



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – PZ Memo No. 14-026

DATE: APRIL 16, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
KEVIN MAYO, PLANNING MANAGER *KM*
FROM: SUSAN FIALA, CITY PLANNER *SF*
SUBJECT: LUP14-0005 PIZZA ON 87

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption in a new restaurant with a new outdoor patio

Location: 1368 North Arizona Avenue, Suite 101, south of the southwest corner of Knox Road and Arizona Avenue

Applicant: Heath Kolpin

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan and Regional Commercial (C-3) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at 1368 North Arizona Avenue, Suite 101, south of the southwest corner of Knox Road and Arizona Avenue, in the North Chandler Mall. Boost Mobile, Long Wong restaurant, a barber shop, and other retail businesses are located in the shopping center. Legacy Funeral Home is north and the developments surrounding the center contain commercial and industrial related uses. The San Mateo Estates single-family subdivision is west of the center.

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

Pizza on 87 is located in an end suite with the patio facing Arizona Avenue. The tenant space and outdoor patio are undergoing renovation. The suite floor area is approximately 1,264 square feet and accommodates 48 customer seats in the dining area and patio. The business anticipates hiring six to ten employees, full and part time, including delivery drivers. Hours of operation are

proposed from 10 a.m. until 10 p.m., Sunday through Thursday, and from 10 a.m. until 2 a.m. on Friday and Saturday. Background music is provided through house speakers. Two televisions are in the dining area and two in the patio. Although no live entertainment is proposed, the applicant has offered to provide a liaison name and contact information for concerned property owners to address any business operational concerns, including noise and music.

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. See attached menu.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 2, 2014. There were three attendees in addition to the applicant. The concerns expressed included the noise level from the outdoor patio, late night alcohol consumption leading to loitering in neighborhood, and television sports broadcast which may create noisy crowds. The applicant addressed each concern. Several of the solutions include: offering a liaison contact number and name to address noise issues prior to contacting the Police; late night hours are for delivery and the restaurant would close by 10 p.m. on weekdays and midnight on weekends; and the one year time limit placed on the use permit allows evaluation of the business operation.
- The Police Department has been informed of the application and responded with no concerns.
- Planning Staff received one phone call from a residential property owner who stated their concerns about noise at late hours and indicated they would call Police if awakened by noise.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and zoning, recommends approval of Liquor Use Permit LUP14-0005 PIZZA ON 87, 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 shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other location.
4. 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.
5. The site and patio shall be maintained in a clean and orderly manner.

