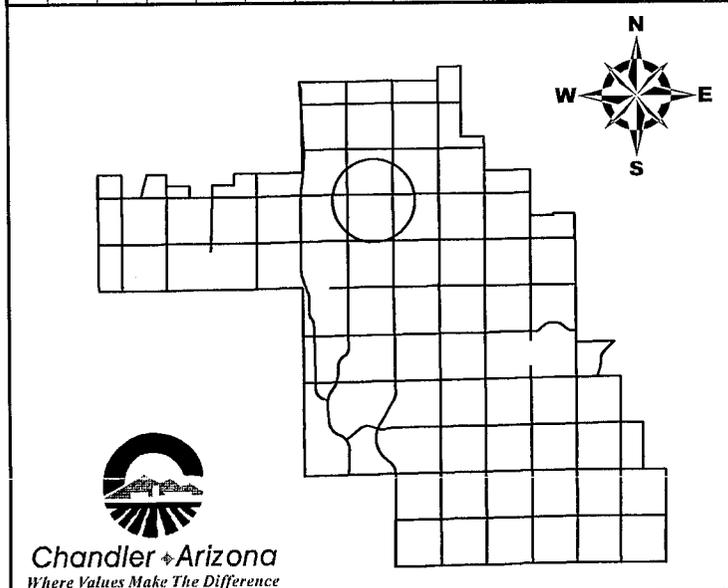
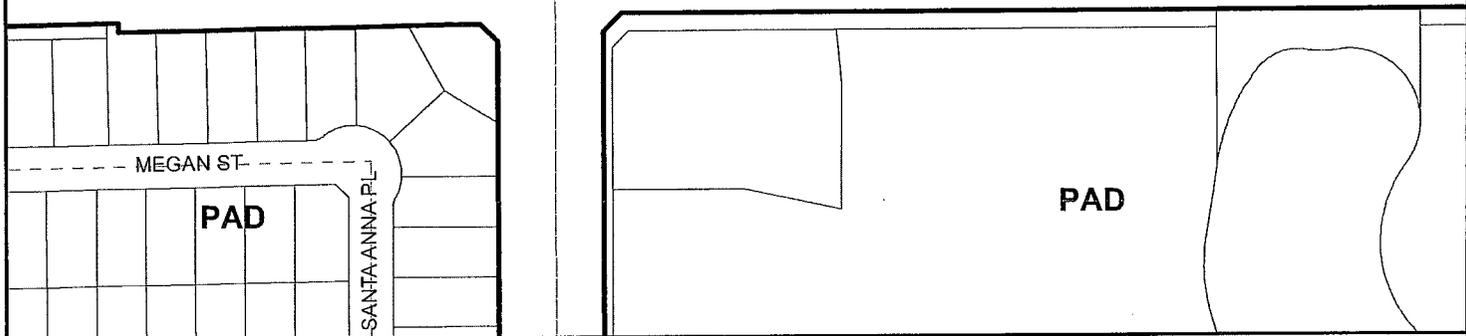
