

JUL 30 2009



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MEMORANDUM

Planning & Development - CC Memo No. 09-077

DATE: JULY 16, 2009

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP09-0026 BUONO'S PIZZA

Request: Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within an existing restaurant

Location: 2820 S. Alma School Rd., Stes. 6-8,
North of the northwest corner of Alma School and Queen Creek Roads

Applicant: David Goode, Owner

RECOMMENDATION

The request is for Use Permit approval for a Series 12 (Restaurant) liquor license for on-premise consumption only within an existing restaurant. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located north of the northwest corner of Alma School and Queen Creek Roads, within the Ocotillo Plaza shopping center. The restaurant is located at the endcap of inline shops. The subject site is surrounded by commercial businesses on the north and west, with a parking lot directly south. East, across Alma School Road is the Las Tiendas shopping center.

The restaurant is approximately 2,100 square feet, and provides seating for approximately 64 patrons. There is no live entertainment, outdoor patio, or bar area. The restaurant will be open

Monday thru Thursday from 11 a.m. to 8:30 p.m., Friday and Saturday 11 a.m. to 9:30 p.m., and Sunday 12 p.m. to 8 p.m.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption only. The establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Thursday, July 9, 2009. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP09-0026 BUONO'S PIZZA, subject to the following conditions:

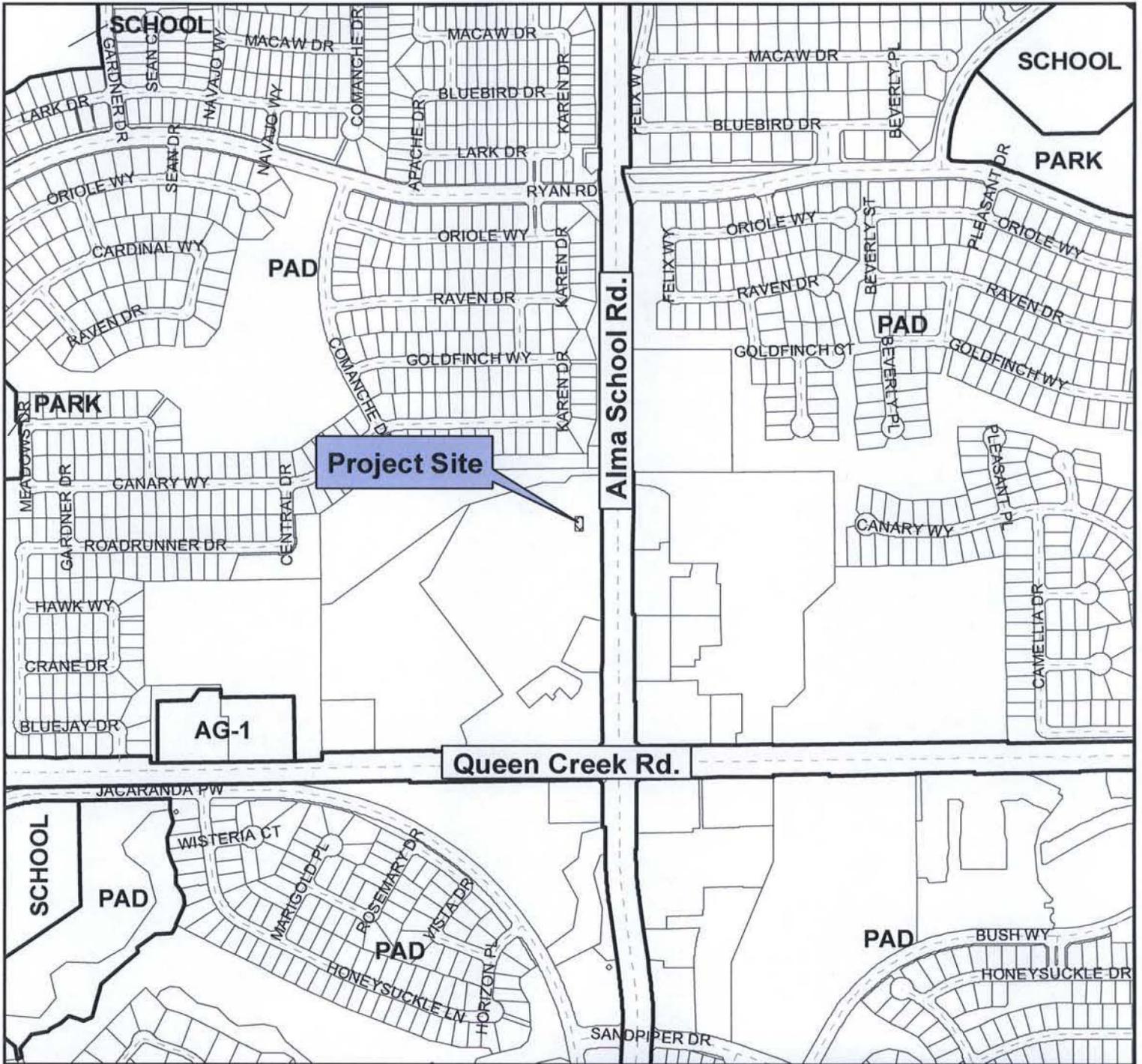
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

