



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 12-063**

**DATE:** JULY 12, 2012

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:** LUP12-0016 COVO CAFÉ

**Request:** Use Permit approval to sell liquor for on-premise and off-premise consumption (Series 12 Restaurant License & Series 7 Liquor License) at a new café that includes live music

**Location:** 55 W. Chicago Street (the southwest corner of Chicago and Wall Streets), which is approximately 200 feet west of Arizona Avenue

**Applicant:** Peter Sciacca, 55 Chicago LLC

**Zoning:** Planned Area Development (PAD)

**RECOMMENDATION**

Staff, finding consistency with the General Plan and South Arizona Avenue Corridor Area Plan (SAZACAP), recommends approval subject to conditions.

**BACKGROUND**

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption under a Series 12 Restaurant License, and also to sell beer and wine for on-premise and off-premise consumption under a Series 7 Liquor License at a new restaurant. The 5,000 square foot subject site is part of the Site 8 block bounded by Chicago Street, Arizona Avenue, Frye Road, and Oregon Street in Downtown Chandler that contains the Olde Towne Market Square (Wall Street shops). The Site 8 block does not currently have any alcohol-related uses. The Wall Street alley is immediately east of the subject site. The site's historic building (once a welding shop) is currently being redeveloped for the planned restaurant use.

Customer access to the restaurant is provided from both the north (primary) and south (secondary) ends of the building. A large outdoor patio will wrap around the west and south of the 2,400 square foot building. Overhead garage-style doors will allow the indoor and outdoor elements to blend during nicer weather when the garage doors are left open.

The restaurant will allow for approximately 80 people indoors and 172 people outdoors. Hours of operation will be 7 a.m. to 10 p.m. daily. Live music is proposed Friday through Sunday until 10 p.m. Live music is characterized as vocals, guitar, and piano, but not rock music or DJs.

The proposal is consistent with the SAZACAP. The SAZACAP designates the site for Cultural & Entertainment, which would include restaurants with alcohol sales and live music.

The restaurant is pursuing both Series 12 and Series 7 licenses as specifically allowed by the state in order to allow enhanced flexibility in their alcohol sales. As for other restaurants, the Series 12 Restaurant License allows the sale of beer, wine, and spirits for on-premise consumption, though this license typically requires the establishment to derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages. The Series 7 Liquor License, when stacked with a Series 12, allows for "to-go" sales of beer and wine. The restaurant would specifically like to make an occasional bottle of wine available for their patrons to take home or to neighboring restaurants, thereby requiring the Series 7.

### **DISCUSSION**

Staff supports the request, finding that live music (outdoor and indoor) is appropriate at this location if controlled so as to not unreasonably disturb the residential neighbors. The subject site and surrounding area is of a different nature than liquor uses located in shopping centers elsewhere in the city. In Downtown Chandler, the property lines are much closer to each other and there is a greater expectation for entertainment-related uses such as live music. Staff recommends a one (1) year time limit to allow continued evaluation of the use's compatibility.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held July 11, 2012 at the Downtown Community Center. No neighbors attended.
- At the time of this writing, Staff is not aware of any opposition to the request. One neighbor immediately to the east called to express support for the request.

### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0016 COVO CAFÉ subject to the following conditions:

1. The Use Permit granted is for a Series 12 license and a Series 7 license only, and any change of licenses, including removal of the Series 12 license, shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.

