G.

MAR 18 2015

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 15-033**

DATE: MARCH 18, 2015

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: LUP15-0001 CRUST SIMPLY ITALIAN

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License along with an extension of premises for outdoor patios to sell and serve liquor for on-site consumption indoors and within outside patios including live entertainment at a new restaurant and bar in downtown Chandler

Location: 10 N. San Marcos Place, west of Arizona Avenue and south of Buffalo Street

Applicant: David Ross, Ross Design Group LLC

Project Info: Approximately 6,938 square foot restaurant and bar with outdoor dining patios and live entertainment

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within an existing restaurant and outdoor patio area. A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food and non-alcoholic beverages.

This restaurant is locating within the inline retail shops space of the Crowne Plaza San Marcos Golf Resort. The shop space is at the resort's southeast corner off of San Marcos Place and Commonwealth Avenue. The restaurant and bar is a two floor business; restaurant on the ground floor and a bar in the basement. The ground floor is an Italian and pizza restaurant. The restaurant is approximately 4,128 square feet with outdoor dining patios along both street frontages. The basement bar is approximately 2,810 square feet. The outdoor dining patios with liquor are part of the City Center District (CCD) zoning extension of premises within the City's right-of-way. The patios have been designed to meet the CCD zoning standards including location, distance from public infrastructure, passing space, and fence height. The bar is designed as a speakeasy lounge. The request includes live music/entertainment occurring in the speakeasy or the restaurant. The live music may be a small group, acoustic, non-amplified, and singing.

Hours of operation intend to be from 11 a.m. until 1 a.m., Sunday through Thursday, 11 a.m. until 2 a.m. on Friday and Saturday. The restaurant will be open seven days per week. A one-year time limit condition is recommended for the live music/entertainment.

In February 2015, Planning Staff managed an Architectural Review Committee (ARC) application for façade renovations. The ARC request was approved and the building is currently undergoing renovations. The restaurant's two patios will include indoor/outdoor seating and counter tops.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed to area property owners and City Registered Neighborhood Organization contacts.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit, LUP15-0001 CRUST SIMPLY ITALIAN, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.

2. The Liquor Use Permit is granted for a Series 12 (Restaurant 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.

5. Music shall be controlled so as to not unreasonably disturb area residents and businesses and shall not exceed the ambient noise level as measured at the commercial property line.

6. Music shall occur indoors only.

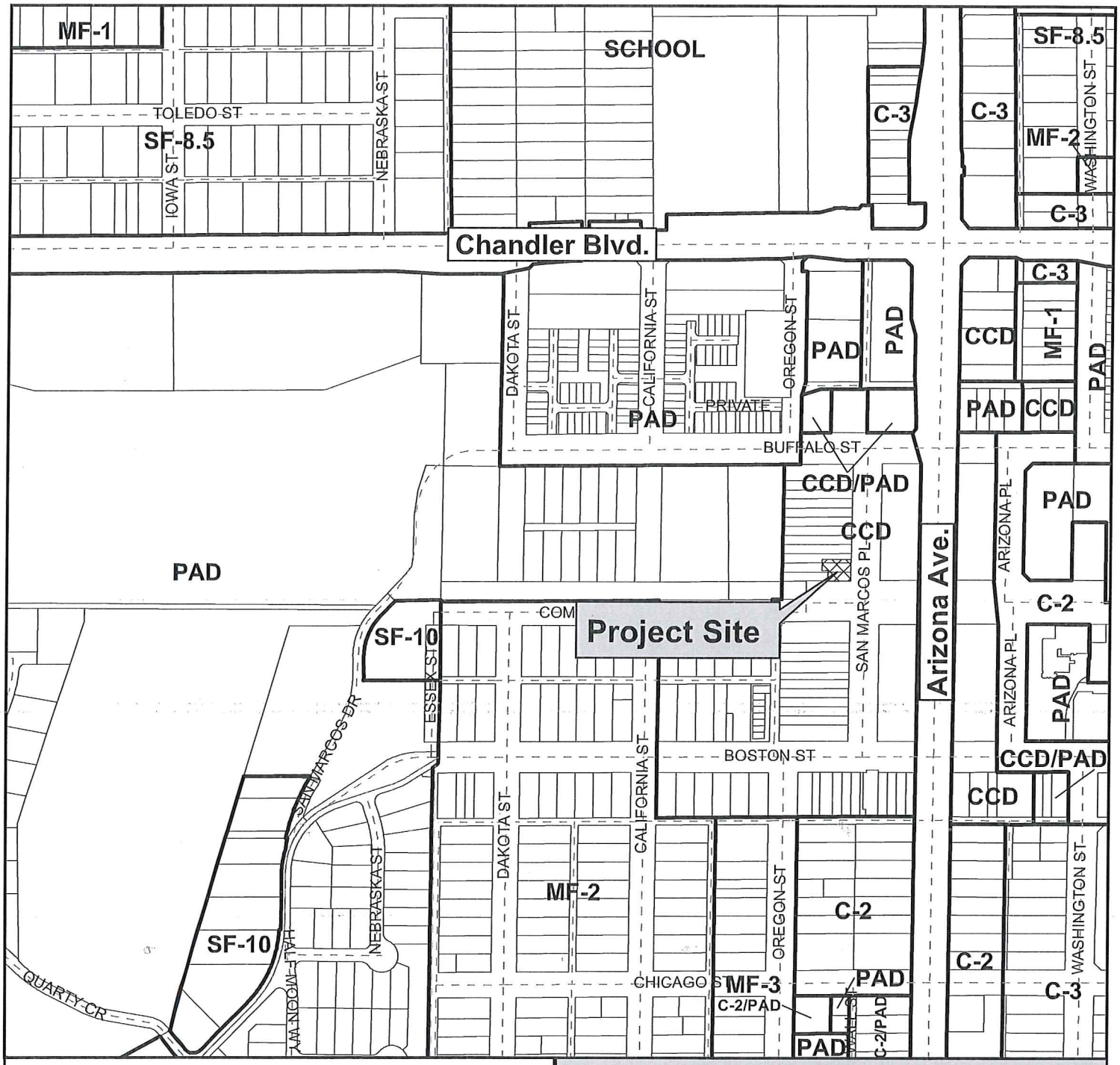
7. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