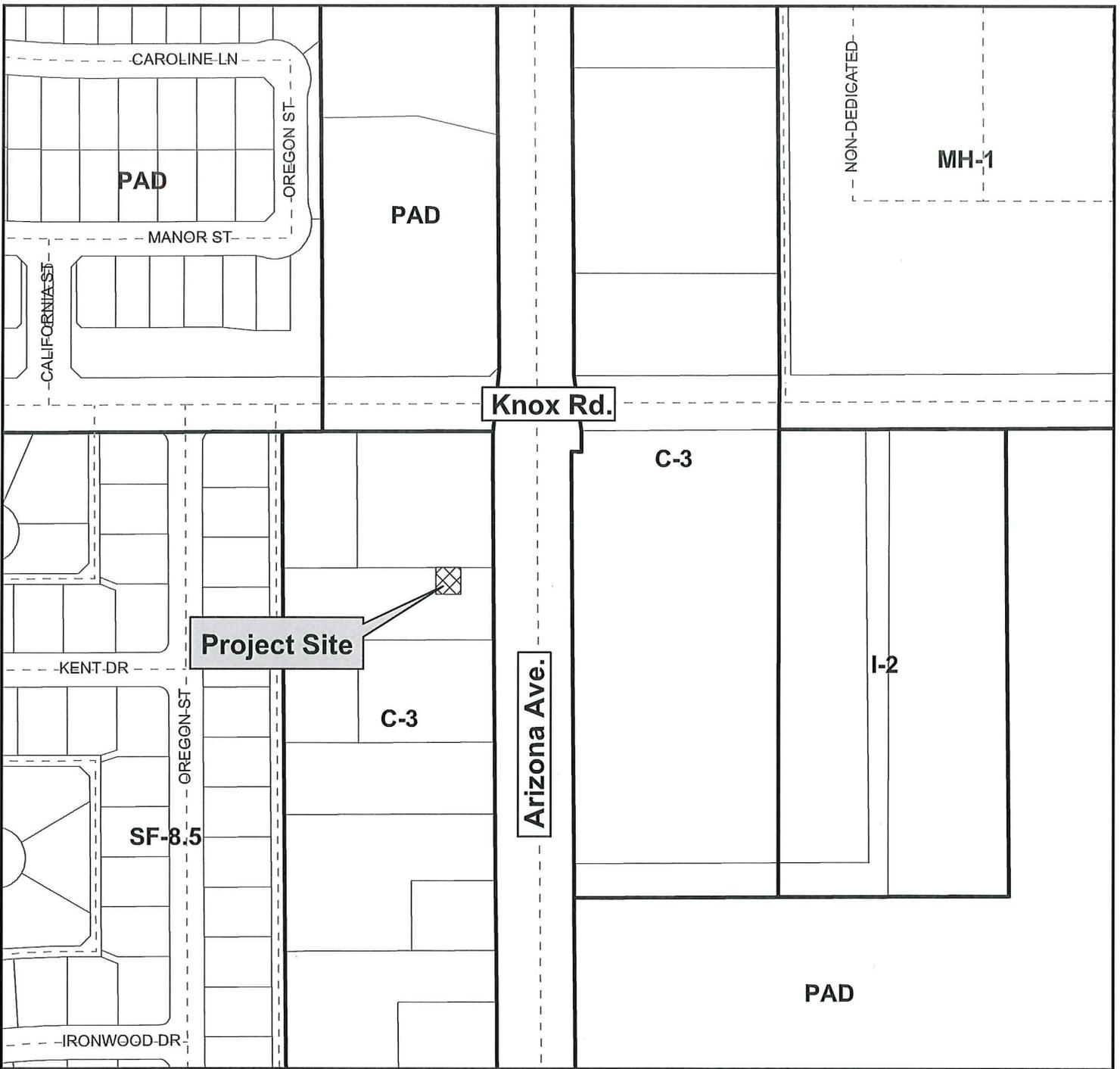
6. No noise shall be emitted from the televisions and speakers located outdoors that exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.
7. The establishment shall provide a contact phone number of a responsible person (owner and/or manager) to interested neighbors to resolve noise complaints quickly and directly.

PROPOSED MOTION

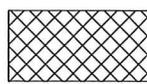
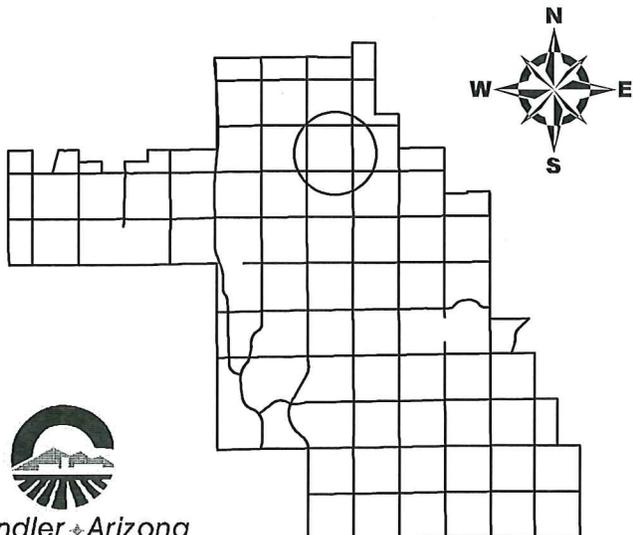
Motion to recommend approval of Liquor Use Permit case LUP14-0005 PIZZA ON 87, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



