



Chandler • Arizona
Where Values Make The Difference

#61
JUL 31 2008

MEMORANDUM Planning and Development – CC Memo No. 08-141

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 
KEVIN MAYO, ACTING PLANNING MANAGER 

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

SUBJECT: UP08-0032 SAUCE PIZZA & WINE

Request: Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for the sale of all spirituous liquor for on-premise consumption only at a new restaurant

Location: 2551 West Queen Creek Road, the southwest corner of Queen Creek and Dobson Roads within the new Downtown Ocotillo development

Applicant: Amy Nations, ALIC

RECOMMENDATION

The application requests Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors and on an outdoor patio at a new restaurant located the southwest corner of Queen Creek and Dobson Roads within the new Downtown Ocotillo development. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The Downtown Ocotillo development is under construction. Sauce Pizza & Wine will be one of the first restaurants in this development. Sauce Pizza & Wine is one of several FOX Restaurant Concepts. This is a contemporary, casual, quick gourmet pizza and wine eatery offering beer and wine with lunch and dinner menus.

The restaurant is approximately 3,077 square feet in size with indoor and outdoor patio dining located along Queen Creek Road. The restaurant occupies the end tenant space of an in-line retail shops building.

The outside patio accommodates approximately 56 seats with 80 seats indoors. The restaurant does not have any live entertainment or music. The restaurant's hours of operation are typically Sunday through Thursday 11 a.m. to 9 p.m. staying open until 10 p.m. on Saturdays and Sundays.

A Series 12 license, which is considered a "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.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 24, 2008. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP08-0032 SAUCE PIZZA & WINE, subject to the following conditions:

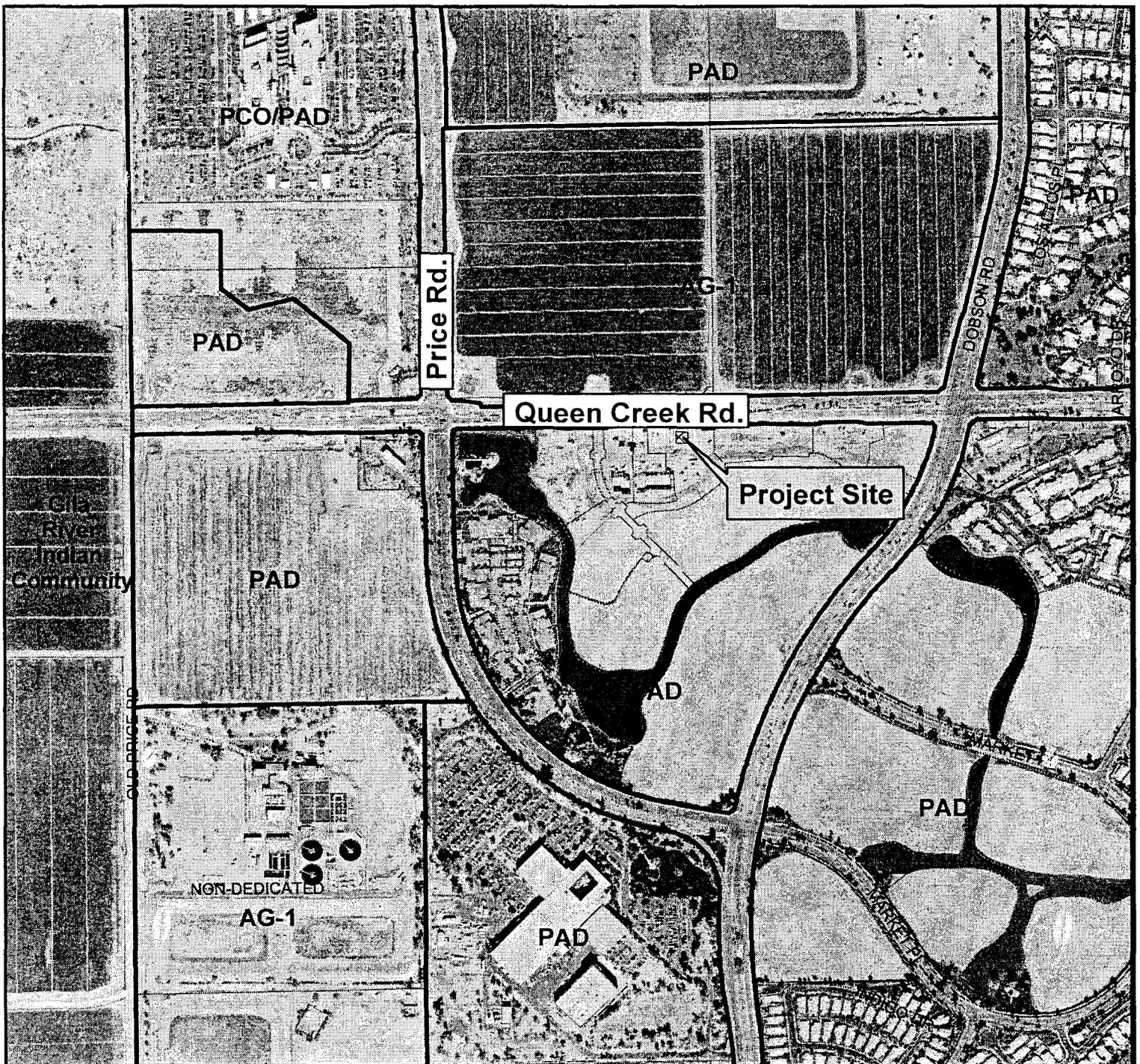
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit re-application and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.
5. The patio and site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

