



the neighboring suite to the west in order to provide additional dining space. The existing restaurant is approximately 6,150 square feet; the expansion area is roughly 300 square feet. The subject request would allow alcohol sales to be extended to the new service area.

The restaurant's hours of operation are Sunday through Thursday 11 a.m. to 9 p.m. and Friday and Saturday 11 a.m. to 10 p.m. There is no live entertainment. The existing restaurant space contains a bar; however, it is not being expanded.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the minimal nature of the request and no prior known opposition, a neighborhood meeting was not held; however, a letter notifying the surrounding property owners of the request was sent.
- At the time of this writing, Staff is not aware of any opposition.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan and C-1 zoning, recommends approval of LUP12-0022 FLORIDINO'S PIZZA & PASTA subject to the following conditions:

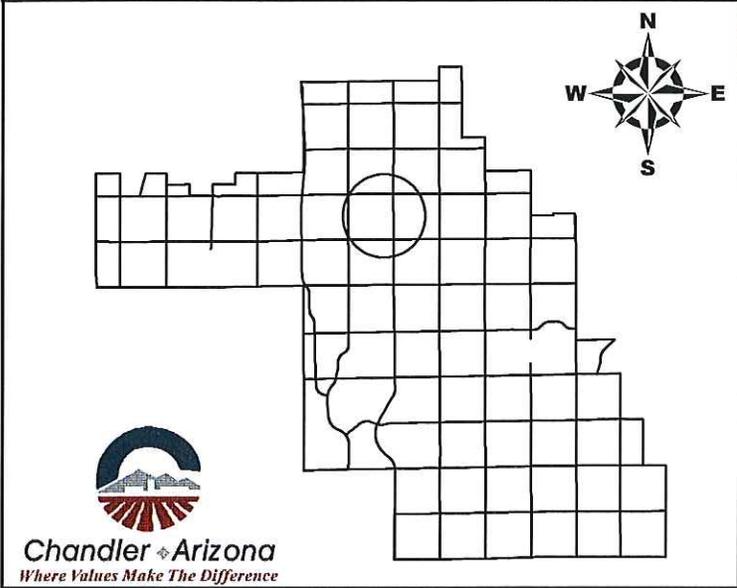
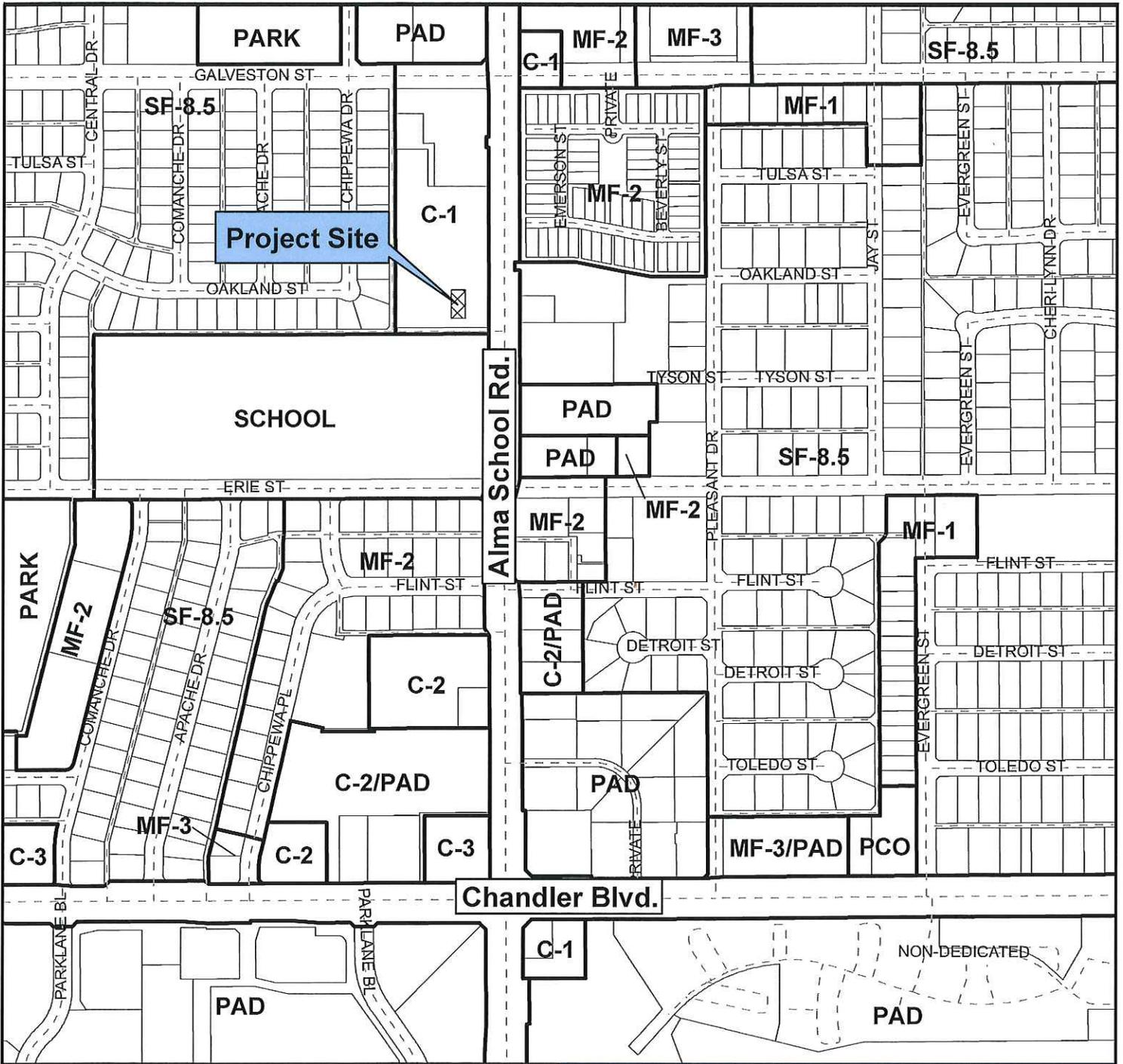
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
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 reapplication and approval of the Use Permit.
5. The area adjacent to the establishment shall be maintained in a clean and orderly manner.