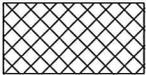
LUP14-0005

**Pizza On 87
Liquor Use Permit**





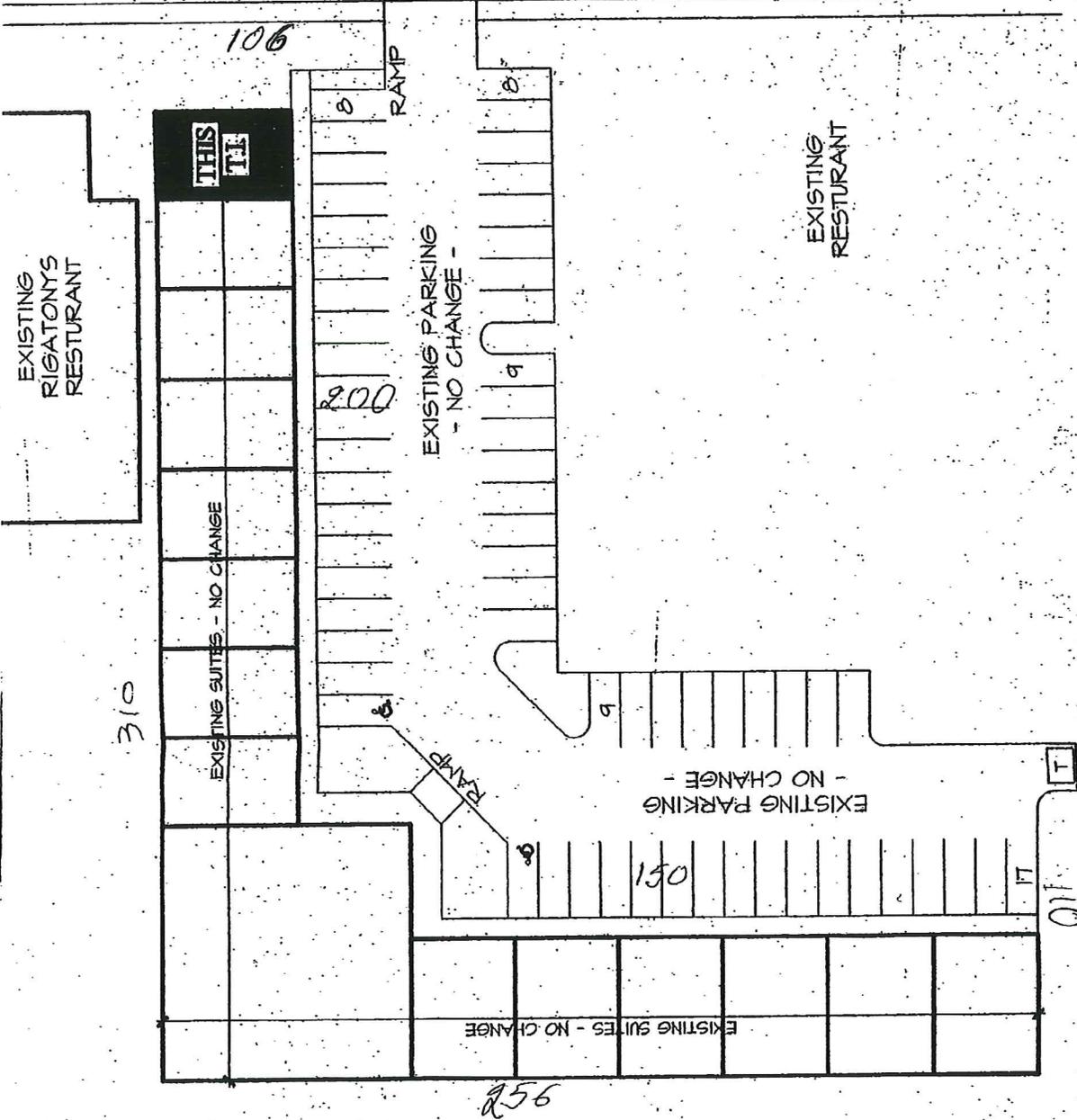
Vicinity Map



LUP14-0005

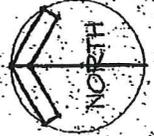
**Pizza On 87
Liquor Use Permit**

ARIZONA AVENUE



SITE PLAN

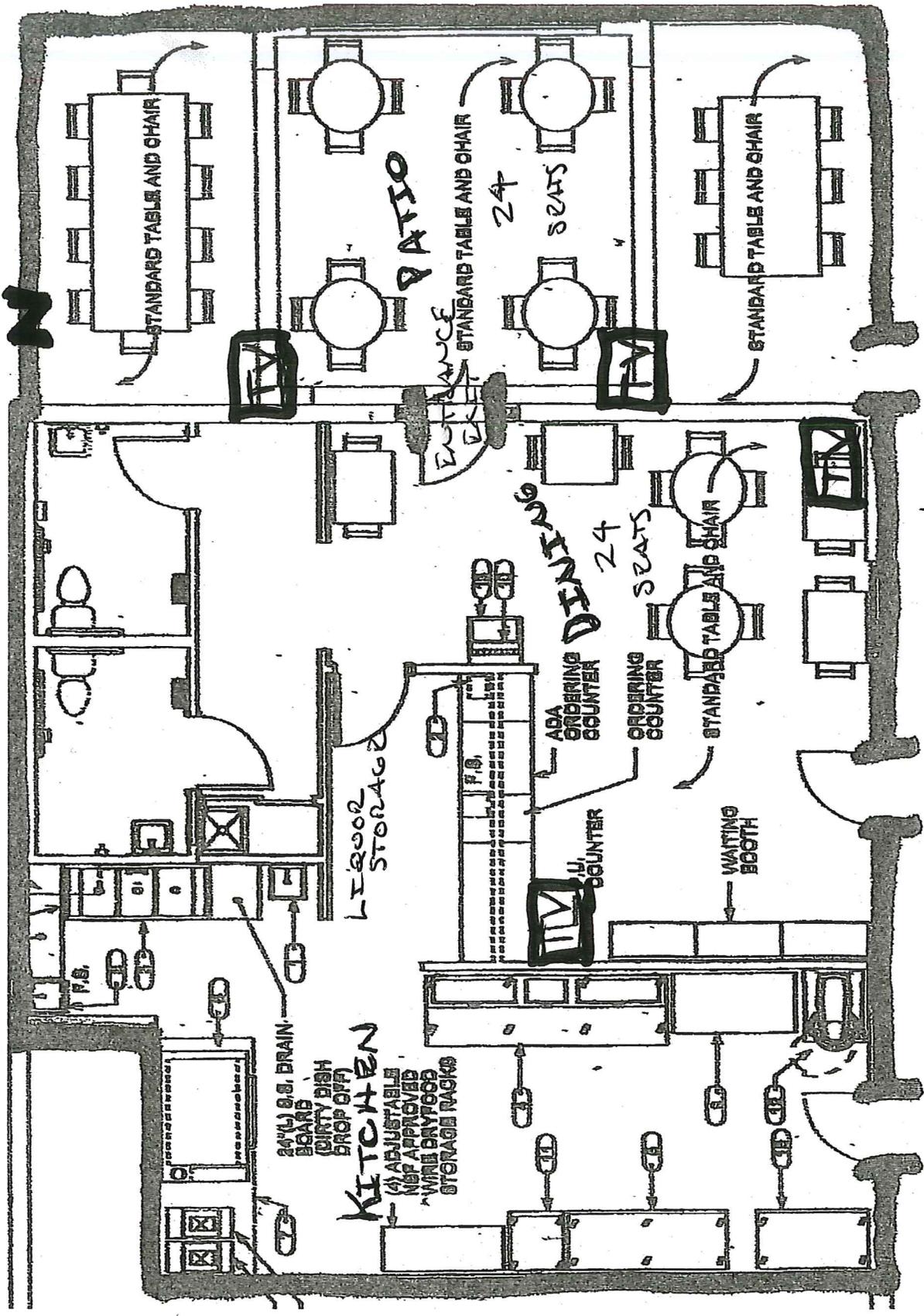
SCALE: N.T.S.





= TV & SPEAKERS

1,815 SQ FT



ENTRANCE

ENTRANCE

ENTRANCE

EXIT

EXIT

EXIT

Pizza on 87 Project Narrative

City of Chandler,

Pizza on 87, would like to request a Use Permit to allow for the sale and consumption of beer, wine and liquor via State of Arizona Series 12 Restaurant Liquor License. This request would include the sale and consumption of alcohol inside our 1,264 sq. ft unit as well as outdoors on our 551 sq. ft. patio (the patio will be enclosed as to comply with Title 4 of Arizona Revised Statutes). The proposed location is 1368 N. Arizona Ave. # 101, Chandler, AZ. 85225. The lot number associated with this request (according to Maricopa County Assessors web-site) is: 302-44-007R.

The menu for Pizza on 87 will primarily consist of Pizza, Salads and Wings, however various Pastas, Desserts and other menu items may be explored in the future - other services will include food delivery.

Entertainment will consist of basic background music through the use of speakers as well as 4 televisions located both inside and on the patio. A liaison will be designated and the liaison's name and contact information will be made available to neighbors for them to contact with any concerns including any disruptive noise or loud music.

The total number of seats is approximately 48, which consists of about 24 indoors and 24 outdoors.

We anticipate hiring approximately 6 to 10 employees (including drivers) varying between full and part time and our projected hours of operations will be 10:00 am. and 10:00 pm. Sunday thru Thursday and 10:00 am. to 2:00 am. on Friday & Saturday.