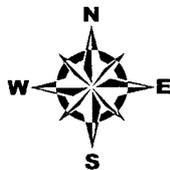
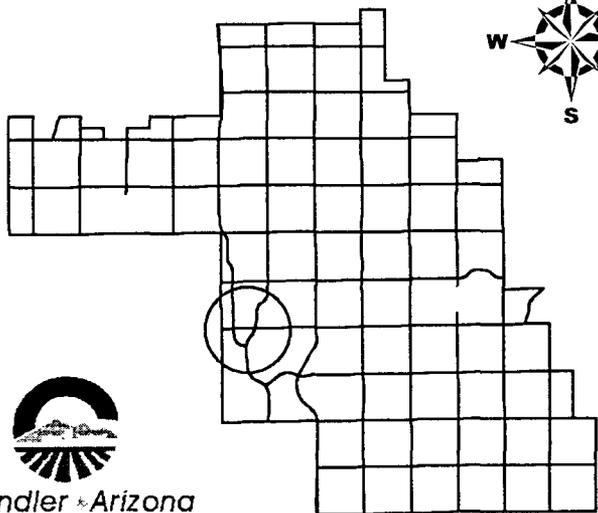
Move to approve Use Permit UP08-0032 SAUCE PIZZA & WINE, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP08-0032

**Sauce Pizza and Wine
Liquor Use Permit**



P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Planning and Development
215 E. Buffalo Street
Chandler, Arizona 85225

