



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division - PZ Memo No. 14-057

DATE: JULY 16, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: LUP14-0009 TONY SACCO'S

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 a new restaurant

Location: 4960 S. Gilbert Road, Suite B-10;
Northwest corner of Chandler Heights and Gilbert roads

Applicant: Jared Repinski

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Chandler Heights and Gilbert roads, within the Chandler Heights Marketplace shopping center. The subject suite is located at the western end of the development along the Chandler Heights Road frontage, and is part of an inline shops space. The restaurant is located between an optometrist and a beauty salon.

The restaurant specializes in pizzas, sandwiches, and wraps. The subject suite is just under 4,000 square feet providing seating for roughly 116 patrons. Additionally, two outdoor patios are provided totaling 550 square feet and seating roughly 40 patrons. The outdoor patios flank the entrance with the western patio extending around the edge of the suite. Based on the layout of the patios, a pinch point is provided that would reduce clearance for pedestrian movements to a width of roughly three feet. Planning Staff has added a condition ensuring that sufficient clearance is provided between the parking lot and the patios.

July 16, 2014

The restaurant operates Sunday through Thursday from 10 a.m. to 10 p.m. and Friday and Saturday from 10 a.m. to 11 p.m. Live entertainment is not proposed; however piped music will be played both indoors and on the outdoor patio. Although the nearest residential property is south of the arterial, 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 was held on Wednesday, June 25, 2014; no neighbors attended.

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 LUP14-0009 TONY SACCO'S, subject to the following conditions:

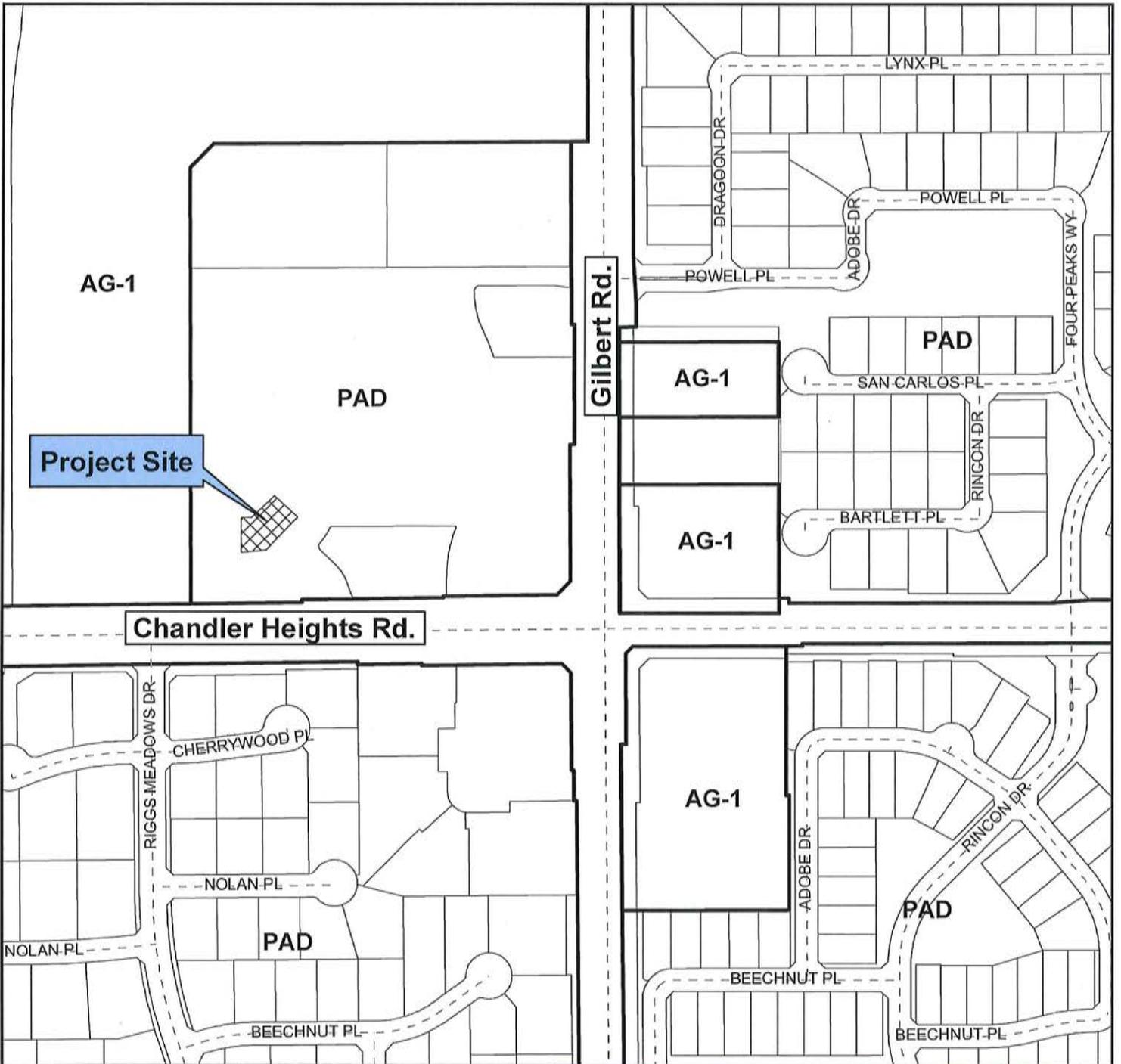
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall 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 residents.
6. The applicant shall work with Planning Staff to ensure that adequate pedestrian clearance is provided between the parking lot and the patios.