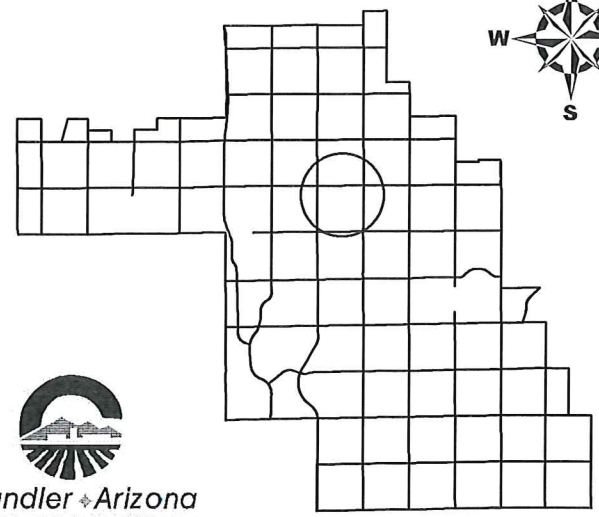
Motion to recommend approval of Liquor Use Permit case LUP15-0001 CRUST SIMPLY ITALIAN, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plans (Ground and Basement)



Vicinity Map

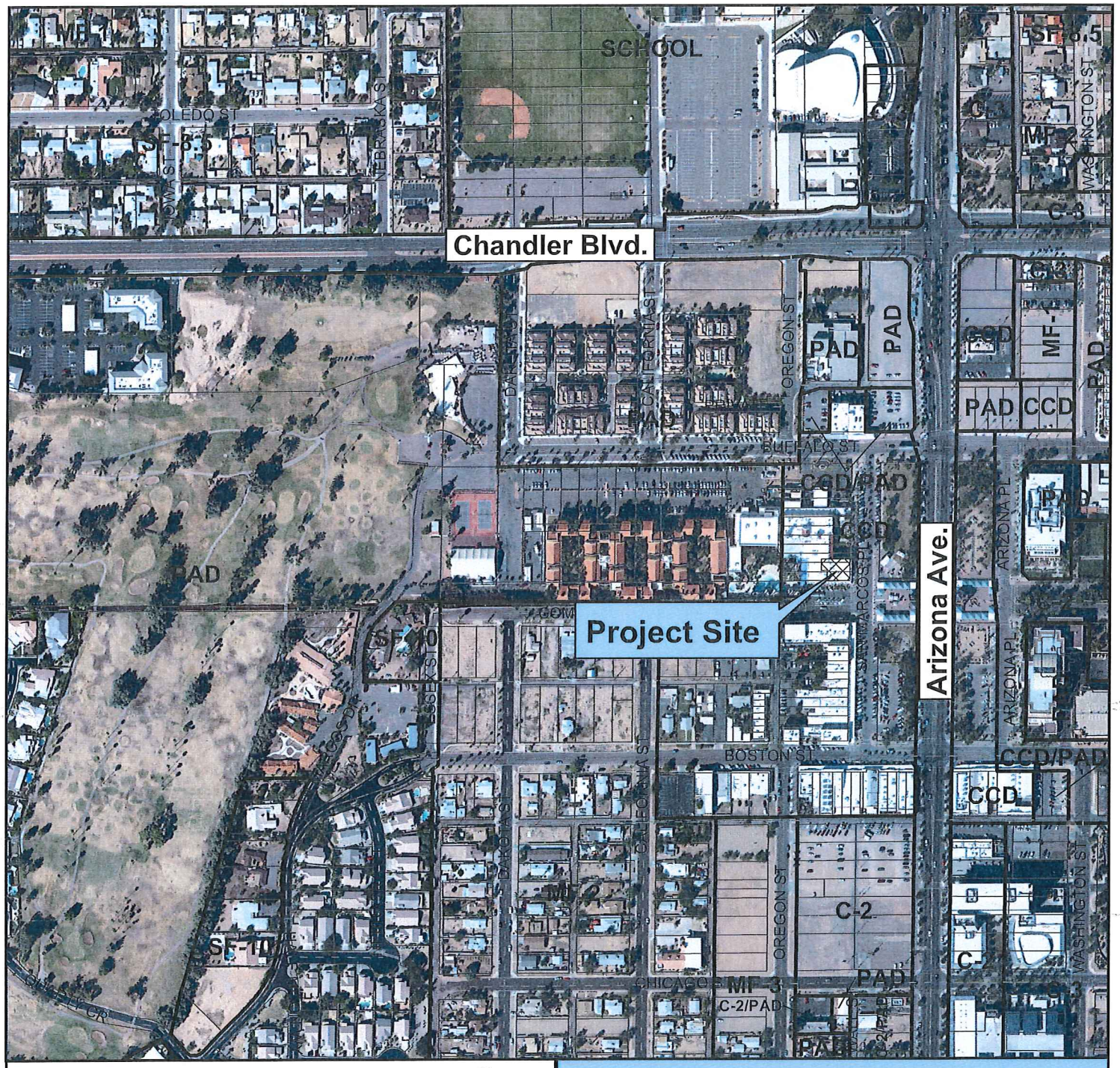


LUP15-0001

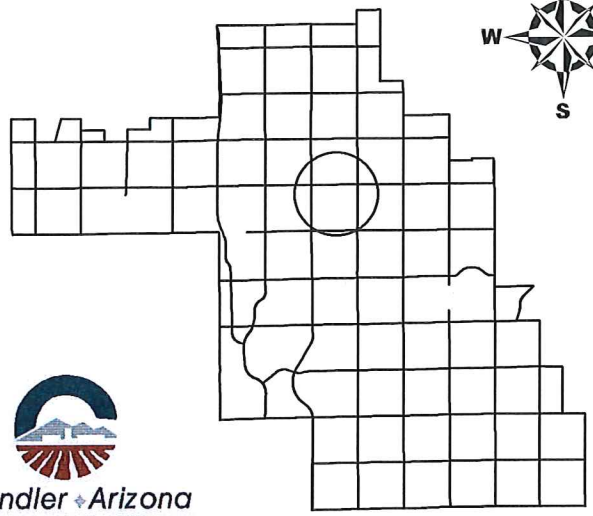
Crust Simply Italian
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/12/2015



Vicinity Map



LUP15-0001

Crust Simply Italian
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/12/2015