#### **PROPOSED MOTION**

Motion to recommend approval of LUP12-0022 FLORIDINO'S PIZZA & PASTA, Use Permit to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for an expanded restaurant area; subject to the conditions recommended by Staff.

#### **Attachments**

1. Vicinity Maps
2. Floor Plan Excluding Expansion Area
3. Floor Plan Expansion Area



**Vicinity Map**



LUP12-0022

**Floridino's Pizza and Pasta  
Liquor Use Permit**





ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 DEMO EXISTING WALL
- 2 NEW SERVICE COUNTER
- 3 NEW FLOOR SINK - CONNECT TO EXISTING FS
- 4 NEW DUPLEX OUTLETS - GRF +48" TYP
- 5 MODIFY EXISTING SERVICE COUNTER AS SHOWN
- 6 NEW BENCH

GENERAL NOTES

1. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE, UNLESS OTHERWISE NOTED. PROVIDE ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
2. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF FRAME UNLESS NOTED.
3. GRID LINES ARE SHOWN FOR VISUAL REFERENCE ONLY AND DO NOT NECESSARILY IMPLY STRUCTURAL COLUMN CENTER LINES OR EXISTING EDGES.
4. VERIFY EXISTING CONDITIONS, INCLUDING DIMENSIONS INDICATED "VP" IN THE FIELD. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH WORK IN THAT AREA. VERIFY PARTITION LOCATION BEFORE PROCEEDING WITH CONSTRUCTION.
5. NEW GYP/PLM BOARD CONSTRUCTION ADDING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS.
6. AT COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN FOR THE OWNER A CERTIFICATE OF OCCUPANCY.

