



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – PZ Memo No. 14-033**

**DATE:** MAY 7, 2014

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KA*

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:** LUP14-0004 FAZIO'S CATERING AND EVENT CENTER

- Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor as permitted under a Series 6 Bar License within a catering and event business
- Location: 700 West Warner Road, northwest corner of Warner Road and Evergreen Street
- Applicant: Angela Fazio

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

**BACKGROUND**

The application requests Liquor Use Permit approval to sell liquor as permitted under a Series 6 Bar License within a new catering and event center. A Series 6 Bar License allows the sale and service of all spirituous liquors and off-sale "To Go" privileges.

This new catering and event center will be located in the Suntech shopping center at the northeast corner of Alma School and Warner roads. This building was formerly occupied by Country Buffet and Yummy Buffet restaurants. The building is approximately 10,200 square feet and will host events such as weddings, quinceaneras, birthdays and anniversary parties, social events, business seminars, private dinner functions, and similar occasions. Liquor and food will be served for these private, prescheduled events. Some events have music such as a DJ or live singers using a sound system for speakers and microphones inside only.

In addition to events, the facility accommodates an Italian food catering business in which food is prepared on-site for off-site catered events.

A parking area on the site's north side is in poor condition with broken asphalt, potholes, missing parking space striping, and needs asphalt resurfacing. The applicant has been made aware of this site condition and need for maintenance.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on April 15, 2014. No one attended other than the applicant.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

**RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP14-0004 FAZIO'S CATERING AND EVENT CENTER, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 6 (Bar 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 shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Motion to recommend approval of Liquor Use Permit case LUP14-0004 FAZIO'S CATERING AND EVENT CENTER, subject to the conditions recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan of Shopping Center
4. Floor Plan
5. Photos