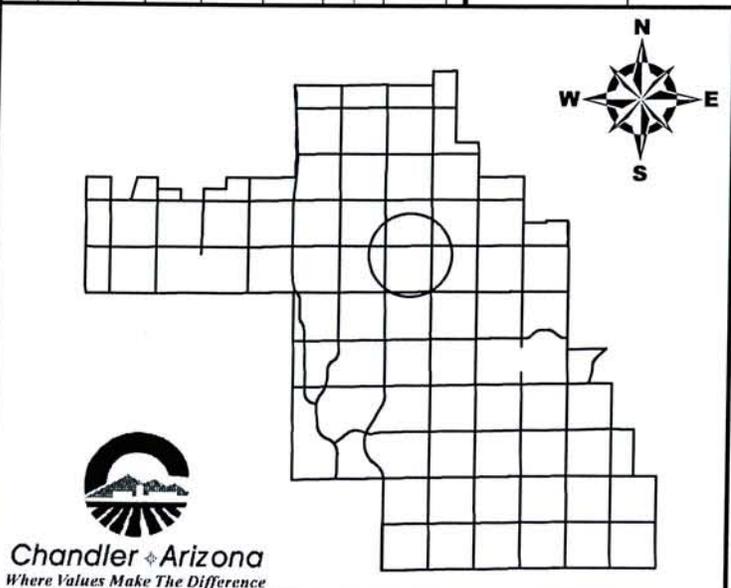
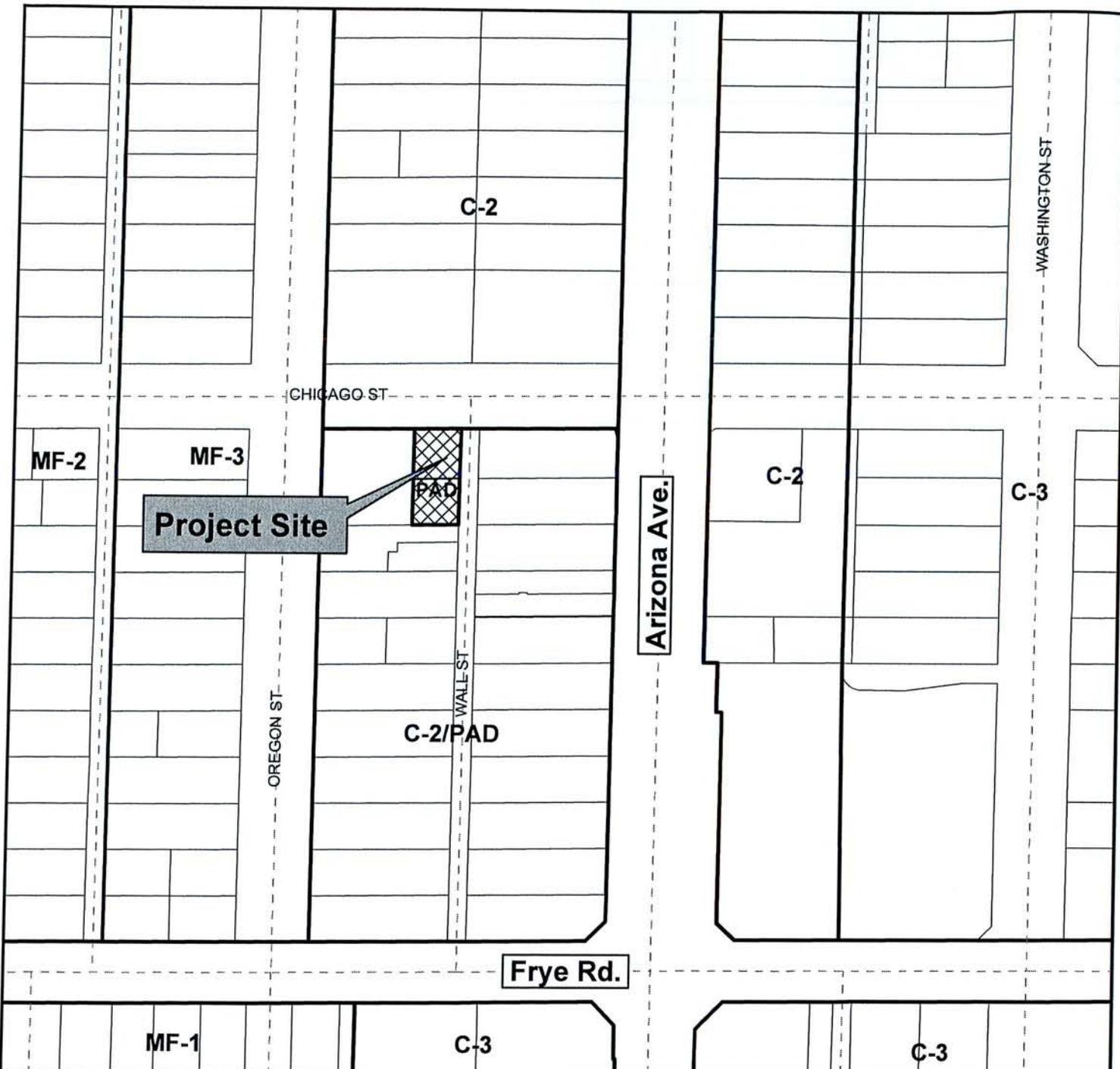
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The outdoor patio and areas adjacent to the entrances shall be maintained in a clean and orderly manner.
5. The Use Permit shall remain in effect for one (1) year from the 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.
6. Music shall be controlled so as to not unreasonably disturb area residences.
7. The restaurant shall provide contact information for a responsible person (restaurant owner and/or manager) to interested neighbors that allows music complaints to be resolved quickly and directly.

**PROPOSED MOTION**

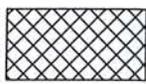
Move to recommend approval of LUP12-0016 COVO CAFÉ Use Permit for liquor sales subject to the conditions recommended by Staff.

