

#44

JUL 28 2016



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – CC Memo No. 16-077**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP16-0016 ZESTY ZEEKS PIZZA & WINGS

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License

Location: 960 E. Warner Road, Suite 1, northwest corner of Warner and McQueen roads

Applicant: Jody Pectol, Business 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

The subject site is located at the northwest corner of Warner and McQueen roads within the Corcovado Village, at the eastern border of the City of Chandler. The commercial shopping center is bordered to the north and west by the Madeline Court single-family residential subdivision. Adjacent to the south, across Warner Road, is Legacy Traditional School, and east, across McQueen Road is the Town of Gilbert. Within Corcovado Village, there exist a CVS Pharmacy, Weinerschnitzel, two inline retail buildings, and four vacant lots.

Zesty Zzeeks Pizza & Wings is a casual pizzeria that currently have two locations within the east Valley and the newest location will be located within an inline retail building in Corcovado Village with frontage along Warner Road. The 2,500 square foot suite, which seats 33 persons, is located at an end cap adjacent to the arched entry way to Madeline Court. Zesty Zzeeks will also have a 480 square foot patio, which seats 20 persons, along the west side of the suite. The outdoor patio will have one 50" television with small speakers, which will be played at low volume. The applicant has

July 28, 2016

represented they will not have live music and will play music from speakers at low volume. The indoor will have four large televisions. Zesty Zzeeks' hours of operation will be Sunday through Thursday 11 a.m. to 10:30 p.m., Friday and Saturday 11 a.m. to 11:30 p.m. The new restaurant will employ 12 employees.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 23, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0016 ZESTY ZZEEKS PIZZA & WINGS, subject to the following conditions:

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

PROPOSED MOTION

Move City Council approve Liquor Use Permit case LUP16-0016 ZESTY ZZEEKS PIZZA & WINGS, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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

Town
of
Gilbert

PAD

EL PRADO RD

EL MONTE PL

THICK C

COLT RD

PAD

COLT CT

MARIPOSA PL

MADELINE DR

SAVANNAH DR

MATTHEW DR

Project Site

STINE PL

AG-1

RAILROAD

BOULE AV

SAN VICENTE DR

MOSLEY DR

THICK ST

Warner Rd.

McQueen Rd.

PAD

PAD

BROOKS ST

C-2

PAD

PAD

TEMPLE ST

JACKSON ST

PAD

PARK

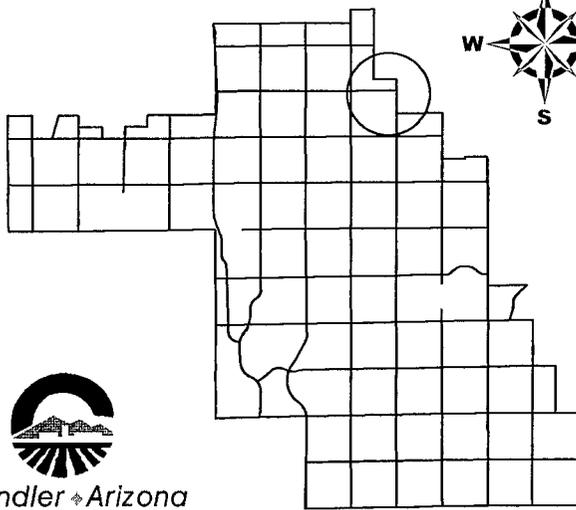
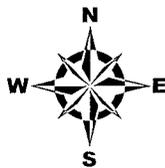
FAMILTON PL