PROPOSED MOTION

Motion to recommend approval of LUP14-0009 TONY SACCO'S, 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



Chandler Heights Rd.

Gilbert Rd.

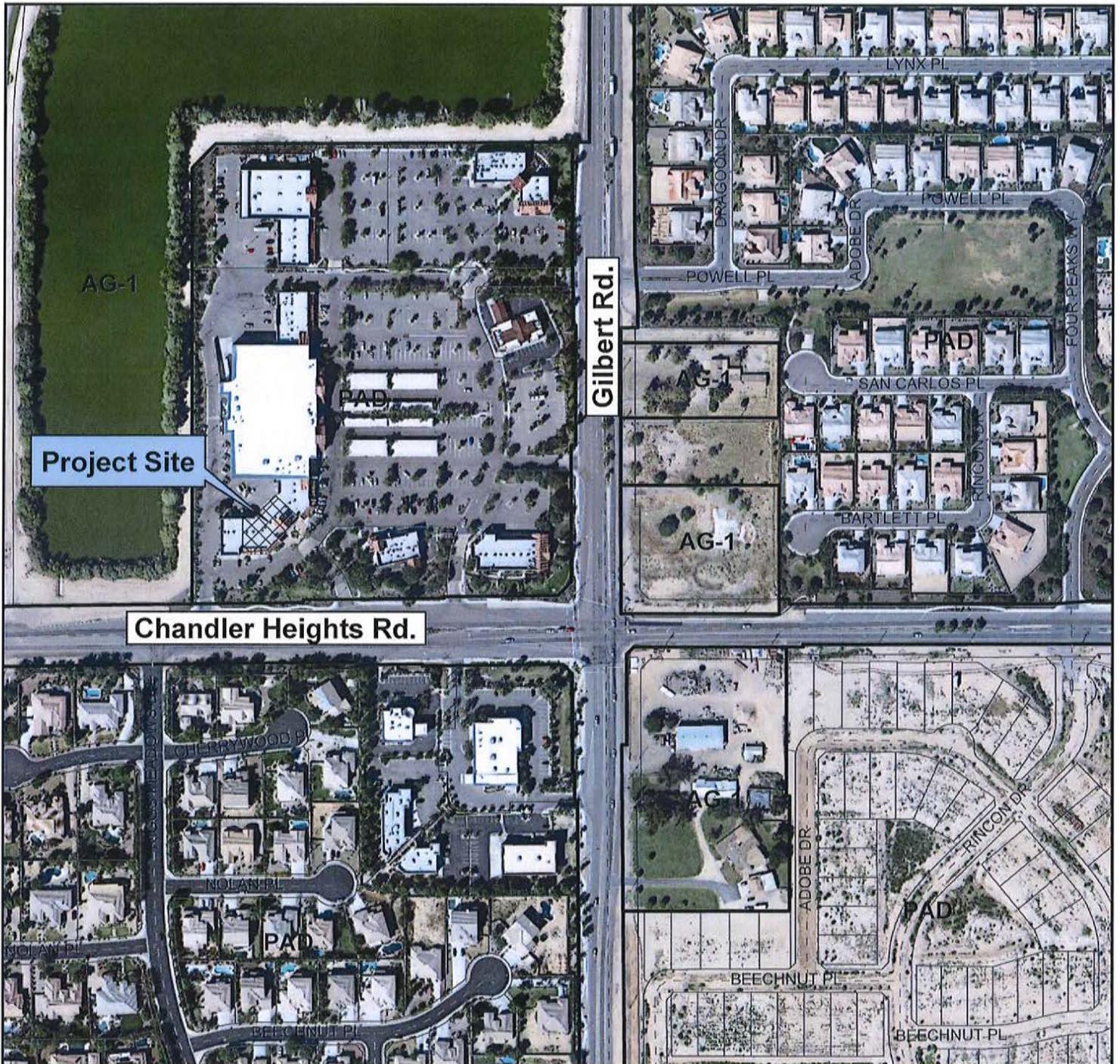
Vicinity Map



LUP14-0009

**Tony Sacco's
Liquor Use Permit**

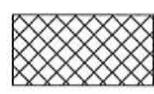




Gilbert Rd.

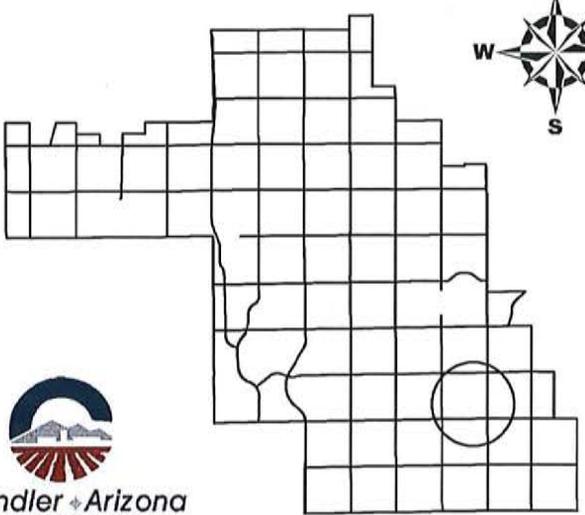
Chandler Heights Rd.