May 19, 2008

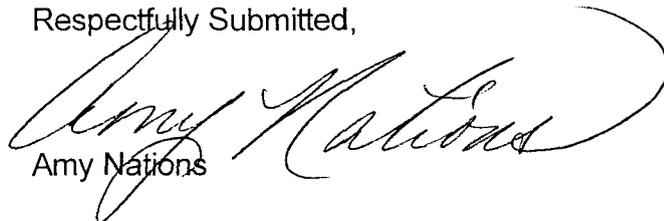
Use Permit Narrative

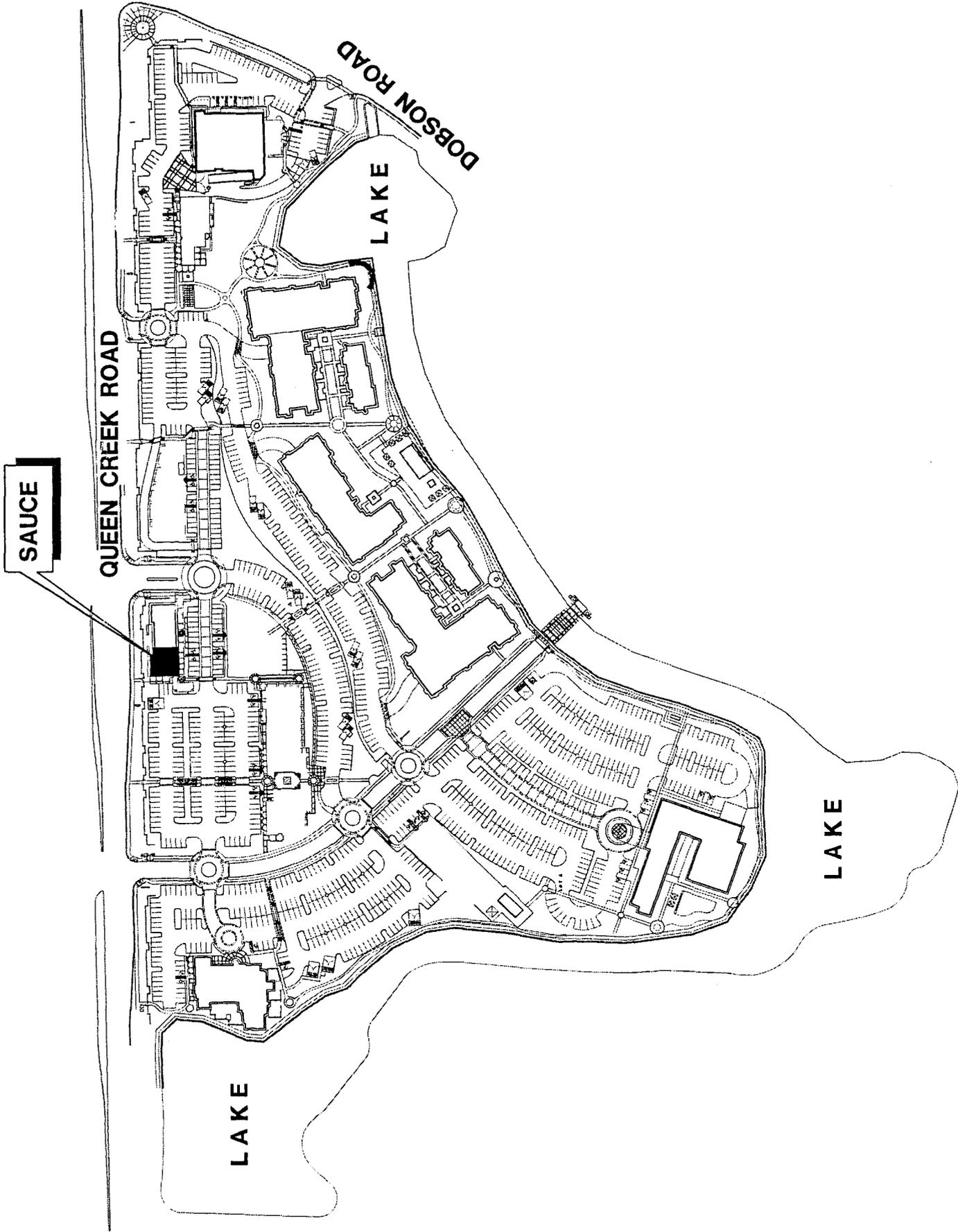
We are respectfully requesting a Series 12 Restaurant liquor use permit for Sauce Pizza & Wine located at 2551 W. Queen Creek Rd. Suite #4 Chandler, AZ 85248 in the Downtown Ocotillo Shopping Center.

Sauce Pizza & Wine is a 2,238 square foot restaurant that will seat 82 in the dining area and 32 on the patio. I have included a detailed floor plan as well as the site plan for this location.

We will be open for business from Sunday through Thursday 11am to 9 pm. Fridays and Saturdays 11am to 10pm. We will have 35 employees.