STOFFER PL

ESTRELLA DR

SABA ST

Vicinity Map

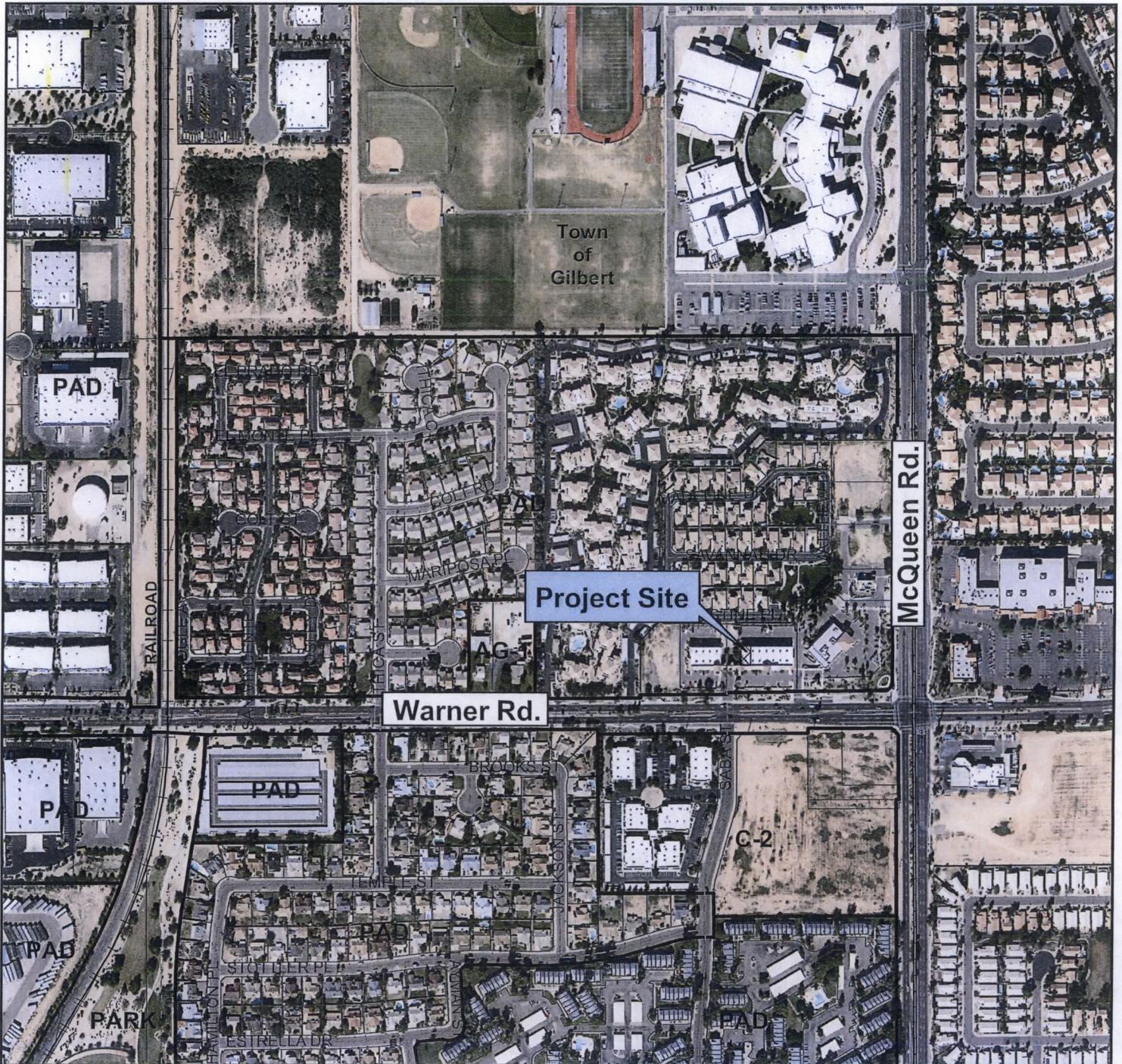


LUP16-0016

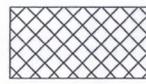
Zesty ZEEKS Pizza & Wings
Liquor Use Permit



Chandler Arizona
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Vicinity Map



LUP16-0016

**Zesty Zeeks Pizza & Wings
Liquor Use Permit**



5-8-16

Mark and Jody Pectol are applying for a Class Series 12 Restaurant Liquor License.

Our property is located at: 960 E Warner Road, Ste 1 Chandler AZ.

We currently are operating two of the same type of pizzerias. One is located at 48th & Warner in Phoenix and the other is located at Mill & Southern in Tempe.

Store hours will be Sunday through Thursday 11am to 1030pm and Friday, Saturday 11am to 1130pm.

We will have a staff including One Manager, One Asst Manager and 10 hourly part time local employees.

We will have 4 big screen tvs with NO live music, pool tables or dancing. We will have an attached patio with some seating, fire place and a big screen tv. We will be placing a privacy fence around the patio per city of Chandler building code.

The restaurant is 2500 sq feet and will seat 25 inside along with 16-20 people outside.

We are locally owned and are very involved in the daily operations. We take great pride in our community involvement and we give back to the local schools, the local sports teams, the local fire and police departments.

We have ZERO citations in the previous 3 years of operation. We take great pride in doing it correctly.