Vicinity Map

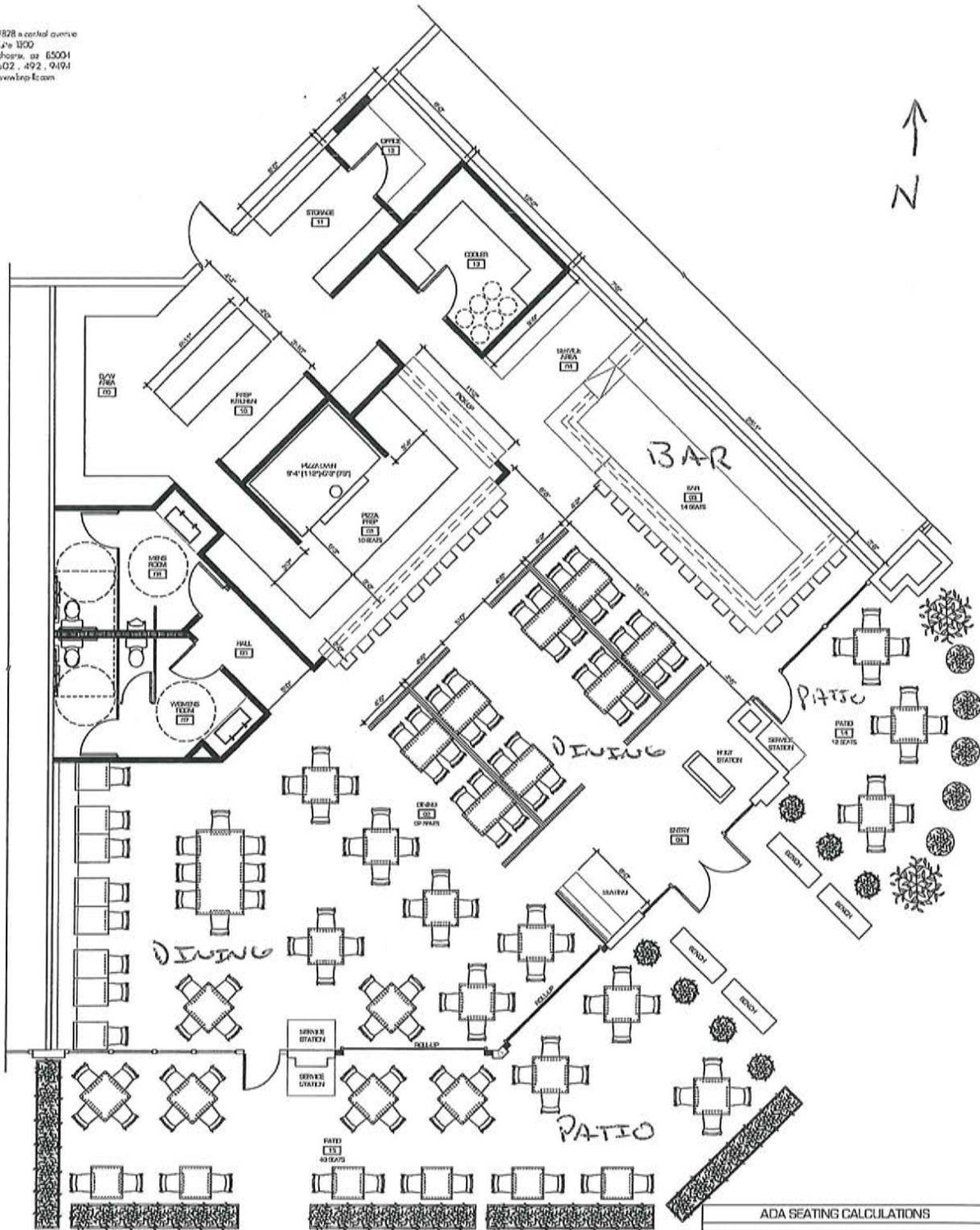


LUP14-0009

**Tony Sacco's
Liquor Use Permit**



2828 a central avenue
12th floor
Phoenix, AZ 85004
602.492.9494
www.bnp.biz.com



ADA SEATING CALCULATIONS			
SEATING CALCULATIONS BASED ON THE FOLLOWING CODES:			
2012 IBC			
1004.1.2 & 1004.4			
2010 ADA STANDARDS -			
28 CFR 35.151(f) & 28 CFR 35.151(g)			
2004 ADAAG - 221.2 & 802.1			
BAR SEATS	= 24 SEATS/20	= 2	
FIXED SEATS	= 12 SEATS/20	= 1	
FIXED TABLE	= 00 SEATS/20	= 0	
UNFIXED SEATS	= 132 SEATS/20	= 7	
OVERALL TOTAL SEATS NEEDED		= 10	

SEAT CALCULATIONS	
INTERIOR:	116
EXTERIOR:	52
TOTAL:	168 SEATS

PROJECT:	TONY SACCO'S COAL OVEN PIZZA	ADDRESS:	4960 S. GILBERT RD. #B-1 CHANDLER, AZ 85249	DATE:	05.14.14
PROJECT #:	BN1191			SCALE:	1/8" = 1'-0"

Tony Sacco's Project Narrative

City of Chandler,

Tony Sacco's, would like to request a Liquor 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 3,935 sq. ft unit as well as outdoors on our 550 sq. ft. patio (the patio will be enclosed as to comply with Title 4 of Arizona Revised Statutes). The proposed location is 4960 S. Gilbert Rd Ave. Suite B-10, Chandler, AZ. 85249. The lot number associated with this request (according to Maricopa County Assessors web-site) is: 303-44-965.

The menu for Tony Sacco's will primarily consist of various Sandwiches, Salads, Wraps, Pizzas & Desserts - other menu items may be explored in the future. (See Menu for details)

Entertainment will consist of soft ambient background music through the use of a standard sound system as well as 10 televisions located both inside and on the patio. A liaison can be designated and the liaison's name and contact information would be made available to neighbors for them to contact with any concerns.

The total number of seats is approximately 156, which consists of about 116 indoors and 40 outdoors.

We anticipate hiring approximately 40 to 45 employees 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 11:00 pm. on Friday & Saturday.

Thank you for your time and consideration on this matter,



Jared Repinski
Tony Sacco's