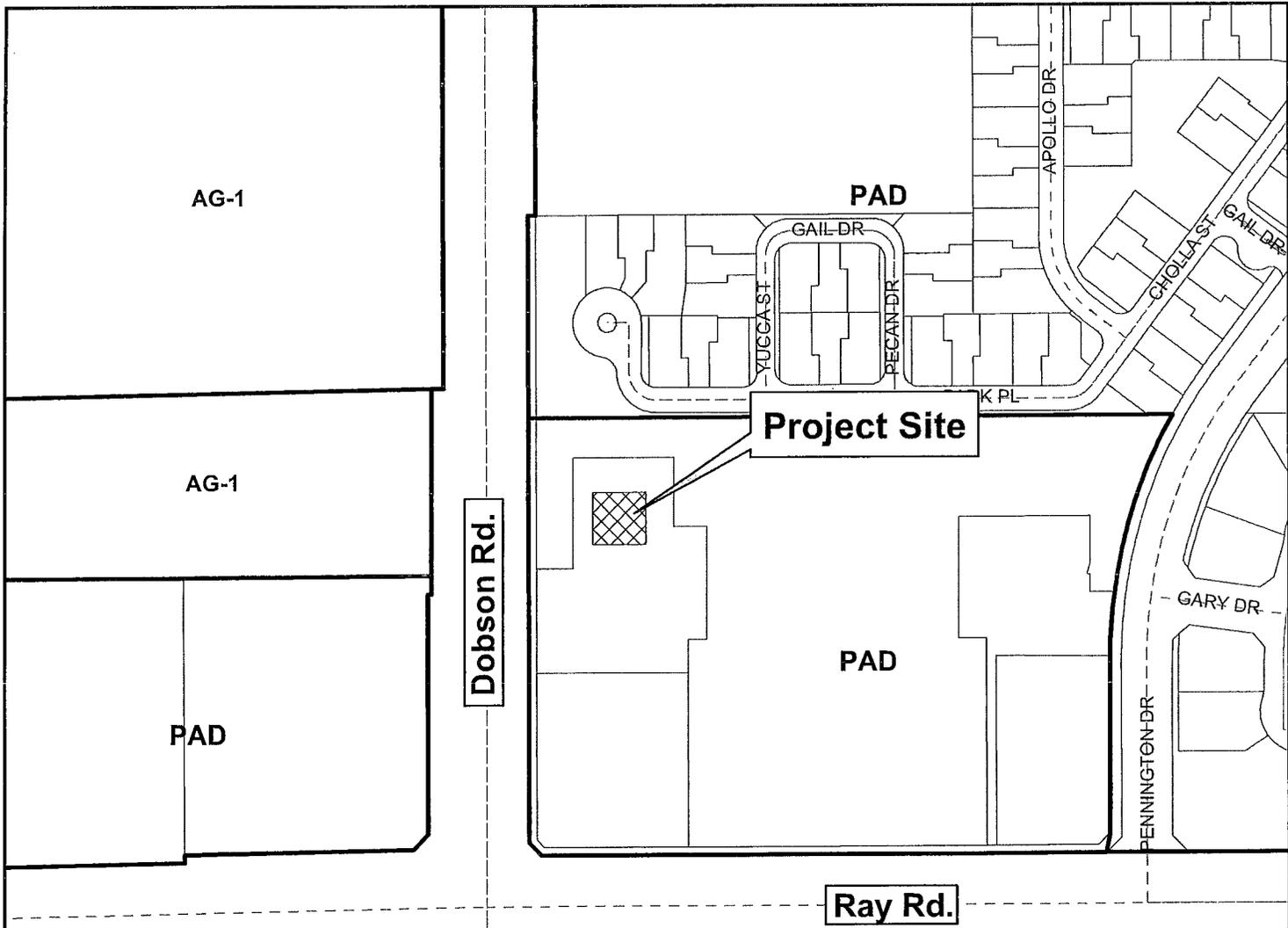


