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MEMORANDUM **Transportation & Development - PZ Memo No. 13-104**

DATE: NOVEMBER 20, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJZ
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: LUP13-0017 FIRED PIE

Request: Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio at an existing restaurant

Location: 2855 W. Ray Road, Suite 5
Southwest corner of Ray Road and Coronado Street

Applicant: Enrico Cuomo; Owner

RECOMMENDATION

The request is for Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio at an existing restaurant. Planning Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located west of the southwest corner of Ray Road and Coronado Street, within the Raintree Ranch commercial center. The subject suite is located at the immediate intersection corner of Ray and Coronado Street. East of Coronado Street is the Raintree Ranch East single-family residential subdivision. North of Ray Road is an assisted living facility. Commercial suites are west and south of the subject suite.

The restaurant specializes in customizable pizzas and salads. The subject suite is 1,850 square feet and seats roughly 65 patrons. An outdoor patio is proposed on the north side of the restaurant within an existing outdoor plaza. The outdoor plaza is roughly 6,500 square feet.

Seating is currently provided in the plaza area; however it is requested that the patio area be enclosed in order that patrons have the option to purchase alcohol with their meal. The proposed patio is roughly 8'x 28' (224 square feet) and will allow for an additional 20 patrons. Paradise Bakery is adjacent to the outdoor plaza, and is northwest of the subject suite, and also provides outdoor seating; however in a loose seating arrangement.

The restaurant operates Sunday through Thursday from 11 a.m. to 9 p.m. and Friday and Saturday from 11 a.m. to 10 p.m. Outdoor entertainment is not proposed. Piped music will be played both indoors and on the outdoor patio. Planning Staff has added a condition ensuring that the music does not unreasonably disturb area residents.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting will be held on Monday, November 18, 2013. Planning Staff will update Planning Commission with the results of the neighborhood meeting at the Planning Commission study session.
- Planning Staff has notified the police department of the request and they have responded with no concerns.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP13-0017 FIRED PIE, 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 (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.

4. The site and outdoor patio shall be maintained in a clean and orderly manner.

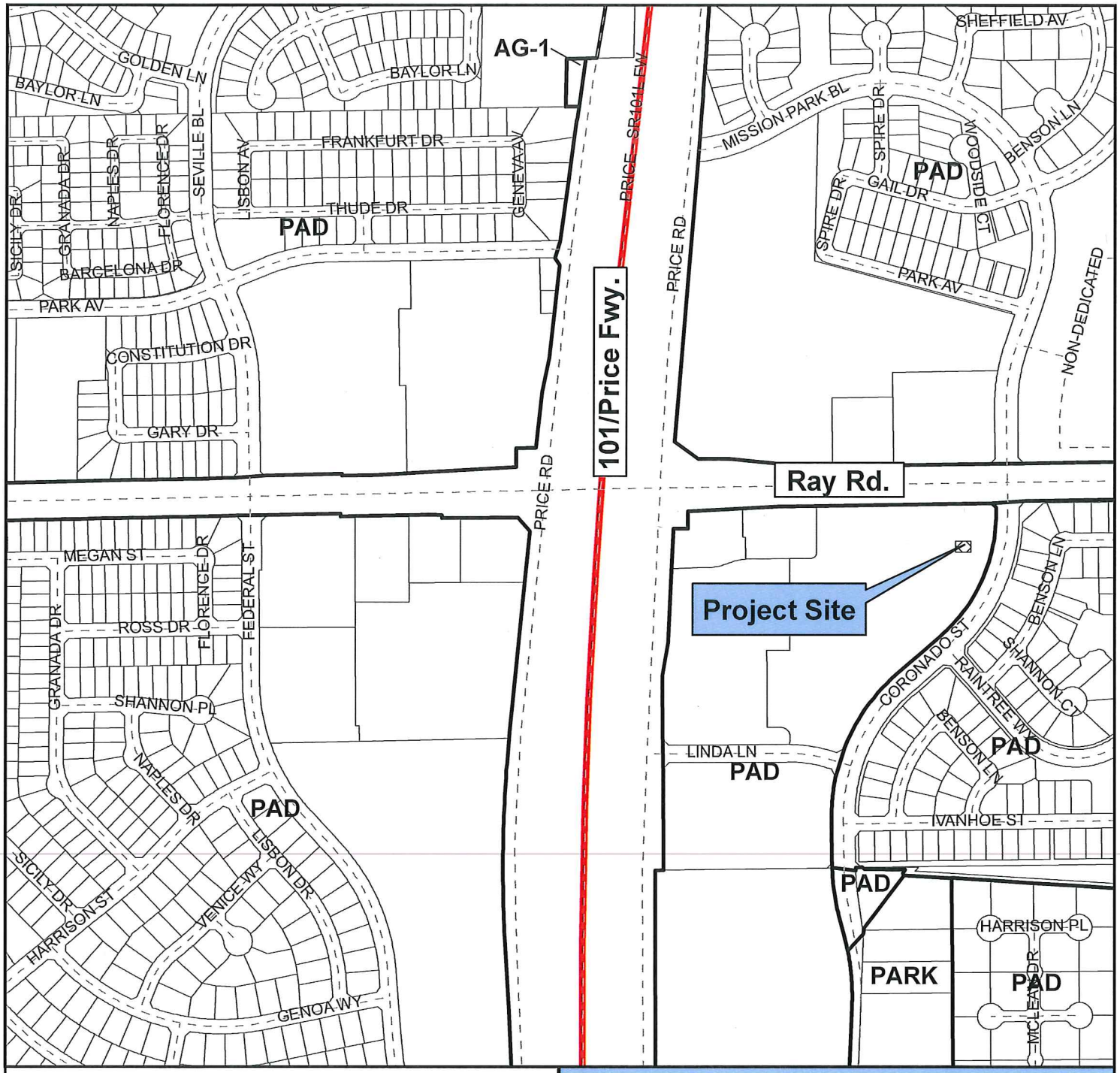
5. Music shall be controlled so as to not unreasonably disturb area residences.