Respectfully Submitted,

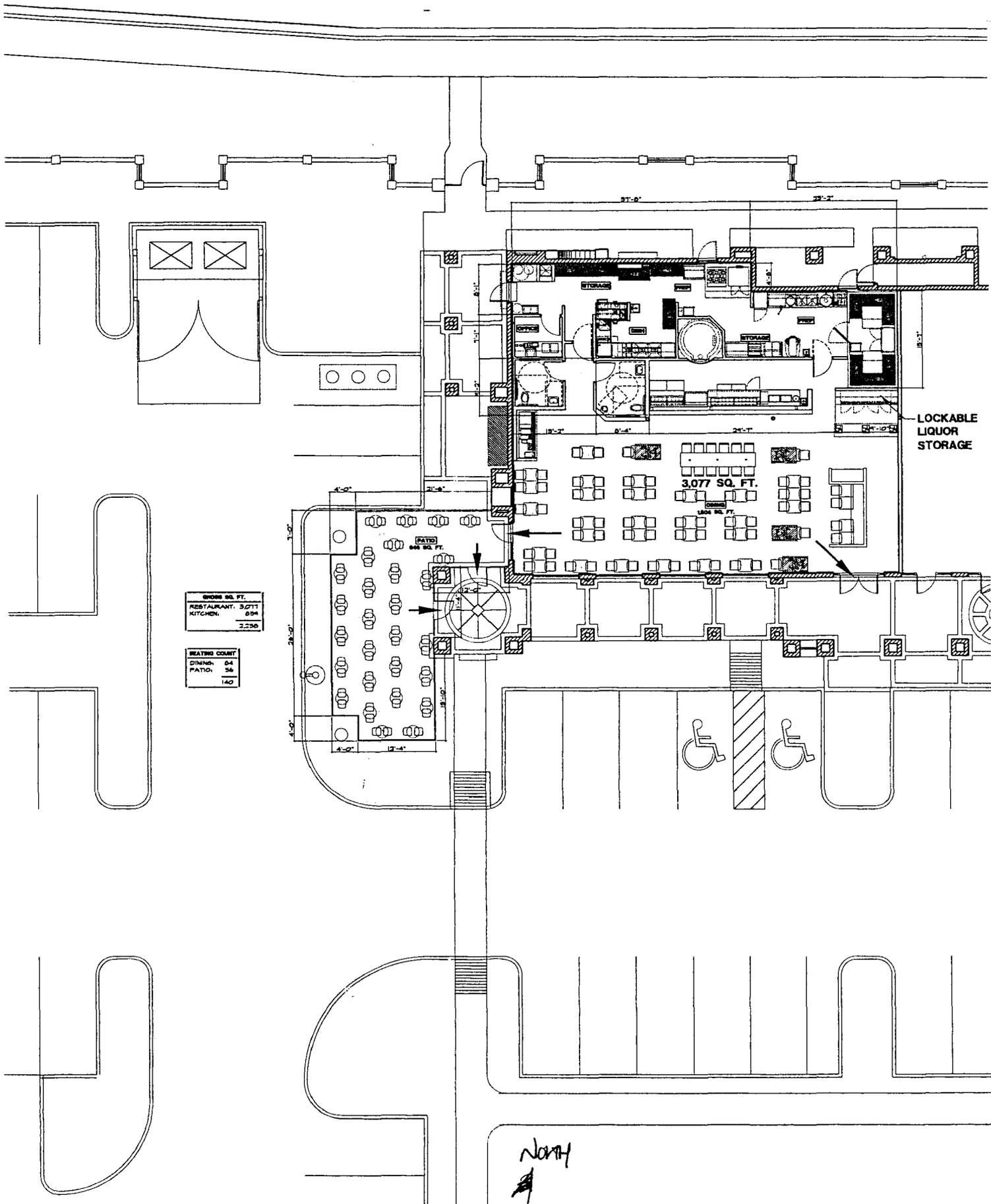

Amy Nations



SITE PLAN
SAUCE - DOWNTOWN OCOTILLO - CHANDLER, AZ.

SCALE: NTS

site plan



GRAND SQ. FT.	
RESTAURANT	3,077
KITCHEN	2,230

SEATING COUNT	
DINING	54
PATIO	140

LOCKABLE LIQUOR STORAGE

3,077 SQ. FT.

PATIO
646 SQ. FT.

North
↑
South

FLOOR PLAN
SAUCE - DOWNTOWN OCOTILLO - CHANDLER, AZ.

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

Floor Plan



Sauce

pizza • wine

CHOPPED SALADS

Chicken, Pine Nuts, Tomato & Gorgonzola	7.50
Turkey, Salami, Prosciutto, Red Onion, Tomato & Parmesan Cheese	7.50
Cucumber, Tomato, Feta, Olives & Red Onion	5.50
Spinach, Pancetta & Goat Cheese	5.50
Sweet Corn, Red Onion, Asparagus, Zucchini, Red & Yellow Bell Peppers & Parmesan Cheese	5.50
Mozzarella, Tomato & Basil	5.50
Caesar	5.50
Add Chicken To Any Salad	2.00

GOURMET THIN-CRUST PIZZA 12"