1/2/15

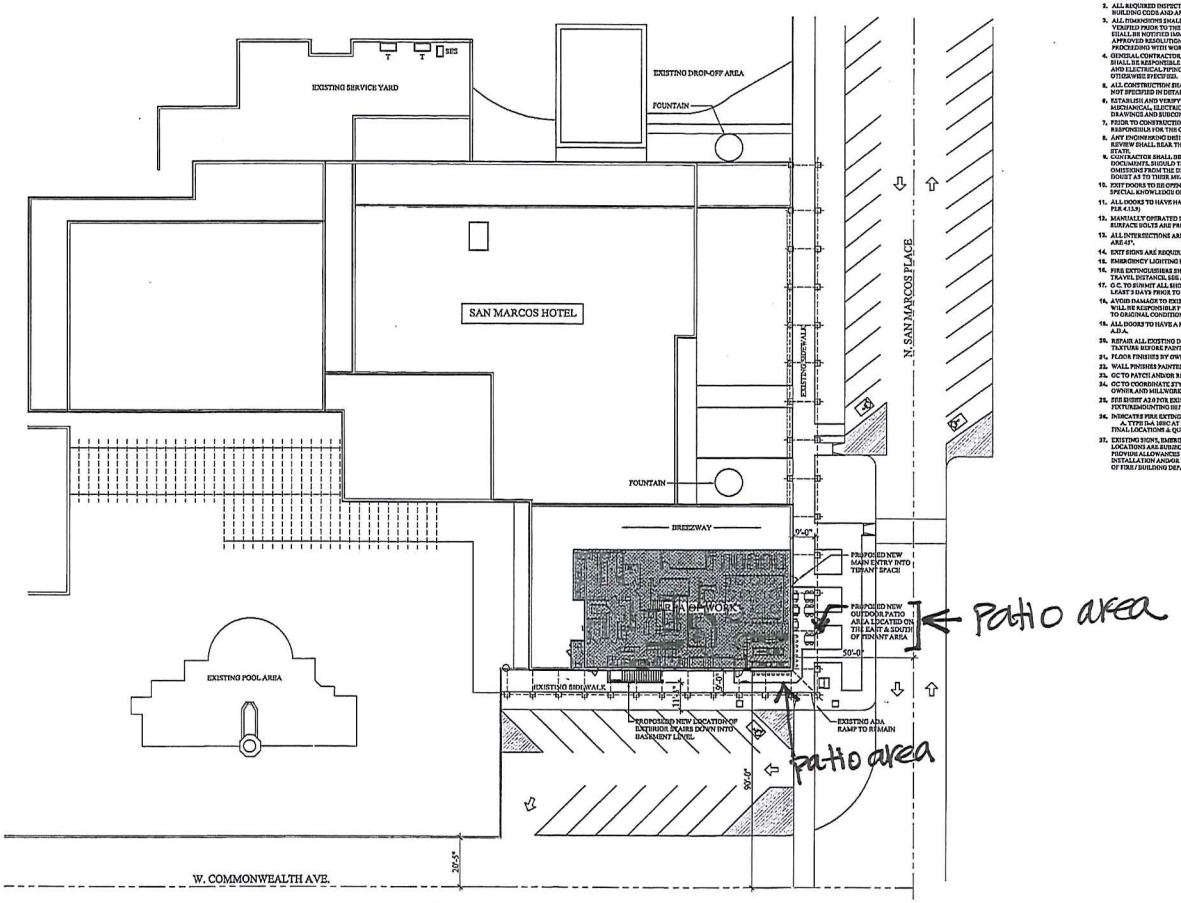
Crust Restaurants is a family restaurant that started in Scottsdale in 2007. We have be granted the privilege of distributing liquor at our Scottsdale and North Phoenix location in addition to our sister concept My Pie located in Paradise Valley. Crust is looking to extend our positive reputation in the valley and is excited to call Chandler our next home. We have been fortunate enough to find a partnership in downtown Chandler in the historic San Marcos hotel, with our Crust Simply Italian concept. The address is 10 San Marcos Place, Chandler AZ 85255.

With this being a two floor endeavor, we are approaching the top floor as an east coast Italian and Pizza concept with our focus on being a value to the community, friendly service and an outstanding product. While we expect most of our alcohol sales to be concentrated around beer and wine, we would like to offer a full bar selection for variety. We will be requesting a series 12 license as we have in our other locations and will be looking to continue our high standards of service and responsibility to the public. We will have TV's, back round music and at times we would like to offer live entertainment in an extremely scaled down way. This meaning if we decided to go ahead with live music it would only be the likes of 1-2 piece band, acoustic in style, perhaps singing, and 1-2 non amplified instruments. The downstairs will be more focused to being an extension of Crust while offering signature cocktails, and also the capability of a private dinning room.