PROPOSED MOTION

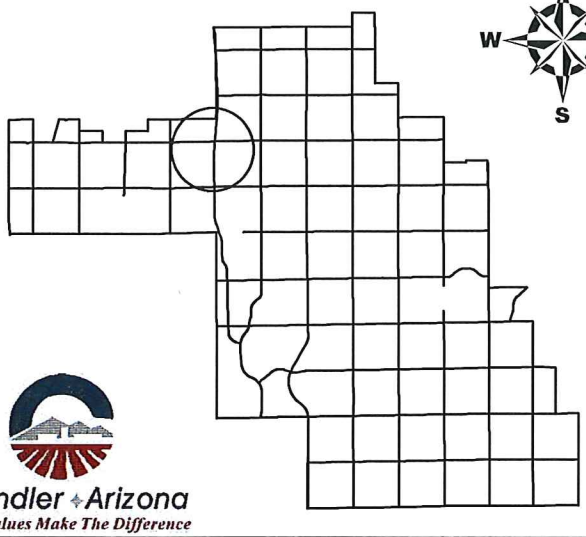
Motion to recommend approval of LUP13-0017 FIRED PIE, Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



LUP13-0017

Fired Pie
Liquor Use Permit

Chandler Arizona
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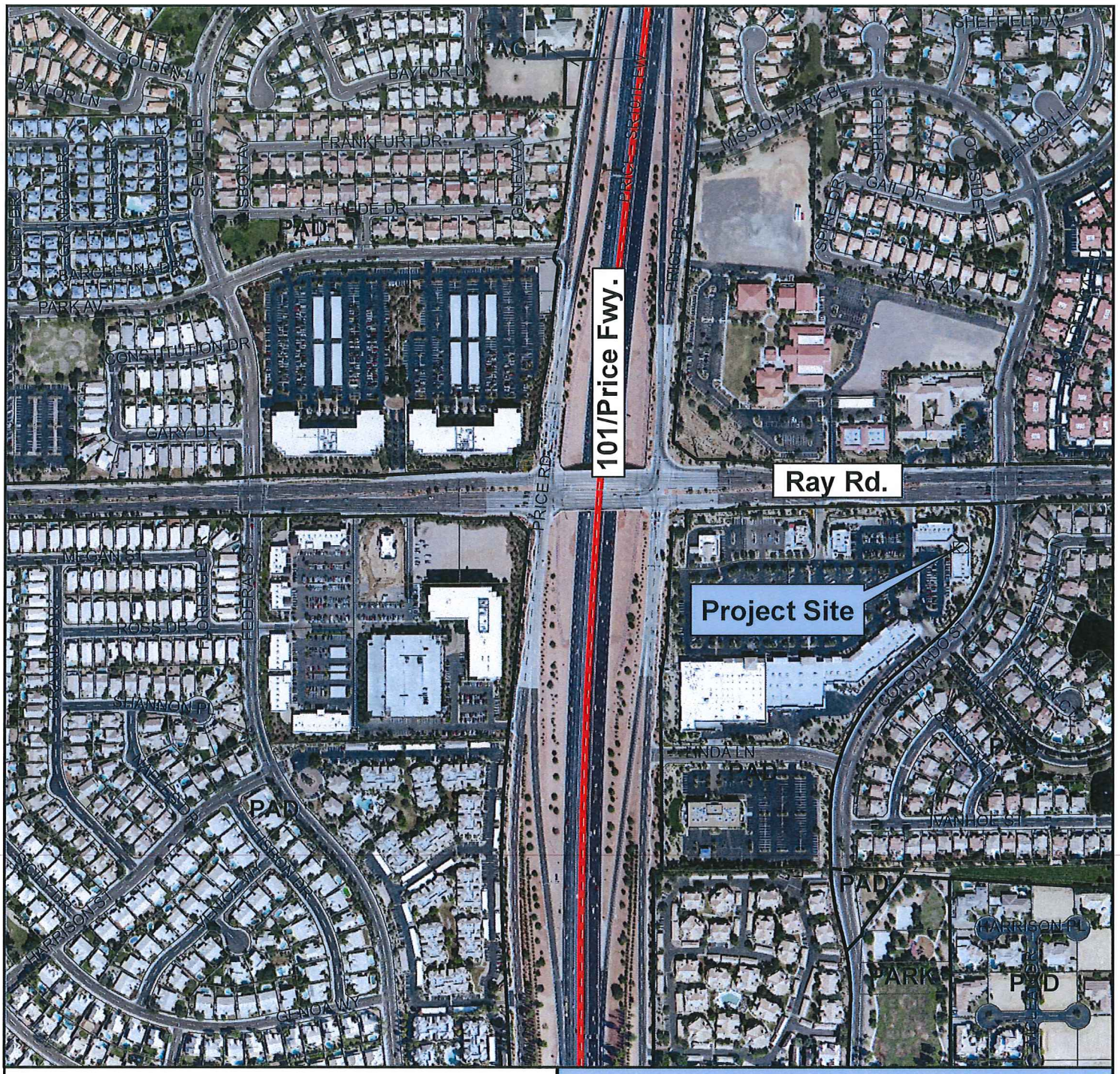
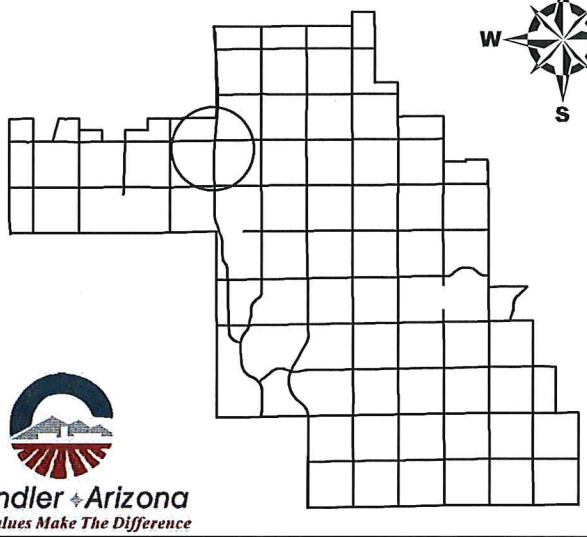
CITY OF CHANDLER 10/7/2013