Mozzarella, Fontina & Basil	8.50
Pepperoni	8.50
Crimini Mushroom, Sausage, Pepperoni, Red Onion & Roasted Red Peppers	10.00
Sausage & Caramelized Onion	9.50
Pepperoni & Crimini Mushrooms	9.50
Chicken & Broccoli	9.50
Chicken Caesar & Parmesan	9.50
Rosemary Potato, Spinach, Feta & Olive Tapenade	9.50
Prosciutto & Melon	9.50
Portobello & Artichoke	8.50
Wild Mushroom & Truffled Arugula	9.50
Create your own (includes one topping)	8.50
Additional Toppings	1.00 Each

PASTA

Baked Beef Lasagna	9.00
Pasta, Chicken, Broccoli & Cheese	8.00
Mac 'N Cheese	7.00
Pasta, Red Sauce & Meatballs	8.00

PANINI

Turkey, Pesto Aioli & Fontina Cheese	7.50
Meatball & Red Sauce	7.50
Salami, Turkey, Prosciutto, Marinated Tomatoes & Mozzarella Cheese	7.50
Grilled Cheese - Cheddar, Mozzarella & Fontina	5.50

STARTERS & SIDES (ALSO GREAT FOR KIDS!)

Bowl of Soup	4.00
Mixed Green Salad w/ Tomatoes & Croutons	4.00
Pasta, Red Sauce	3.75
Pasta, Red Sauce & Meatball	4.75
Mac 'n Cheese	3.75

DESSERTS

Cheesecake	4.00
Tiramisu	4.00

WINE

	Glass	Bottle
Pinot Grigio Bolla	4.00	16.00
Chardonnay Red Diamond	5.00	20.00
Chardonnay Calera "El Niño"	6.00	24.00
Riesling Chateau Ste. Michelle	5.00	20.00
Chianti Piccini	4.00	16.00
Pinot Noir Mirassou	5.00	20.00
Merlot Red Rock	6.00	24.00
Cabernet Sauvignon Terrazas	6.00	24.00
Syrah/Shiraz Glass Mountain	5.00	20.00

BEER

Fat Tire	3.75
Peroni	4.00
Bud Light	3.25
Corona	4.00
Michelob Ultra	3.75
Moretti "Red"	4.00

DRINKS

Soda	1.95
Iced Tea	1.95
Pellegrino Sparkling Water	3.00
Panna Spring Water	2.50

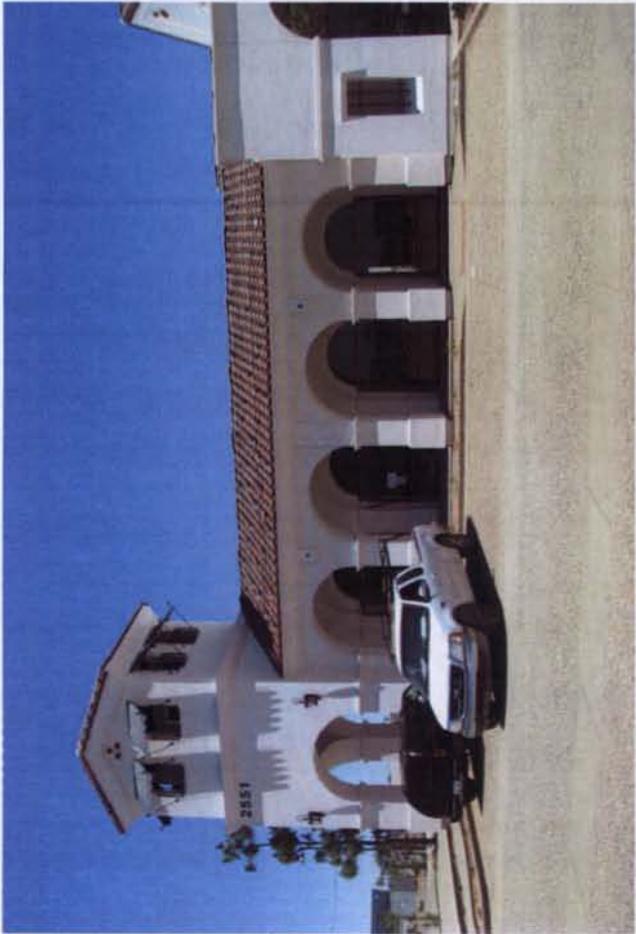
TUCSON

Target Center • 5285 E. Broadway Blvd. • 520.514.1122
 Campbell Plaza • 2990 N. Campbell Ave. • #110 • 520.795.0344
 Casas Adobes • 7117 N. Oracle Road • 520.297.8575