The upstairs will consist of a 4,128 sq footage of total restaurant space with the seating of approximately 74, and the down stairs will consist of a total sq footage of 2810 with the seating capacity of approximately 71. We are anticipating a patio area that will comply with all Arizona laws and be a smoke free area that will be approximately 500 sq ft and sit aprox 35 guest.

The scope of work is a total revitalization of the premises and we are looking to have a full bar with liquor storage above and also and office in the back area where liquor will be stored under lock and key. We will be opening a full service Italian Restaurant that focuses on pizza so we are anticipating signage, parking, improvements that are in line with a fully built out restaurant. We are humbled in our opportunity to be part of such an exciting project and will also do our part in being a positive piece of society with taking our privilege and holding this to the highest standards.

Narrative



SITE PLAN

SCALE: 1" = 20'-0"

Site Plan

GENERAL NOTES:

1. ALL WORK SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND THE HIGHEST PROFESSIONAL WORKMANSHIP OF THE BUILDING TRADES PERFORMING UNDER THIS CONTRACT.
2. ALL REQUIRED INSPECTIONS TO COMPLY WITH THE LOCAL BUILDING CODE AND APPLICABLE CITY AMENDMENTS.
3. ALL DIMENSIONS SHALL BE FIELD CHECKED, CHECKED IN SHOP, AND VERIFIED PRIOR TO THE PERFORMANCE OF ANY WORK, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. APPROVED RESOLUTION SHALL BE OBTAINED FROM ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR THE SCHEDULING OF THE WORK. ALL PLUMBING AND ELECTRICAL PIPING CONDUIT SHALL BE CONCEALED EXCEPT AS OTHERWISE SPECIFIED.
5. ALL CONSTRUCTION SHALL MEET ACCEPTABLE INDUSTRY STANDARDS EVEN IF NOT SPECIFIED IN DETAIL.
6. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MILLWORK, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS.
8. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THIS STATE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CLARIFICATION OF DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES AND/OR OMISSIONS FROM THE DRAWINGS OR DOCUMENTS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL NOTIFY THE ARCHITECT.
10. EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
11. ALL DOORS TO HAVE HANDICAP ACCESSIBLE HARDWARE. (LEVER HANDLES PER 4.13.9)
12. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
13. ALL INTERSECTIONS ARE 90°, UNLESS OTHERWISE NOTED. ALL ANGLES ARE 45°.
14. EXIT SIGNS ARE REQUIRED. SEE ELECTRICAL FLOOR PLAN.
15. EMERGENCY LIGHTING IS REQUIRED. REFER TO ELECTRICAL DRAWINGS.
16. FIRE EXTINGUISHERS SHALL BE 2A10B:C TYPE LOCATED WITHIN 75'-0" OF ANY TRAVEL DISTANCE. SEE ARCHITECTURAL FLOOR PLAN.
17. G.C. TO SUBMIT ALL SHOP DRAWINGS TO ARCHITECT FOR APPROVAL AT LEAST 5 DAYS PRIOR TO FABRICATION OR INSTALLATION.
18. AVOID DAMAGE TO EXISTING CONSTRUCTION THAT IS TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRS TO BRING EXISTING CONSTRUCTION TO ORIGINAL CONDITION.
19. ALL DOORS TO HAVE A MIN. 18" CLEARANCE AT THE STRIKESPULL SIDE PER A.D.A.
20. REPAIR ALL EXISTING DAMAGED AREAS OF DRYWALL. MATCH EXISTING TEXTURE BEFORE PAINTING.
21. FLOOR FINISHES BY OWNER.
22. WALL FINISHES PAINTED GYP. BD. - COLOR SELECTION BY OWNER.
23. GC TO PATCH AND/OR REPLACE EXISTING VCT & CERAMIC TILE AS REQUIRED.
24. GC TO COORDINATE STYLE & TYPE OF BASE AT ALL PUBLIC AREAS WITH OWNER AND MILLWORK CONTRACTOR.
25. SEE SHEET A2.0 FOR EXISTING TOILET ROOM ELEVATIONS & PLUMBING FIXTUREMOUNTING HEIGHTS.
26. INDICATES FIRE EXTINGUISHER LOCATIONS:
    A. TYPE 2-A 10BC AT ALL LOCATIONS.
    FINAL LOCATIONS & QUANTITIES AS DETERMINED BY FIRE MARSHALL.
27. EXISTING SIGNS, EMERGENCY LIGHTS, & FIRE EXTINGUISHER LOCATIONS ARE SUBJECT TO FINAL APPROVAL OF FIRE MARSHALL. PROVIDE ALLOWANCES FOR ADDITIONAL COMPONENTS / INSTALLATION AND/OR RELOCATION AT END OF PROJECT AT TIME OF FIRE / BUILDING DEPARTMENT SIGN OFF.