PROPOSED MOTION

Move to approve UP09-0026 BUONO'S PIZZA, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan

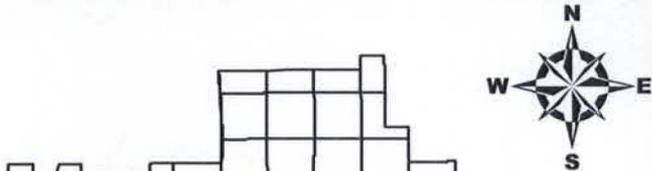


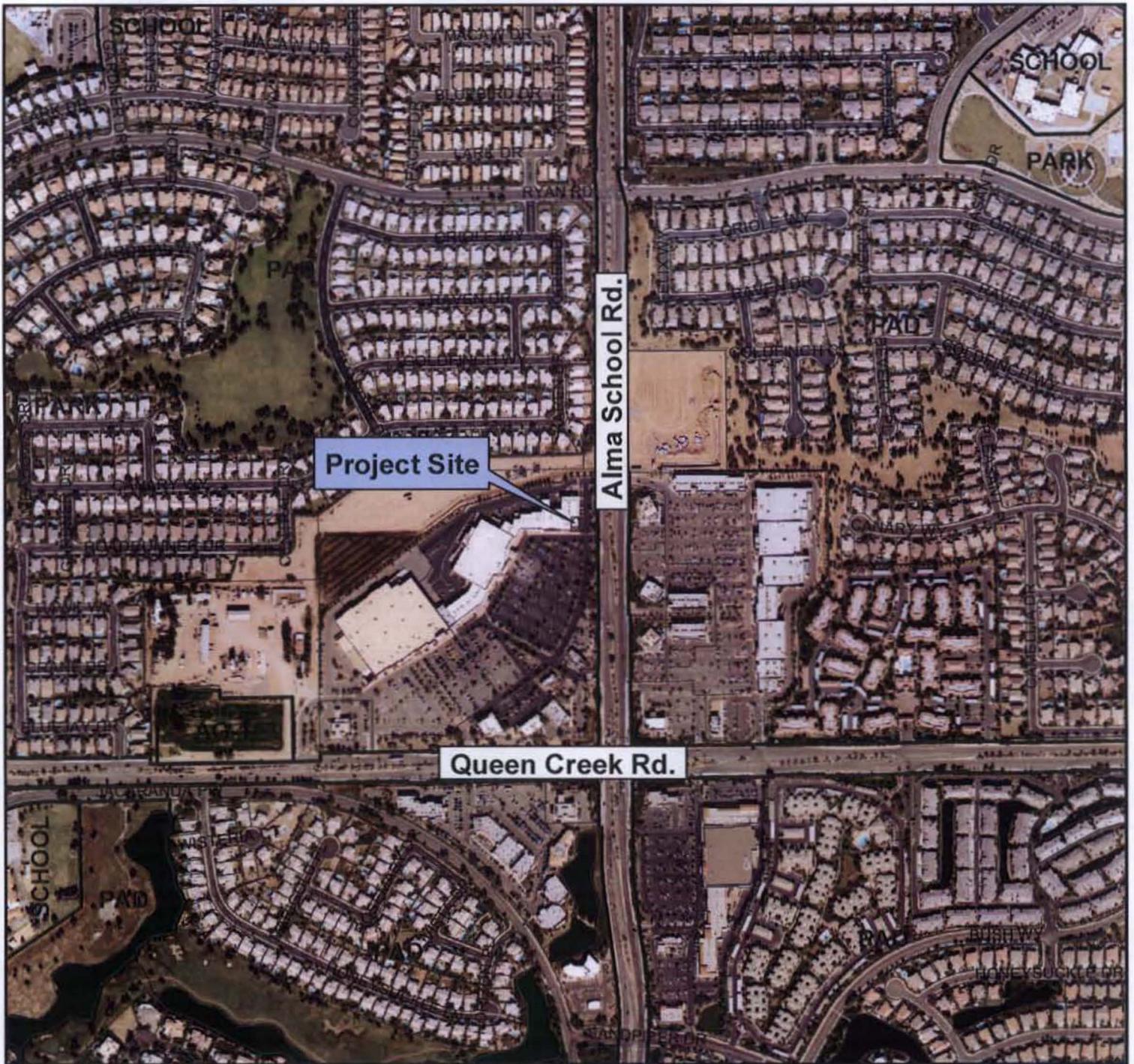
Vicinity Map



UP09-0026

**Buono's Pizza
Liquor Use Permit**





Queen Creek Rd.

Alma School Rd.