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Vicinity Map

LUP13-0017

Fired Pie
Liquor Use Permit

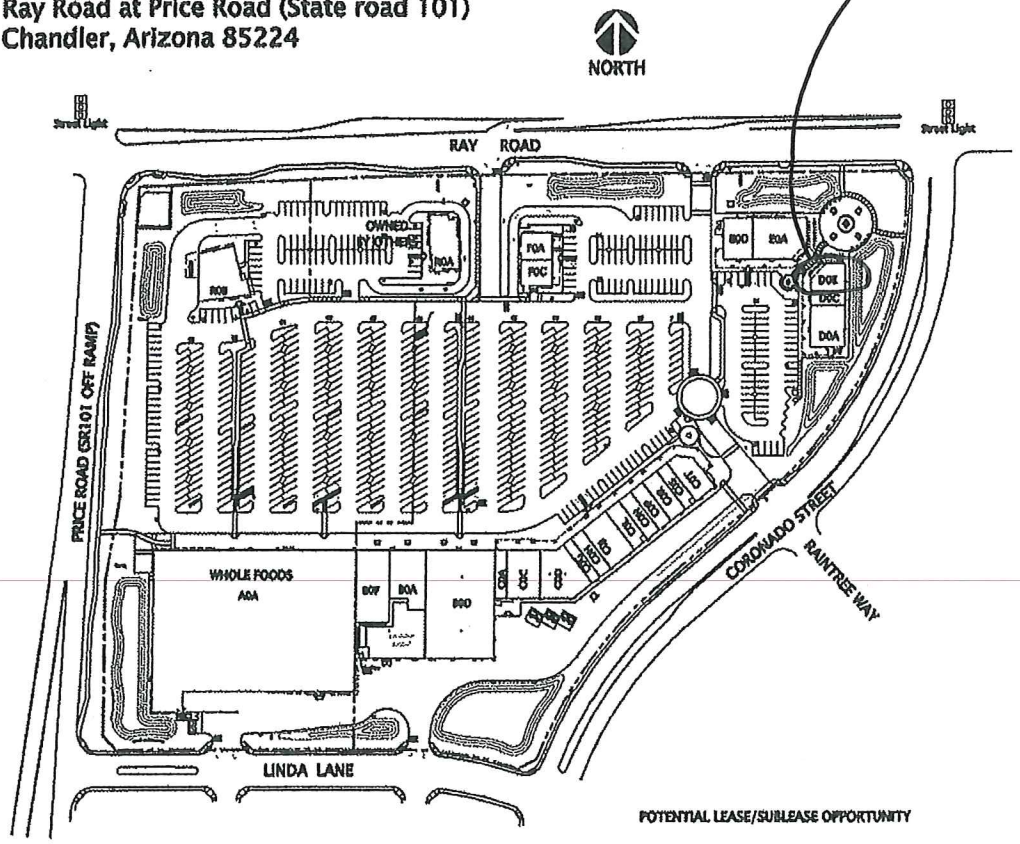
CITY OF CHANDLER 10/7/2013

Site Plan

RAINTREE RANCH

Ray Road at Price Road (State road 101)
Chandler, Arizona 85224

SUBLEET SITE



SITE SUMMARY

	Building Area	129881 SF
A0A	Whole Foods Market	60,059 SF
B0A	Choice Pet Market	4,028 SF
B0D	Available (100' x 155'4")	15,533 SF
B0F	Global Bikes Bike Shop	5,000 SF
C0A	Sports Clips	1,260 SF
C0C	Pacific Dental	3,322 SF
C0D	Available (60'9" x 70')	4,250 SF
C0G	Edible Arrangement	1,000 SF
C0H	Nails of the World	1,400 SF
C0J	Urgent Care Express	3,000 SF
C0L	Next Salon	1,700 SF
C0N	The UPS Store	1,502 SF
C0P	Fast Frame	1,502 SF
C0R	Fresh Cleaners	1,834 SF
C0S	Subway	1,300 SF
C0T	Orange Tree Yogurt	2,302 SF
D0A	Great Play	3,000 SF
D0C	Laser for Less	1,000 SF
* D0E	Fired Pie	1,892 SF
E0A	Paradise Bakery	4,600 SF
E0D	Qdoba	2,492 SF
F0A	Starbucks	1,774 SF
F0C	Floyd's Barbershop	1,748 SF
R0B	Am Trust Bank	4,389 SF
	Panda Express (O.B.O)	3,198 SF

POTENTIAL LEASE/SUBLEASE OPPORTUNITY

Land Area: 759,671 sf./17.44 Acres
Building Area: 129,881 sf.
Parking: 632 Spaces @ 4.86 /1000sf.

Scale: Scale:
Rev.: 09-05-2013

WEINGARTEN REALTY
PHOENIX OFFICE
(602) 265 1166 TOLL FREE (800) 600 0886
CORPORATE OFFICE (713) 866 6000
www.weingarten.com