**Attachments**

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



**Vicinity Map**

 LUP12-0016  
**Covo Cafe**  
**Liquor Use Permit**

CITY OF CHANDLER 6/18/2012

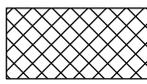
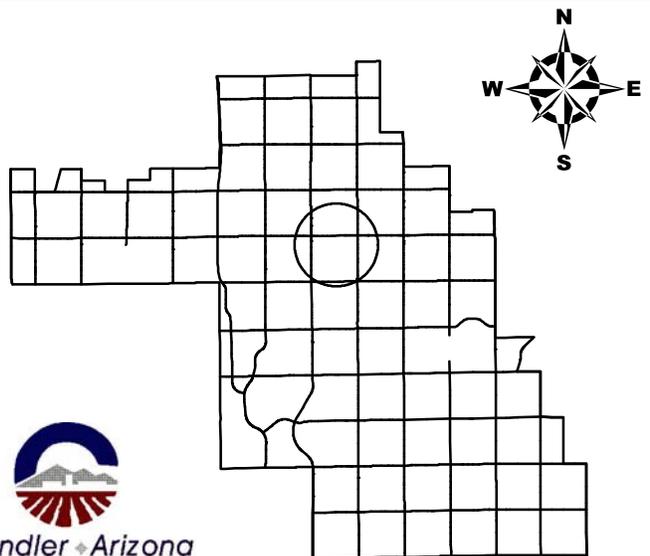


**Project Site**

**Arizona Ave.**

**Frye Rd.**

**Vicinity Map**



**LUP12-0016**  
**Covo Cafe**  
**Liquor Use Permit**

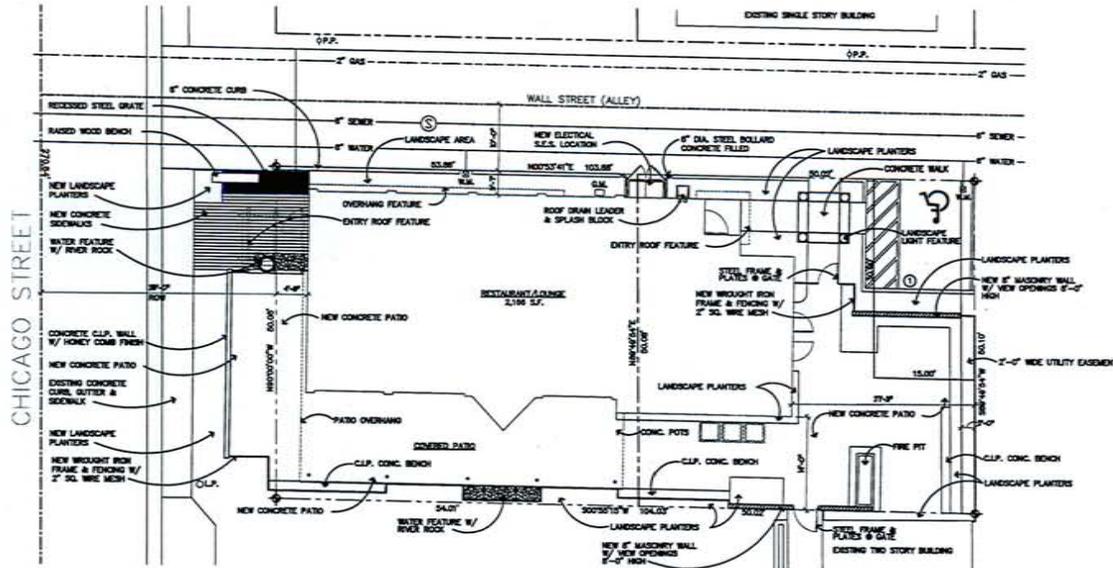


### PROJECT DATA

PROJECT:	KOFFINO LOUNGE RENOVATION OF EXISTING METAL BUILDING 55 WEST CHICAGO STREET CHANDLER, ARIZONA
OWNER:	C/O DI BOSACCA PETER & SHARON BOSACCA 16 W. BOSTON STREET CHANDLER, ARIZONA 85225 PHONE: (602) 330-4888
ADDRESS:	55 W. CHICAGO STREET CHANDLER, ARIZONA 85225
BUILDING AREA:	2,198 S.F.
COVERED PATIO AREA:	948 S.F.
EXISTING ZONING:	C-2
PROPOSED ZONING:	PAD
SITE AREA:	5,204 S.F., 119 AC.
LOT COVERAGE:	40%
PARKING REQUIRED:	802 @ 1/70 S.F. & 402 @ 1/200 S.F. 30 SPACES
PARKING PROVIDED:	38 SPACES
OCCUPANCY GROUP:	GROUP A-2 RESTAURANT
TYPE OF CONSTRUCTION:	V-B FIRE SPRINKLED FIRE SPRINKLED PER NFPA CHAPTER 13
BUILDING ALLOWABLE AREA:	8,000 S.F. X 3 + 9,000 = 36,000 S.F.
OCCUPANT LOAD:	RESTAURANT - 1,895 S.F. / 15 GROSS = 113 GROSS KITCHEN - 475 S.F. / 200 GROSS = 2 GROSS TOTAL OCCUPANT LOAD 115 GROSS

### LEGAL DESCRIPTION

LOTS 862 AND 863, BOOK 1, OF CHANDLER, ACCORDING TO THE PLAT OF REZONED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS PAGE, EXCEPT THE WEST 100.00 FEET THERE OF.  
 APR. 303-08-085  
 LOT: 862  
 GROSS ACREAGE: 2,700 S.F.  
 APR. 303-08-088  
 LOT: 863  
 GROSS ACREAGE: 2,500 S.F.