LEGEND

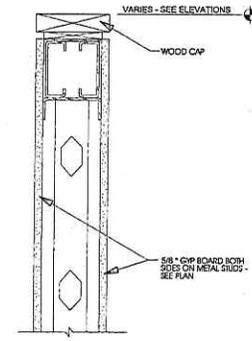
- EXISTING EXTERIOR WALLS OR BUILDING PARTITION
- EXISTING INTERIOR PARTITION
- NEW INTERIOR PARTITION - 3/8" OR 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GYP BOARD BOARDS ON EACH SIDE FROM SLAB TO FINISH CEILING OR TO STRUCTURE ABOVE AS INDICATED BY WALL TYPE. SEE SH A1.0 WALL TYPES FOR ADDITIONAL DETAILS.
- NEW METAL STUD PARTITION - 3/8" OR 5/8" METAL STUDS TO FINISH WITH 5/8" GYP BOARD BOARDS ON EACH SIDE FROM SLAB TO +34" AFF OR AS NOTED. SEE SH A1.0 FOR ADDITIONAL DETAILS.

PROJECT INFORMATION

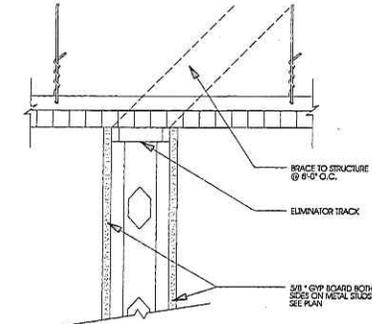
PROJECT NAME: FLORIDINO'S PIZZA & PASTA  
 PROJECT ADDRESS: 590 N. ALMA SCHOOL ROAD, CHANDLER, AZ 85226  
 ZONING: C-1  
 OCCUPANCY: A-2 RESTAURANT  
 ADDITIONAL FLOOR AREA: 425 SF  
 CONSTRUCTION TYPE: VB  
 PROJECT DESCRIPTION: MINOR REMODEL OF EXISTING RESTAURANT, NEW SERVICE COUNTER, ADD SPACE OF ADDITIONAL SPACE FOR BANQUET ROOM, NEW FLOOR SINK TO CONNECT TO EXISTING FS.

APPLICABLE CODES:  
 2009 INTERNATIONAL BUILDING CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2009 INTERNATIONAL PLUMBING CODE  
 2008 NATIONAL ELECTRICAL CODE/NECA  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2009 INTERNATIONAL EXISTING BUILDINGS CODE