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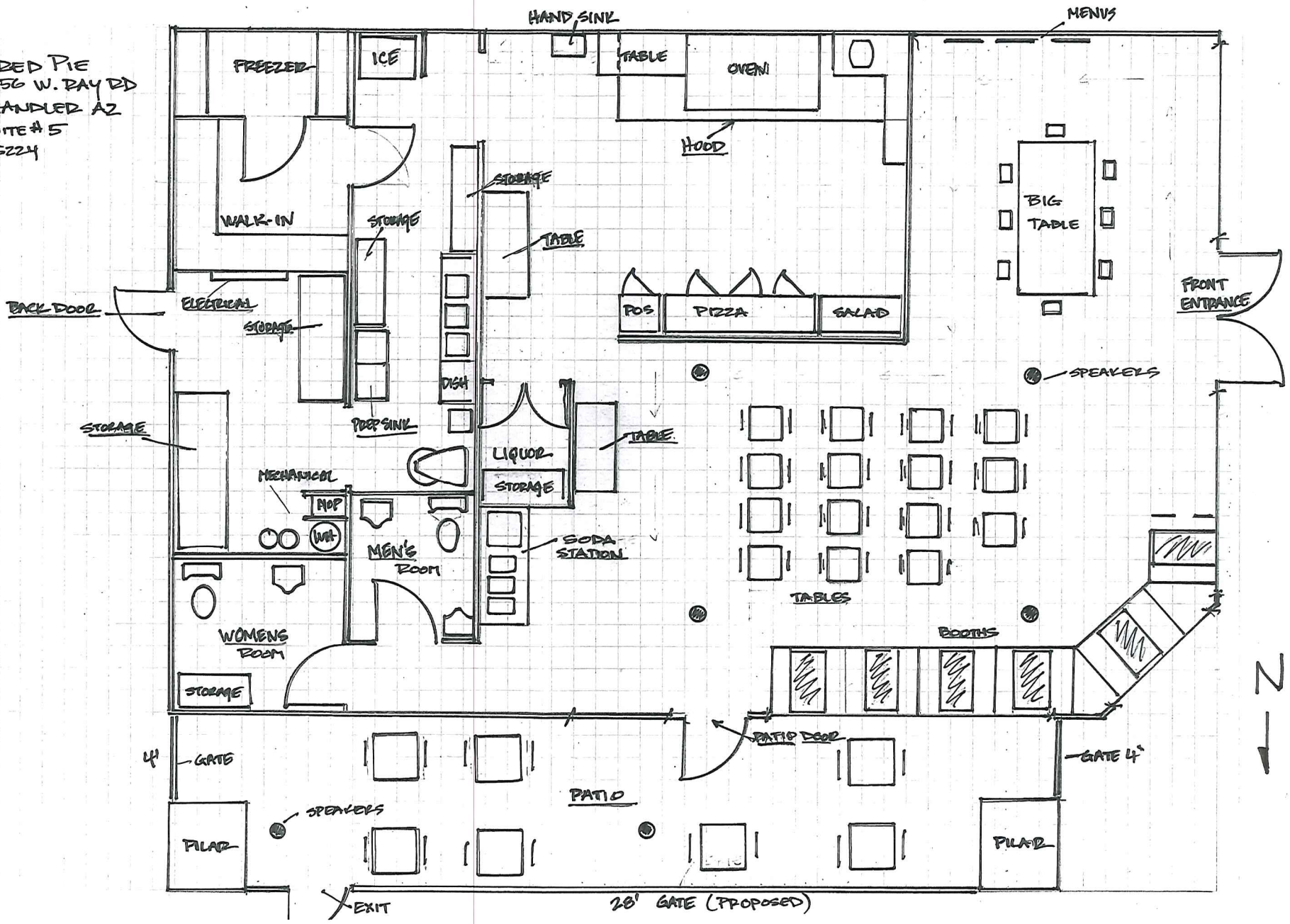
FIRED PIE
2856 W. RAY RD
CHANDLER AZ
SUITE # 5
85224



City Of Chandler

Liquor Use Permit for FPRT, LLC dba Fired Pie

Written Narrative – 9/28/13

FPRT, LLC, dba Fired Pie is requesting a Liquor Use Permit for a #12 Liquor License for the location at Raintree Ranch Center, 2855 W. Ray Road, Suite #5, Chandler, AZ 85224. A small selection of craft beer, wine and Bellini's will be served during normal business hours of Sunday through Thursday 11 am – 9 pm, and Friday and Saturday 11 am – 10 pm. A typical shift consists of a Manager/Supervisor, a prep cook, and 3 front line employees. Indoor seating capacity is 65 and the proposed outdoor fenced patio seating is 20. The restaurant plays Sirius XM music at a level that can be heard only by Fired Pie Patrons. The restaurant entrance as well as the patio entrance posts the Smoke Free Arizona "no smoking inside and within 20 feet of this entrance" signs. The Fired Pie suite is 1850 square feet, and according to the Raintree Ranch Center map provided by the landlord, Weingarten Realty, the center land area is 759,671 sf, 17.44 acres.

Fired Pie is a family friendly quick service restaurant that serves custom Pizza and Salad at a budget friendly price point. It offers a small selection of craft beer, wine and Bellini.

Fired Pie Contact:

Rico Cuomo, 602-768-1597 cell