ROSS DESIGN GROUP L.L.C.
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2020 NORTH CENTRAL PLAZA
PHOENIX, ARIZONA 85004
TEL (602) 252-1110 FAX (602) 252-6177

REVISIONS

1
2
3
4

CRUST SAN MARCOS
SAN MARCOS RESORT HOTEL
10 N. SAN MARCOS PLACE
CHANDLER, AZ 85225

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REGISTERED ARCHITECT
CERTIFICATE NO. 27516
JAMES STEPHEN SURLOWICZ
ARIZONA, U.S.A.

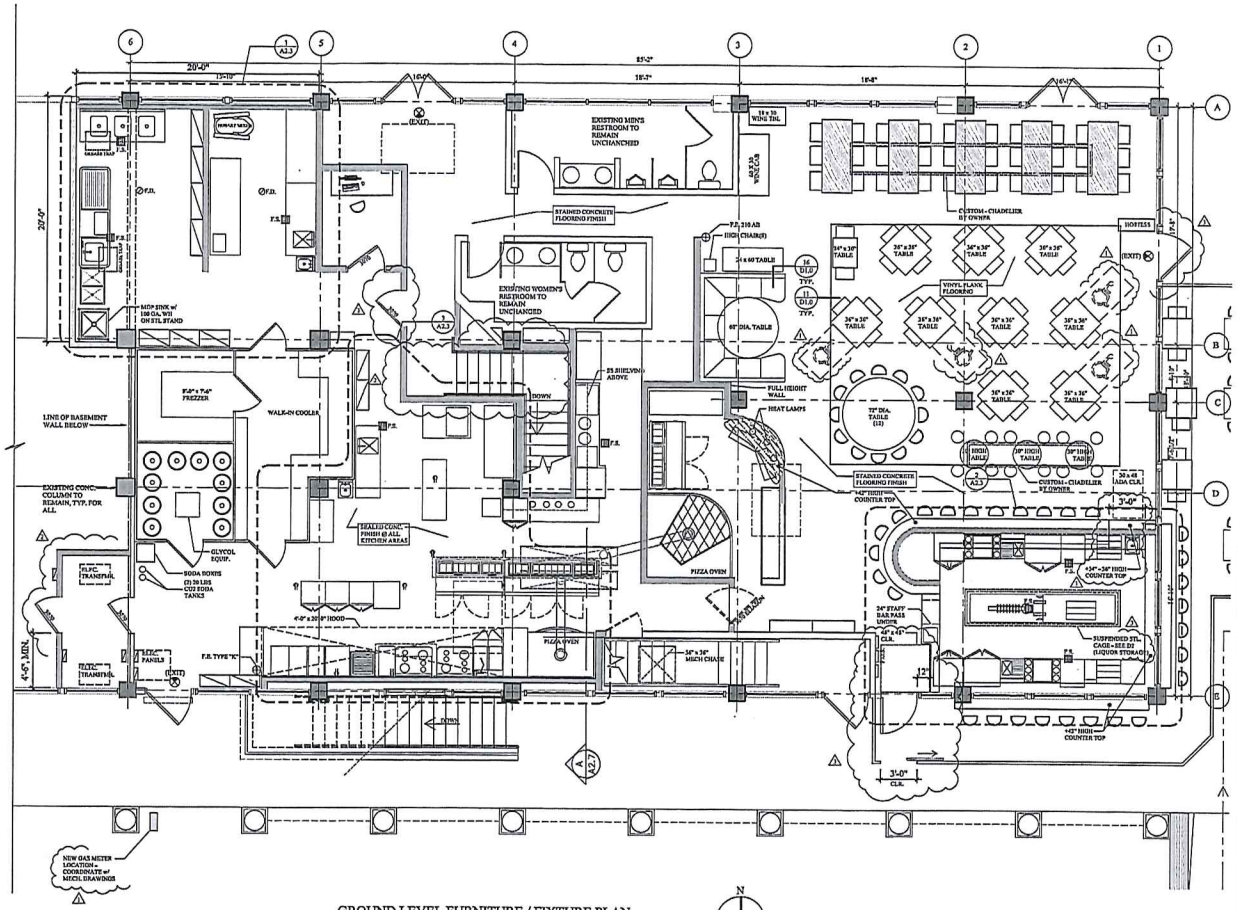
10/30/2008

DRAWING:

DATE:	11.05.2014
SCALE:	AS SHOWN
DRAWN BY:	STAFF
CHECKED:	DATE

SHEET NO. A0.0

SITE PLAN



GROUND LEVEL FURNITURE / FIXTURE PLAN

SCALE: 1/8" = 1'-0"

(3,468 SF + 866 = 4,334 SF - BOMA)

NOTES:
PREP SINK TIES INTO NEW FLOOR SINK, WHICH IS TIED INTO NEW GREASE TRAP.

PRE-RINSE SINK IS TIED INTO DISHWASHER UNIT. THE PRE-RINSE SINK WASTE GOES TO NEW FLOOR SINK WHICH IS TIED INTO NEW GREASE TRAP.

THE NEW TWO-COMPARTMENT SINKS WILL TIE INTO NEW FLOOR SINK WHICH TIES INTO EXISTING GREASE TRAP.

THE DISHWASHER CAN TIE INTO SANITARY SEWER.

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25. SEE SHEET A2.2 FOR EXISTING TOILET ROOM ELEVATIONS & PLUMBING FIXTURE MOUNTING HEIGHTS.
26. INDICATES FIRE EXTINGUISHER LOCATIONS:
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NOTES:
A. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION

B. GENERAL CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL CONDITIONS AND MEASUREMENTS PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT.

C. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION.

D. USE ADA COMPLIANT LEVER STYLE DOOR HARDWARE WITH ALL INTERIOR DOORS.

E. ALL NEW FIXTURES AND EQUIPMENT PROVIDED BY TENANT

F. ALL NEW FINISHES, FIXTURES AND MOUNTING HEIGHTS TO COMPLY WITH ADA RULES AND GUIDELINES.

WALL LEGEND

EXISTING WALL / COLUMNS TO REMAIN	
EXISTING WALL TO REMAIN	
EXISTING WINDOW ASSEMBLY TO REMAIN	
FUTURE DEMISING WALL	
NEW STUD FRAMED INTERIOR WALL	

ROSS DESIGN GROUP L.L.C.
ARCHITECTURE INTERIORS PLANNING PROJECT MANAGEMENT
4020 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
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www.rossdesign.com

REVISIONS
1. 01-13-2015 CITY COMMENTS
2. 01-13-2015 FIELD CHANGES
3. 01-28-2015 CITY COMMENTS
4.