Thank you for your time and consideration on this matter,

Heath Kolpin
Pizza on 87

Pizza on

SALADS
WINGS



— OUR SLICES ARE WORTH THE TRIP —

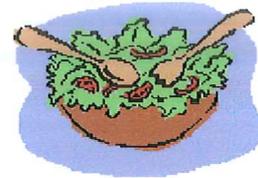


"Huge" Slice.....\$3.00
 .50 per extra Topping .25 for to go box



APPITIZERS

| | |
|-------------------------|---------|
| Garlic Knots..... | \$ 3.99 |
| Cheese Bread..... | \$ 3.99 |
| Mozzarella Sticks | \$ 3.99 |
| Fried Zucchini..... | \$ 3.99 |
| Fried Mushrooms..... | \$ 3.99 |
| Chicken Strips..... | \$ 3.99 |
| French Fries..... | \$ 2.99 |



SALADS

- House Salad**.....\$ 4.99
Mixed Greens, Black Olives, Red Onions, Banana Peppers, Tomato's, Mozzarella Cheese
- Caesar Salad**.....\$ 4.99
Mixed Greens, Caesar Dressing and Crotons
- Anti-Pasta Salad**.....\$ 6.99
Mixed Greens, Italian Meats, Black Olives, Roasted Peppers, Red Onions, Tomatoes, Mozzarella Cheese
- Add meats to any salad.....\$ 2.00



WINGS

- 10 Wings**.....\$ 7.99
- 20 Wings**.....\$ 14.99
- 30 Wings**.....\$ 21.99

Mild, Hot, BBQ, Spicy BBQ, Honey BBQ, Teriyaki

SPECIALTY PIZZA'S



The "THE 87"

Pepperoni, Sausage, Mushroom, Red Onions, Roasted Peppers and Cheese

Meat Me

Pepperoni, Sausage, Ham, Bacon, Meatballs and Cheese

Veg Head

Mushroom, Red Onions, Spinach, Roasted Peppers, Tomato's and Cheese

14" Large
\$13.99

16" X-Large
\$16.99

18" Jumbo
\$19.99

28" Big Boy
\$35.99

MADE TO ORDER PIZZA'S

| | 14" Large | 16" X-large | 18" Jumbo | 28" Big Boy |
|------------------------|-----------|-------------|-----------|-------------|
| 1 Topping | \$ 6.99 | \$ 8.99 | \$ 10.99 | \$ 23.99 |
| Extra Topping | \$ 1.75 | \$ 2.00 | \$ 2.25 | \$ 3.00 |
| Premium Topping | \$ 2.00 | \$ 2.25 | \$ 2.50 | \$ 3.25 |

TOPPINGS

Cheese: Mozzarella, Ricotta

Veggies: Artichoke Hearts Black Olives, Green Olives, Jalapeno, Mushrooms, Red Onions, Pineapples, Roasted Peppers, Spinach, Tomatoes, Garlic

Meats: Pepperoni, Ham, Sausage, Meatballs, Ground Beef, Bacon, Chicken



BEVERAGES

| | |
|--|--------|
| 24 oz Soda | \$1.50 |
| RC, Diet RC, Root Beer, Lemonade, Orange, Dr. Pepper, Ice Tea, 7-up | |
| 2 Liters | \$2.50 |
| RC, Diet RC, Root Beer, Dr. Good Guy, Orange, Sun Drop, Grape, 7- Up | |
| Bottle Water | \$1.00 |

| | | | |
|----------------|------|------------------|------|
| Bottle Beer | 3.00 | Draft Beer | 3.00 |
| Bud | | Bud Light | |
| Bud Light | | Dos Equis | |
| Coors light | | Local Draft Brew | |
| Miller Lite | | | |
| Negra Modelo | | | |
| Negra Especial | | | |

| | |
|---------------|------|
| Glass of Wine | |
| Cab | 4.50 |
| White Zin | 4.50 |
| Merlot | 4.50 |

Extras:

| | | | |
|------------------------|--------|---------------------------|--------|
| Side Of Ranch | .46 | Side of Blue Cheese | .46 |
| Side Of Marinara | .46 | Side of Jalapeños | .46 |
| Side of Pizza Sauce | .46 | | |
| Side of House Dressing | .46 | Side of Wing Sauce | .46 |
| Parmesan cup | .46 | Red Pepper Cup | .46 |
| Chips | \$1.00 | Pickles Spears .46/ Whole | \$1.00 |

We deliver, \$2.00 delivery charge with a \$15.00 minimum.