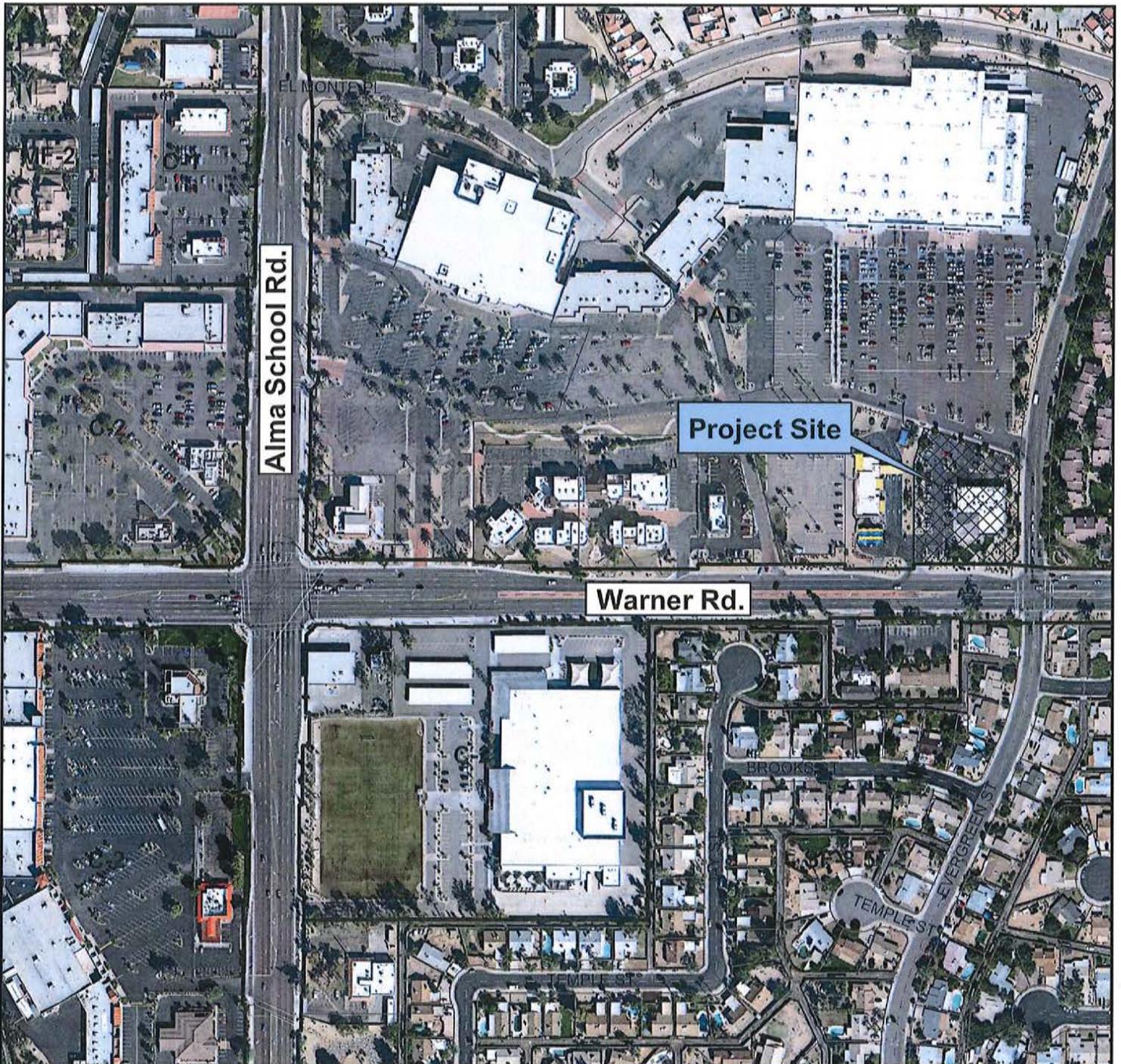


## Vicinity Map



LUP14-0004

**Fazio's Catering and Event Center  
Liquor Use Permit**



Project Site

Alma School Rd.

Warner Rd.

PAD

BROOKS

TEMPLE ST

EVERGREEN ST

## Vicinity Map



LUP14-0004

**Fazio's Catering and Event Center  
Liquor Use Permit**

Project Name: Fazio's Catering Hall  
Property Address: 700 W Warner Rd, Chandler, AZ 85225  
Shopping Center: Suntech Center  
Business Legal Name: Fazio's Catering and Event Center, LLC  
Requested license: Series 6 Liquor License  
Building square footage: 10,200 square feet  
Total acreage: 1.31 acres  
Contact: Angela Fazio 480-570-8070

Fazio's Catering Hall is a catering and banquet hall facility. We will host events such as weddings, quinceaneras, birthday and anniversary parties, social events, business seminars, private dinner functions and similar occasions. We will serve alcohol and food. We will serve all types of alcohol including wine, beer and spirituous liquors. Food will always be offered with the liquor. We are not a restaurant and will not have regular business hours. We are only hosting private, prescheduled events.

Some events may have music. Mostly, we anticipate a DJ for parties but occasionally a wedding or other event may have live singers and musicians. We do not plan on any full bands or groups. There will be a sound system for both music and a PA system when speakers need microphones. We are NOT a bar and will not have nightclub like events that are open to the public. Some events may have dancing. We do not have a specific dance floor. There will be a few T.V.'s on site.

We are a family owned business and cater Italian food. Some of the building use will be for preparing food for off site catering events.

Sometimes wedding receptions or other parties may last into the nighttime hours. However, we will not have events that last past 11:30 pm. These later events will not be commonplace. We will not have events that begin earlier than 9 in the morning. We may have classes or business meetings that could begin as early as 9 in the morning but not parties. We will be available for reservations for events 7 days a week. We will not have regular business hours. It will be by appointment only.

We do not require employees. If an event calls for a wait staff or bartenders, we will hire them from a professional company on a case by case basis.

The inside of the building is comprised of mostly open space that can be designed for the specific needs of our clients' events. There are two service areas for alcohol but there is no distinct bar area. The number of tables that are set up is solely based on the clients' needs. We can service parties up to about 250 people total. Most events will be between 50-125 people. There are two main open spaces. We also have a smaller room that can be a bride's room, host a small class or service other smaller needs.

There are approximately 60 parking spaces on premises and additional spaces in outlying areas. No parking will be on adjacent neighborhood streets.

We do not have an outdoor patio. The building will have three signs on the exterior of the building that says, "Fazio's catering hall".



Chuck and Angela Fazio



Building = 10,200 \$  
 Site = 1.31 acres

**Fazio's**

**PROJECT DATA**

PROJECT ADDRESS:  
 700 W. Warner Rd.  
 Chandler, AZ 85225

OWNER:  
 Chuck and Angela Fazio  
 4050 S. Arizona Ave., Suite 4  
 Chandler, AZ 85248  
 Chuck: 480 570 8020  
 Angela: 480 570 8070  
 Office: 480 722 9800  
 chuck@realityrevelation.com

ARCHITECT:  
 Stan J. Connick & Associates Architect  
 11027 N. Pinto Drive  
 Fountain Hills, AZ 85268  
 Stan Connick  
 480 815 8000  
 stanconnickarch@cox.net

PARCEL NO: 302-27-926  
 MCR: 334-03

LEGAL DESCRIPTION:  
 Lot 2 of Suntech Center amended as recorded in book 334 page 3 of maps at the  
 M.C.R. Maricopa County, Arizona

ZONING: C-2

ALLOW. BUILD. AREA: 11,000 SF BASE  
 LOT AREA: 57,066 S.F.