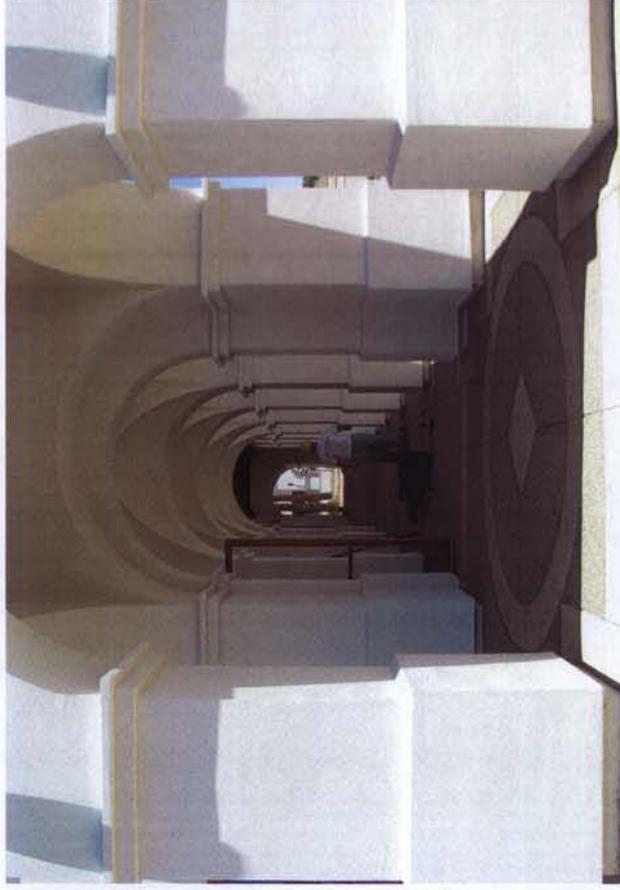
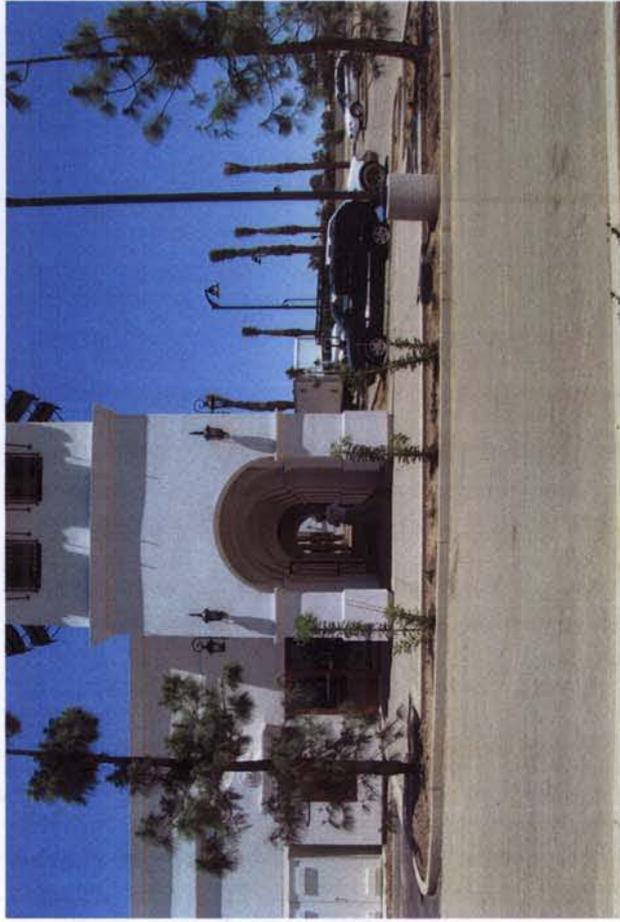
PHOENIX

Dana Park Mall • 3426 E. Baseline. #119 • 480.497.3500
 Madison Village • 742 E. Glendale Ave. • 602.216.2400
 Thunderbird Square • 14418 N. Scottsdale Rd., #181 • 480.321.8800
 Scottsdale Waterfront • 7135 E. Camelback Rd., #160 • 480.321.8844

www.foxrc.com



UP08-0032 Sauce Pizza & Wine



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