Project Site



Vicinity Map



UP09-0026

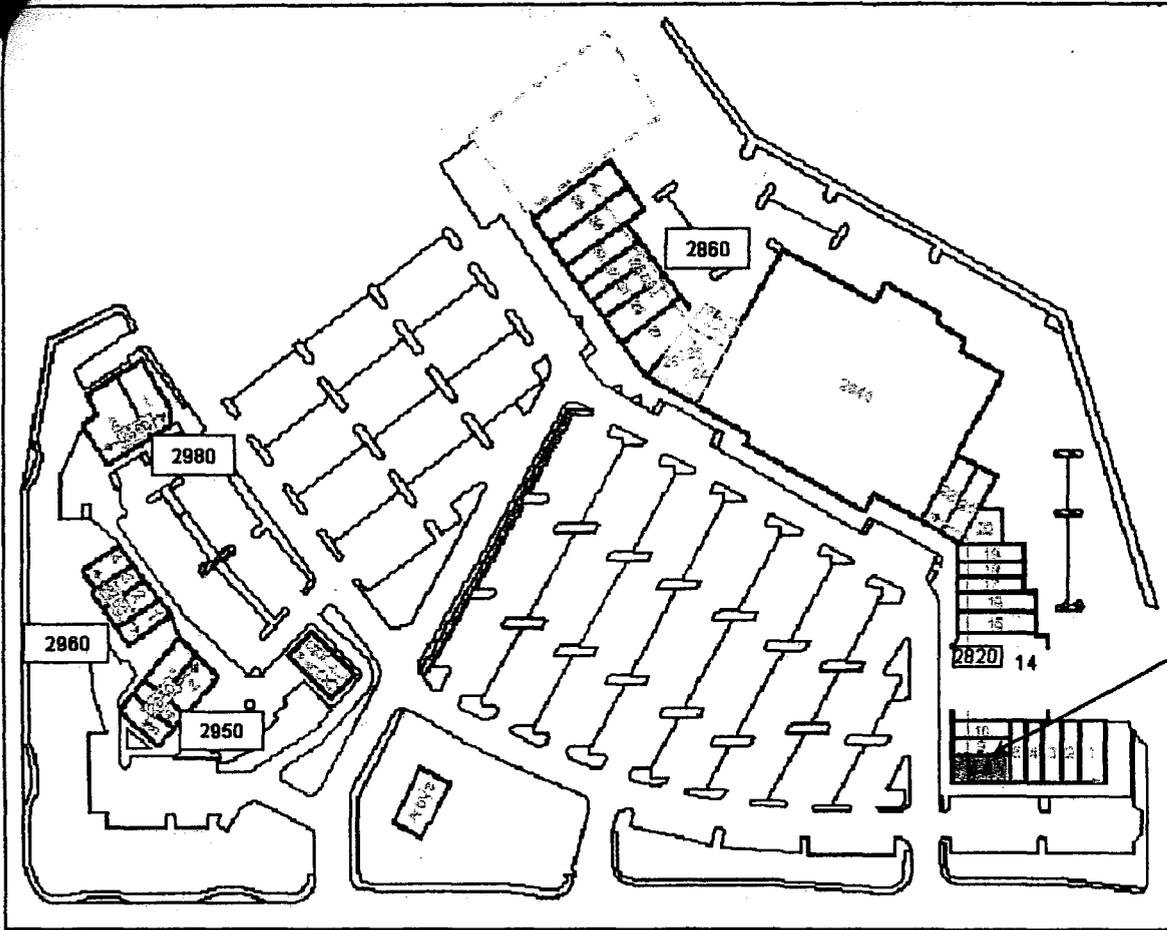
**Buono's Pizza
Liquor Use Permit**

Buonos Shopping Center OCOTILLO PLAZA

EXHIBIT A

SHOPPING CENTER SITE PLAN

123630 square feet



West Queen Creek Road