BUILDING HEIGHT: 29'-0"

BUILDING AREA: 10,200 SF

OCCUPANCY TYPE: A-2.1

CONSTRUCTION TYPE: V-N

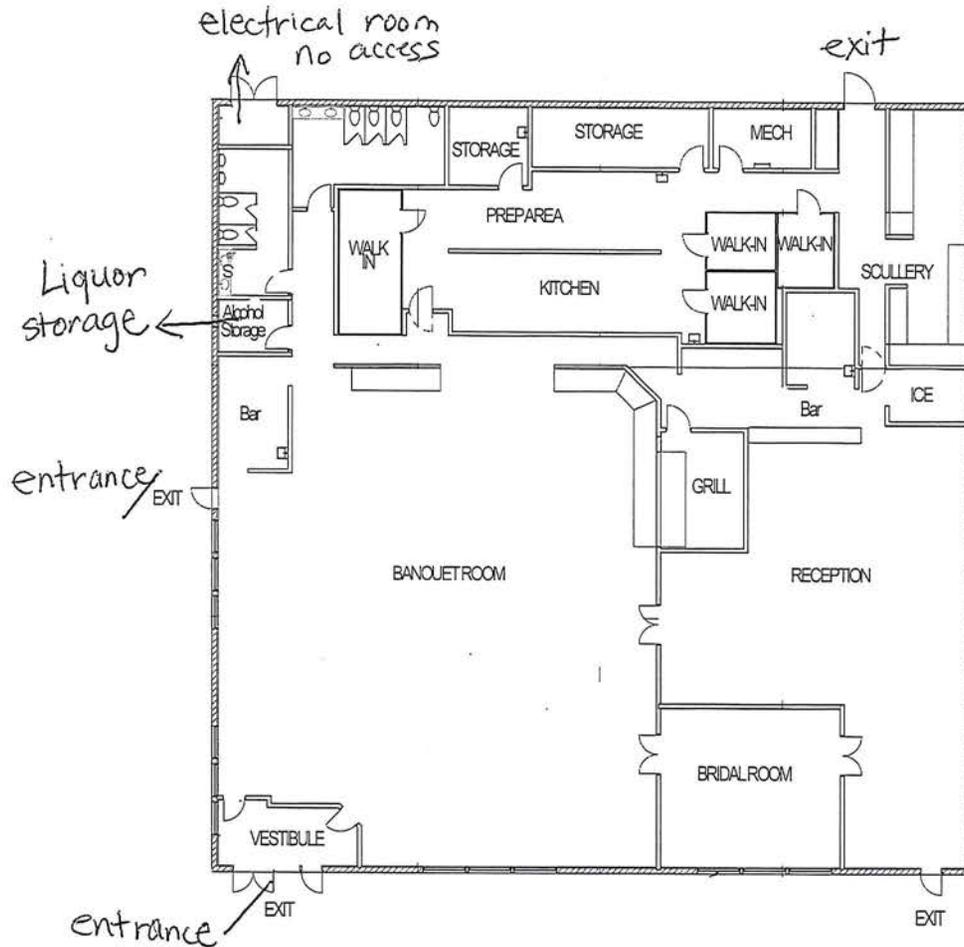
BUILDING CODES:  
 2012 INTERNATIONAL BUILDING CODE  
 2011 NATIONAL ELECTRICAL CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL EXISTING BUILDING CODE

SCOPE OF WORK:  
 DEMOLITION OF EXISTING PARTITIONS: APPROX: 45 LF  
 NEW PARTITIONS: 21 LF  
 3-SETS OF DOORS  
 NO MECHANICAL  
 NO ELECTRICAL  
 NO PLUMBING  
 NO FIRE SPRINKLER (VERIFY LOCATION OF SPRINKLER HEADS AT NEW PARTITION)



VICINITY MAP

SHEET INDEX		
ID	Name	Published
A-1	COVER SHEET	<input type="checkbox"/>
A-2	REFERENCE SITE PLAN	<input type="checkbox"/>
A-3	1st FLOOR PLAN	<input type="checkbox"/>



1st FLOOR PLAN 1/8" scale

1/8" = 1'-0"

STAN J. CONNICK  
 and ASSOCIATES

FAVIO'S plan A  
 700 W. WARNER RD.  
 CHANDLER, AZ 85225  
 COVER SHEET

Job Number:  
 14003  
 Date:  
 1/18/2014

Sheet Number:

A-1

Of:



LUP14-0004 Fazio's Catering and Event Center



LUP14-0004 Fazio's Catering and Event Center