Mark Pectol (623) 419-5350

Mark Pectol

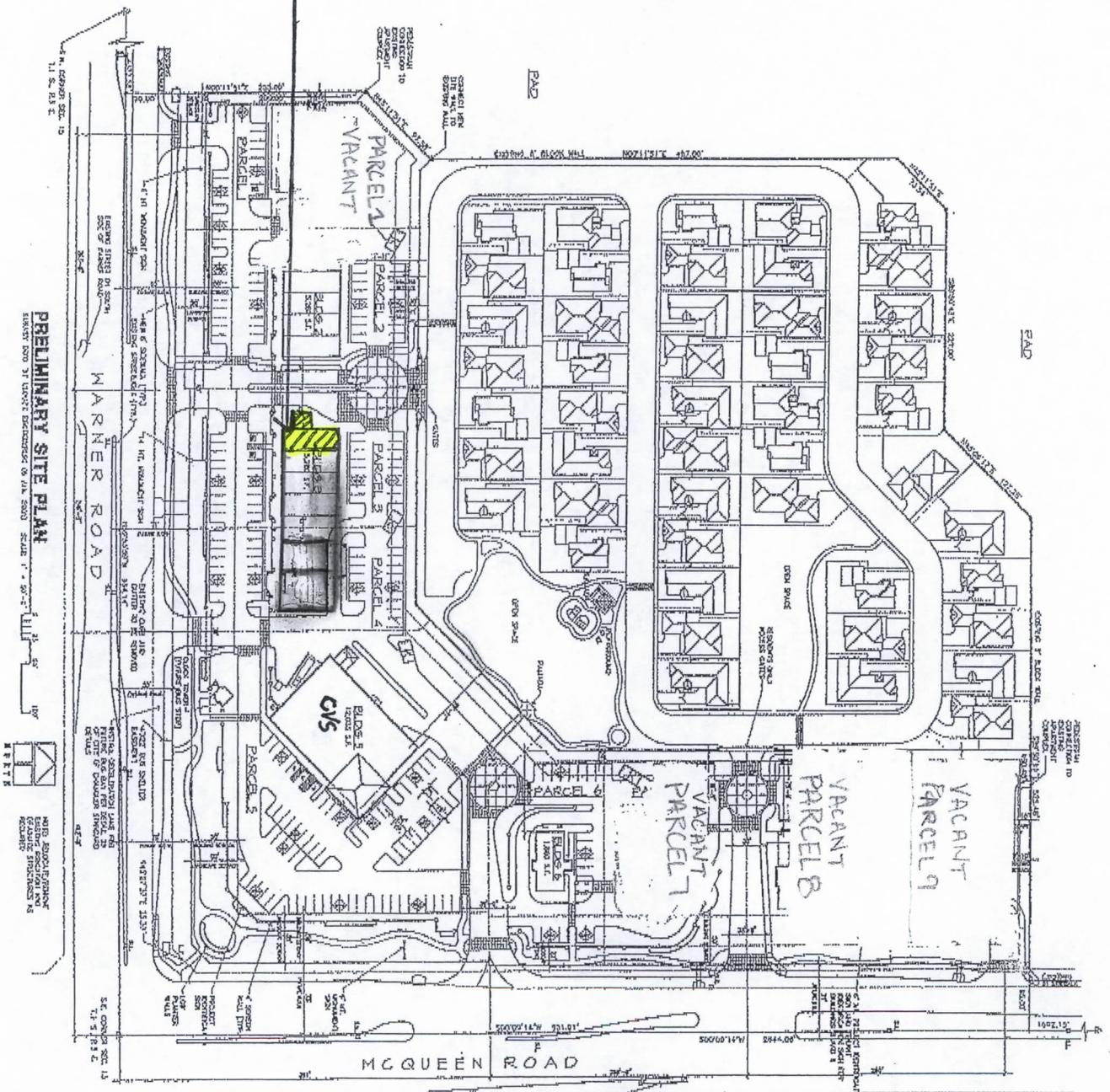
Jody Pectol (503) 449-4012

Jody Pectol

Patio & Restaurant will be smoke free

Site Plan

Subject Site



PRELIMINARY SITE PLAN
 DRAWN BY: [Name]
 SCALE: 1" = 50'-0"

NO. 1000-1000-1000
 1000-1000-1000
 1000-1000-1000

COMMERCIAL PAD SITE DATA

BLDG. NO.	BLDG. AREA (SQ. FT.)	BLDG. AREA (AC)	BLDG. AREA (SQ. FT.)	BLDG. AREA (AC)
BLDG 1 (PARCEL 1)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 2 (PARCEL 2)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 3 (PARCEL 3)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 4 (PARCEL 4)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 5 (PARCEL 5)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 6 (PARCEL 6)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 7 (PARCEL 7)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 8 (PARCEL 8)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
BLDG 9 (PARCEL 9)	5,200 S.F.	0.119 AC	5,200 S.F.	0.119 AC
TOTAL	46,800 S.F.	1.071 AC	46,800 S.F.	1.071 AC

RESIDENTIAL:
 EXISTING ZONING: R-10
 LOTS: 705 AC
 NET ACRES: (361.14 AC)
 STREET-FRONT LOTS: 47 LOTS - 52' X 80' AVERAGE
 (42' X 80' AT 1" LOT)

ALL COMMERCIAL BUILDINGS TO BE EQUIPPED WITH FIRE SPROCKETS.

PERMITS REQUIRED: 4,981 S.F. @ \$1.50/1000
 PERMITS PROVIDED: 2% OF TOTAL PROVIDED
 ACCESSIBLE PROVIDED: 2

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1.10
 ARCHITECTURE AND PLANNING
 1102 East Main Street
 Phoenix, Arizona 85004-1098
 (602) 255-1858

CORCOWADO VILLAGE
 CHANDLER, ARIZONA
 PRELIMINARY

WINTERBELL ARCHITECTS INC
 1102 East Main Street
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