South Alma School Road

SITE PLAN

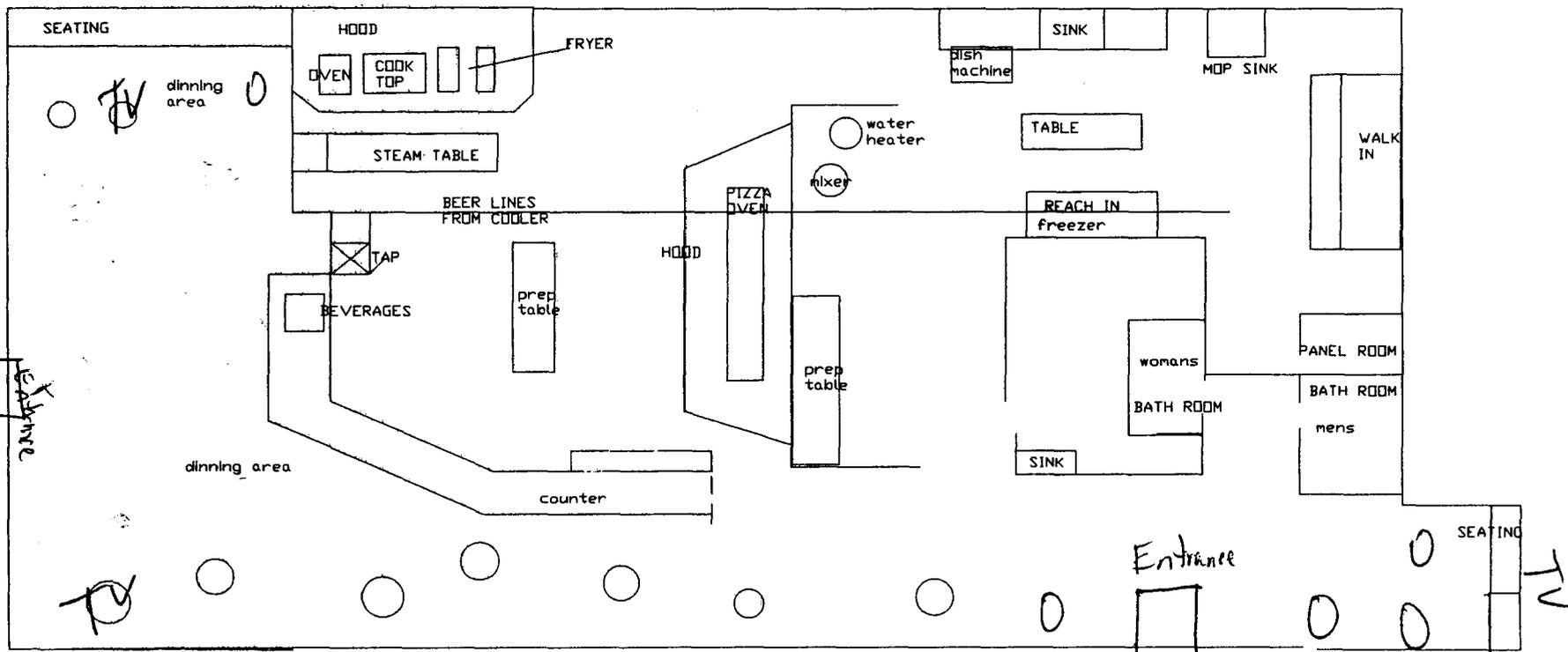
[Signature]
Tenant's Initials

NMH
Tenant's Initials

Premises
2,100 sq.
Ste 6-8

Buonos Floor Plan

2820 S Alma School Rd Ste 6-8
Chandler AZ 85286



O-TABLE

FLOOR PLAN