**Vicinity Map**



**LUP15-0022**

**Pestos Pizza  
Liquor Use Permit**



## Vicinity Map

LUP15-0022

**Pestos Pizza  
Liquor Use Permit**

CITY OF CHANDLER 11/16/2015



### NEW PROPOSED PATIO

SCALE: N.T.S.

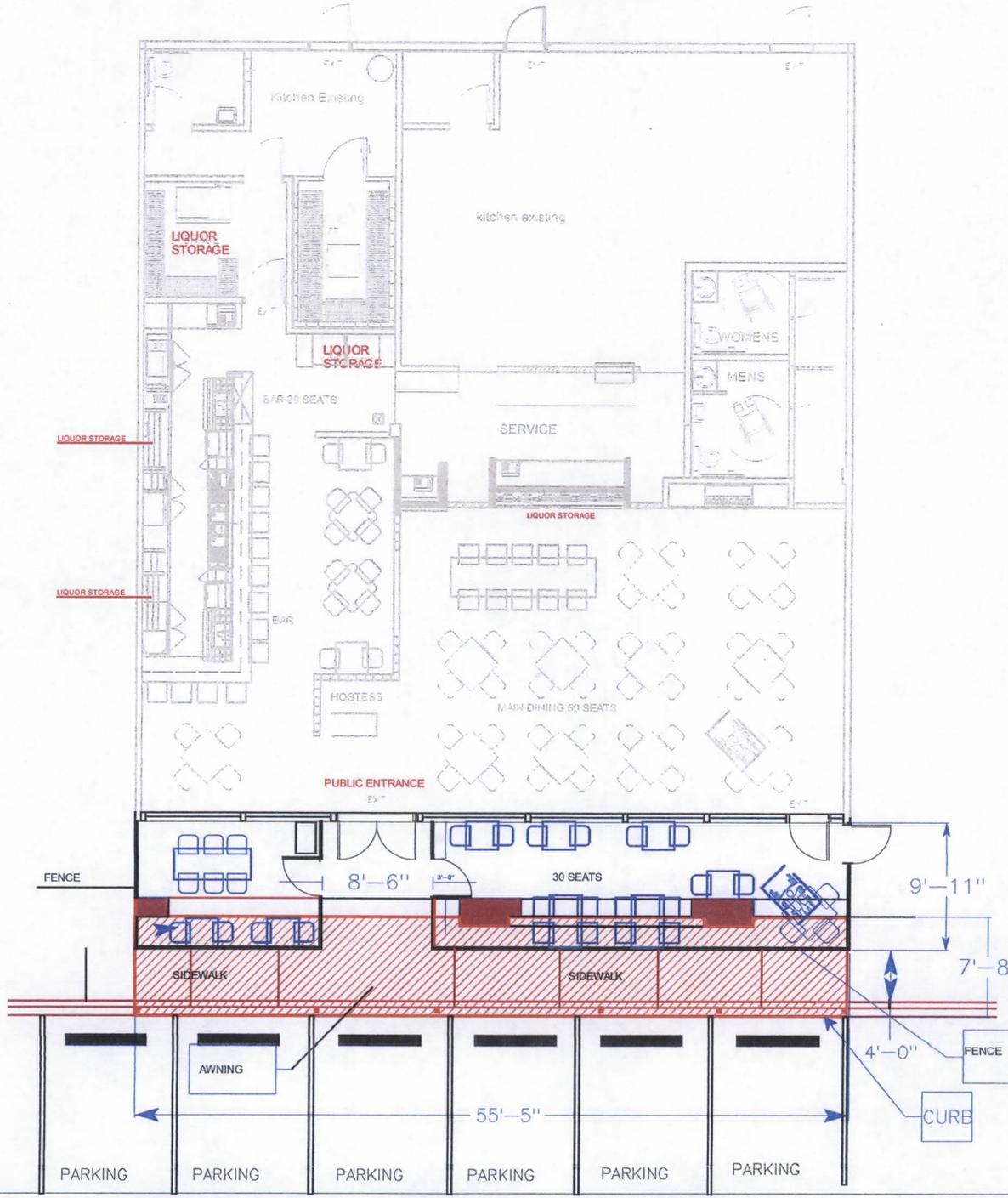
Seating & Area Sq. Ft	
Main Dining	900 sq.ft.
Bar Dining	690 sq.ft.
Kitchen	1400 sq. ft.
Restrooms	
Total Interior	3195 sq.ft.
Patio Dining	760 sq. ft.
Total Dining inside -	79
Total Dining outside -	30
Building Suites 3, 4 & 5	

### PROJECT

Property Owner & Management  
 Daniel Lavitt  
 Commercial Property Manager  
 HING PROPERTIES, INC.  
 OFFICE: 480-951-1785  
 Cell: 480-341-0325  
 Fax: 480-483-7721  
 Email: Hingproperties@qwesoffice.net

Restaurant Owner  
 Frank Taurisano - 480-821-2949  
 cell 602-292-2884  
 1960 W Ray Rd Ste 4, Chandler, AZ 85224

Project Designer  
 Don Carstens Associates Inc.  
 Don Carstens - 602-571-0064  
 doncarstens@me.com