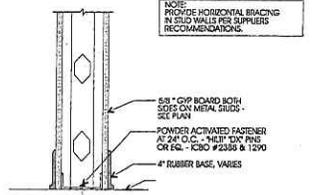
PARTITION "TYPE C" SCALE: NTS 3



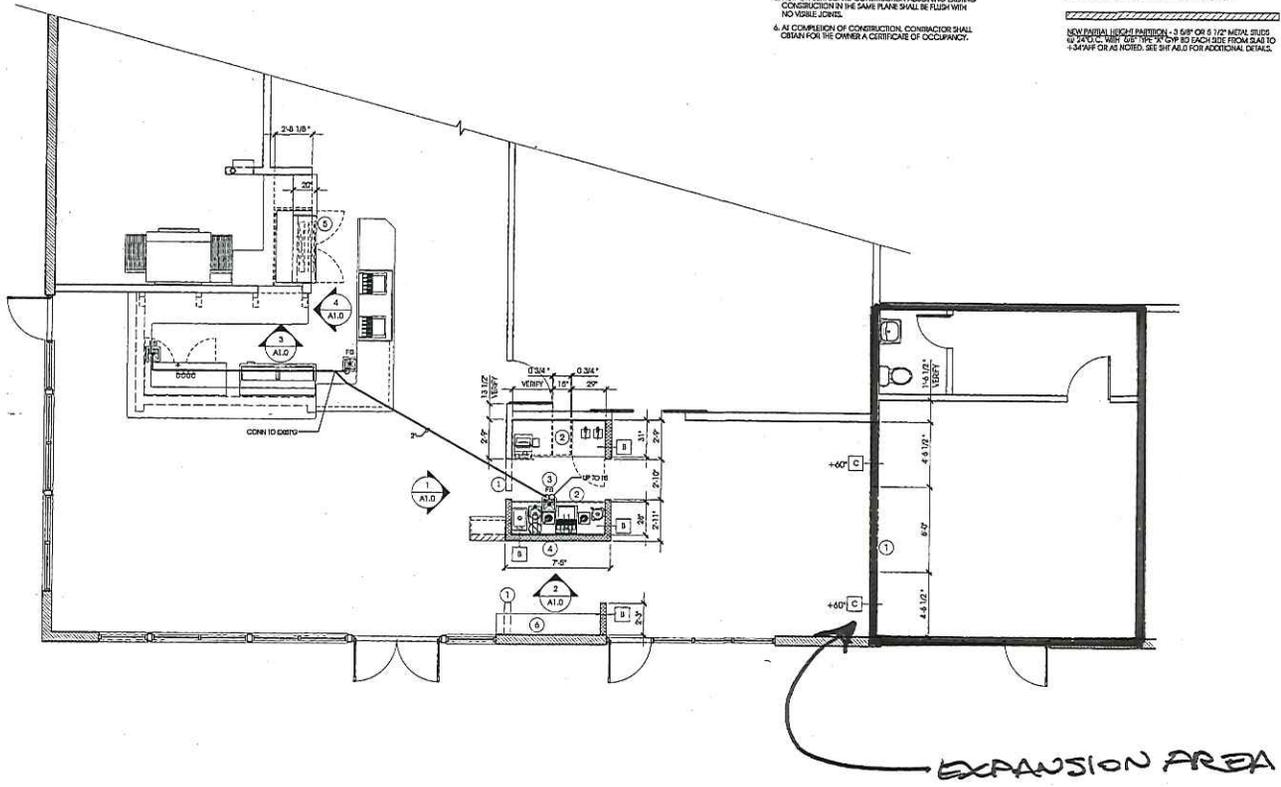
PARTITION "TYPE B" SCALE: NTS 2



TYPICAL WALL SCALE: NTS 1



NOTE: PROVIDE HORIZONTAL BRACING IN STUD WALLS PER SUPPLIERS RECOMMENDATIONS.

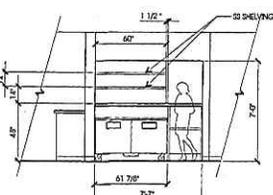
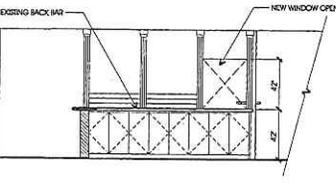
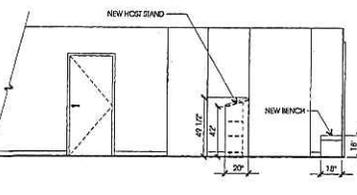
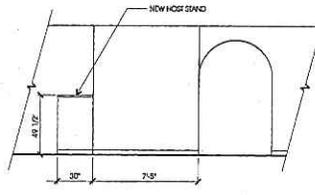


1 ELEVATION SCALE: 1/4" = 1'-0"

2 ELEVATION SCALE: 1/4" = 1'-0"

3 ELEVATION SCALE: 1/4" = 1'-0"

4 ELEVATION SCALE: 1/4" = 1'-0"



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 EXPIRES: 12-31-12

**FLORIDINO'S PIZZA & PASTA**  
 590 N. ALMA SCHOOL ROAD  
 CHANDLER, ARIZONA

Issue	<input type="checkbox"/> Design	<input type="checkbox"/> Bid
	<input type="checkbox"/> Prepare	<input type="checkbox"/> Construction
	<input type="checkbox"/> City Submit	<input type="checkbox"/> Record
Revisions:		

Sheet No: ARCHITECTURAL FLOOR PLAN  
 Title: 072M12  
 Project Number: 12-01-140  
 Date: 12-01-140  
 Checked by: JGE  
 Sheet Number: GSM  
**A1.0**

PROPOSED EXPANSION AREA