CRUST SAN MARCOS
SAN MARCOS RESORT HOTEL
10 N. SAN MARCOS PLACE
CHANDLER, AZ 85225

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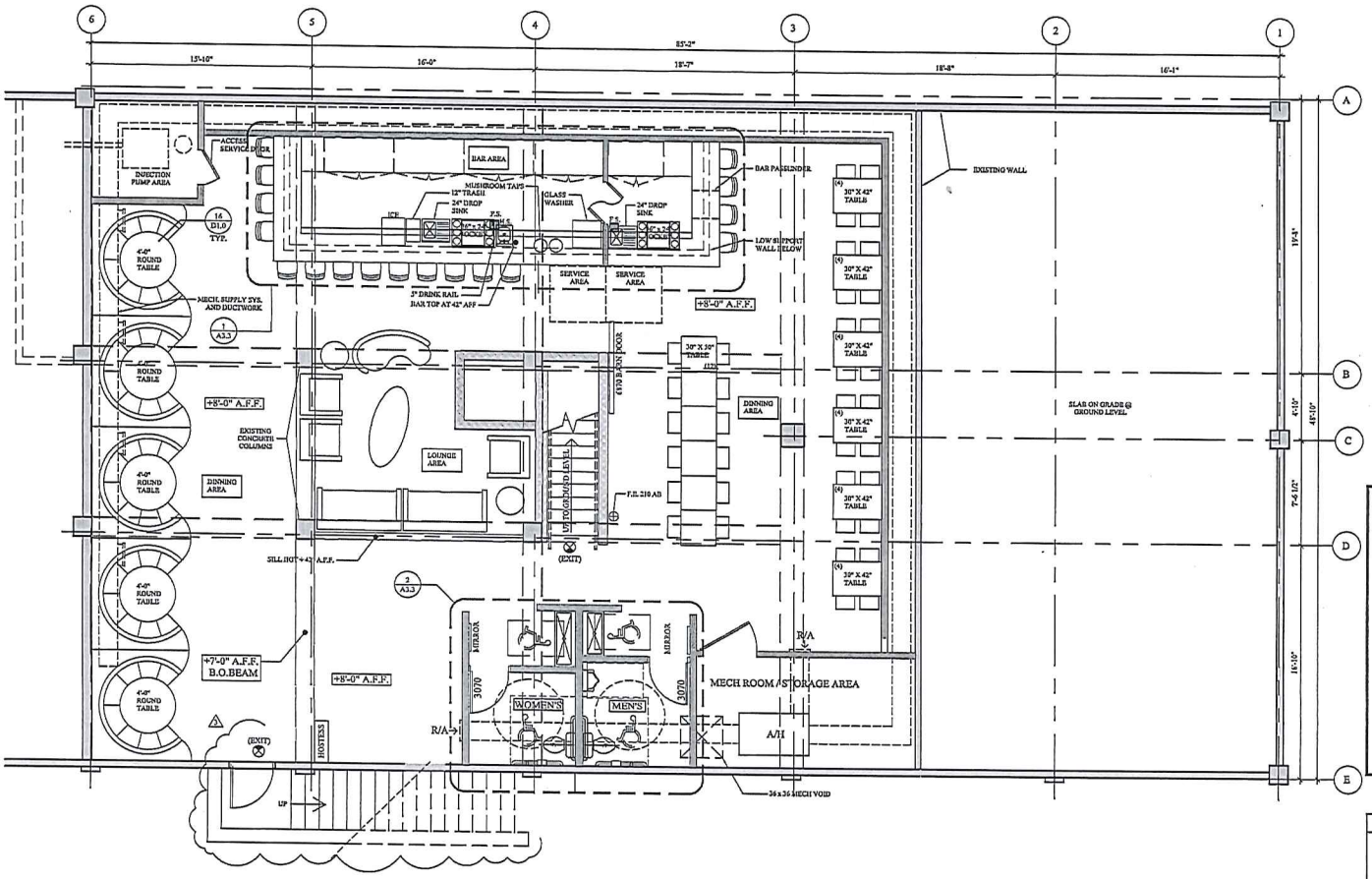
REGISTERED ARCHITECT
CERTIFICATE NO. 27810
JAMES STEVEN SURGENER
ARIZONA, U.S.A.
EXPIRES 03/31/2015

DATE: 12-12-2014 SHEET NO
SCALE: AS SHOWN
DESIGNED: STAFF A2.2
DRAWN:
CHECKED:

FURNITURE / FIXTURE

Ground Floor - Floor plan



BASEMENT LEVEL FURNITURE / FIXTURE PLAN

(GROSS SF: 2,810 SF)
(USEABLE SF: 2,428 SF - LESS DUCT / PIPE CHASE + MECH. ROOM)

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

N W E S

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NOTES:

A. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION

B. GENERAL CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL CONDITIONS AND MEASUREMENTS PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT.

C. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION.

D. USE ADA COMPLIANT LEVER STYLE DOOR HARDWARE WITH ALL INTERIOR DOORS.

E. ALL NEW FIXTURES AND EQUIPMENT PROVIDED BY TENANT

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FUTURE DEMISING WALL	
NEW STUD FRAMED INTERIOR WALL	

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REVISIONS

1. 01-28-2015 CITY COMMENTS
2.
3.
4.

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SAN MARCOS RESORT HOTEL
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CHANDLER, AZ 85225

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REGISTERED ARCHITECT CERTIFICATE NO. 27510 JAMES STEPHEN SURSCHON STATE OF ARIZONA

(EXPIRES 09/30/2017)

DATE	11-13-2014
SCALE	AS SHOWN
DRAWN BY	STAFF
REVISED	04/08/2015
SHEET NO.	A3.2

FURNITURE / FIXTURE

Basement - Floor Plan