**don carstens** associates  
 Interior Design  
 11465 E. 1st St., Suite 100  
 8243 E. MONTE VISTA RD. SCOTTSDALE, AZ  
 85257

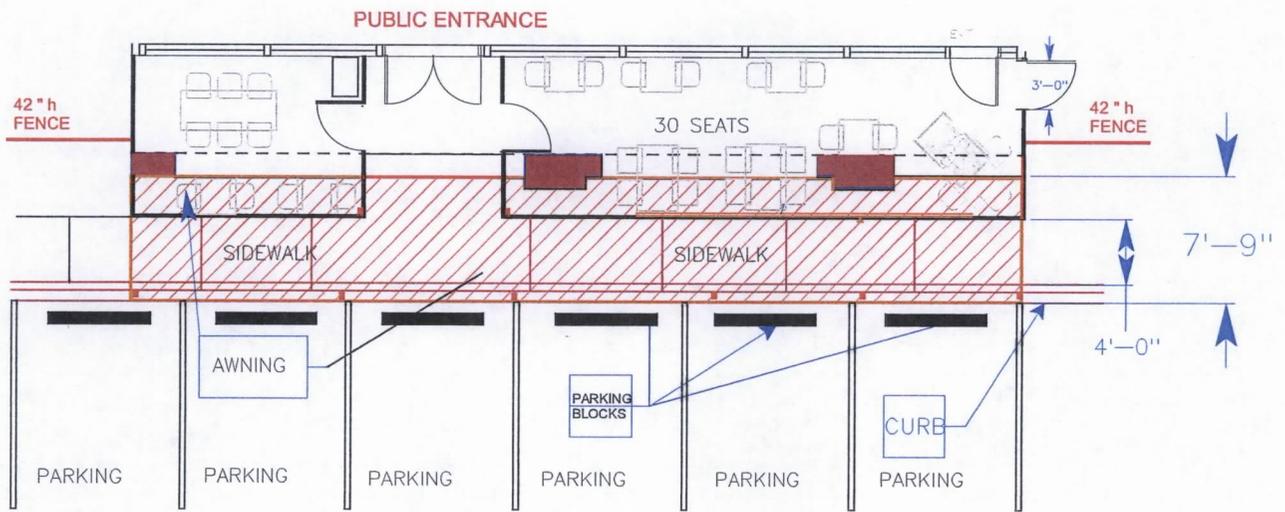
**PESTO'S**  
 1960 W. RAY RD. #4  
 CHANDLER, ARIZONA 85224

SHEET NAME:  
**FLOOR PLAN  
 NEW PATIO SEATING**

Rev.	Date	By

Date  
 Project No.  
 Drawn By  
 Scale 1/4"=1'-0"  
 Sheet No.

**100**



**NEW PROPOSED PATIO**

SCALE: N.T.S.

Sheet No.

**101**

SHEET NAME:

**FLOOR PLAN  
NEW PATIO SEATING**

**PESTO'S**

1960 W. RAY RD. #4  
CHANDLER, ARIZONA 85224

**don carstens associates**

restaurant interior design  
PH.602-571-0064 doncarstens@me.com  
8243 E. MONTE VISTA RD. SCOTTSDALE AZ. 85257









Pesto's Pizza & Wine Bar Restaurant has been in business at 1960 W. Ray Rd. (suites 3, 4 & 5) since 1994. We currently have 3300 sq. ft. of floor area. We are proposing to add a 760 sq. ft. covered outdoor patio to the front of our restaurant for additional outside dining. The patio would have a decorative railing to fence off the area and a fabric awning. We will maintain a 4 ft. wide ADA walkway. We would be expanding the purview of our Series #12 Restaurant liquor license to include our patio. At this time we would like to enhance the look of the front of our restaurant. The improvements would give us greater curb appeal and some needed shade (our restaurant faces west). Our architect, Don Carstens, has been on board for all of our previous renovations and has designed many popular restaurants in Scottsdale (i.e.; Mastro's, City Hall). We currently have 25 employees. Pesto's is open from 10 am to 9 pm every day. These enhancements will greatly enhance our center.