SITE PLAN



*Koffino* COVO  
LOUNGE

RENOVATION & REMODEL  
55 W. CHICAGO STREET  
CHANDLER, ARIZONA 85225

Michael S. Flanders Architect



VICINITY MAP

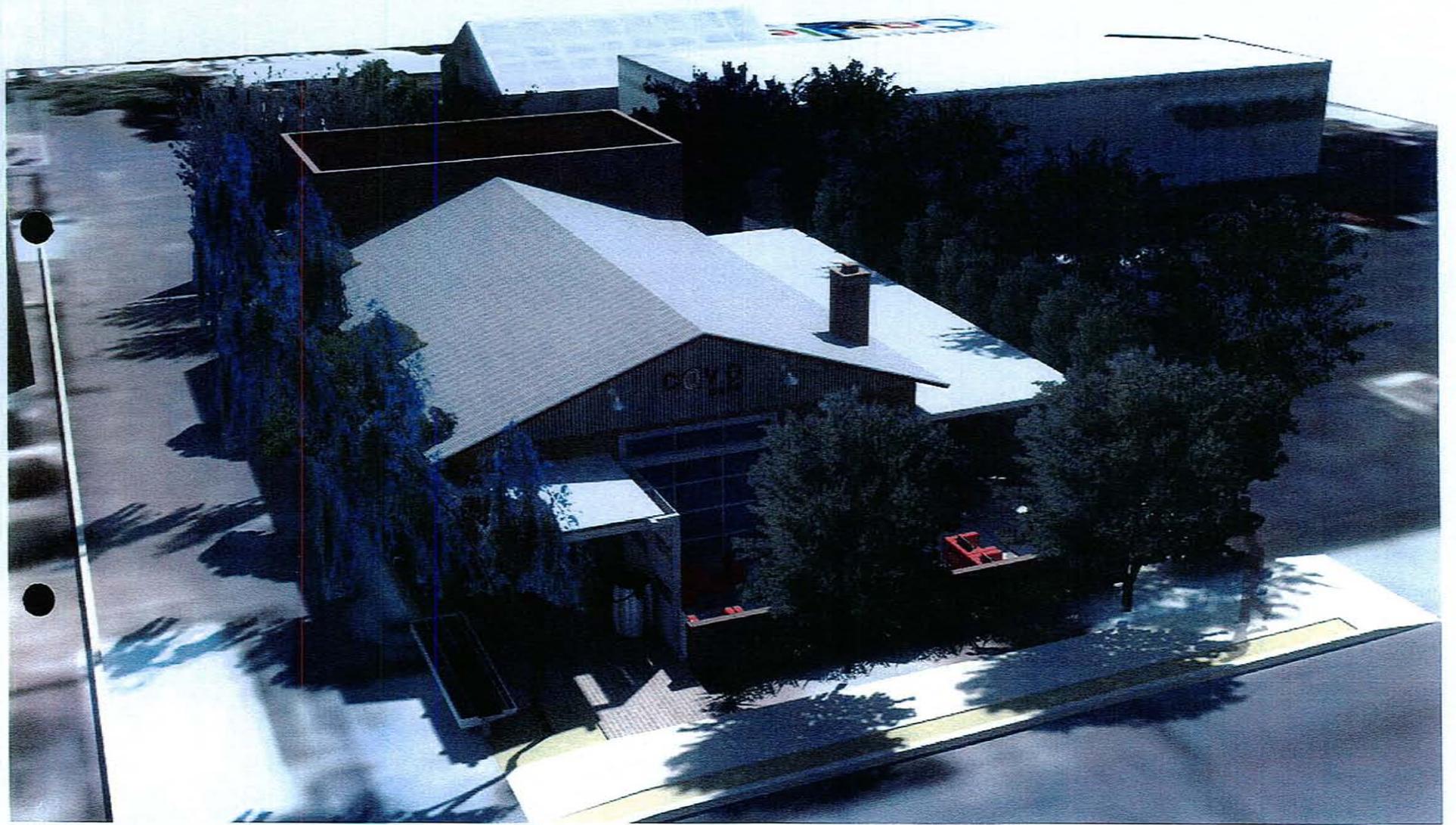


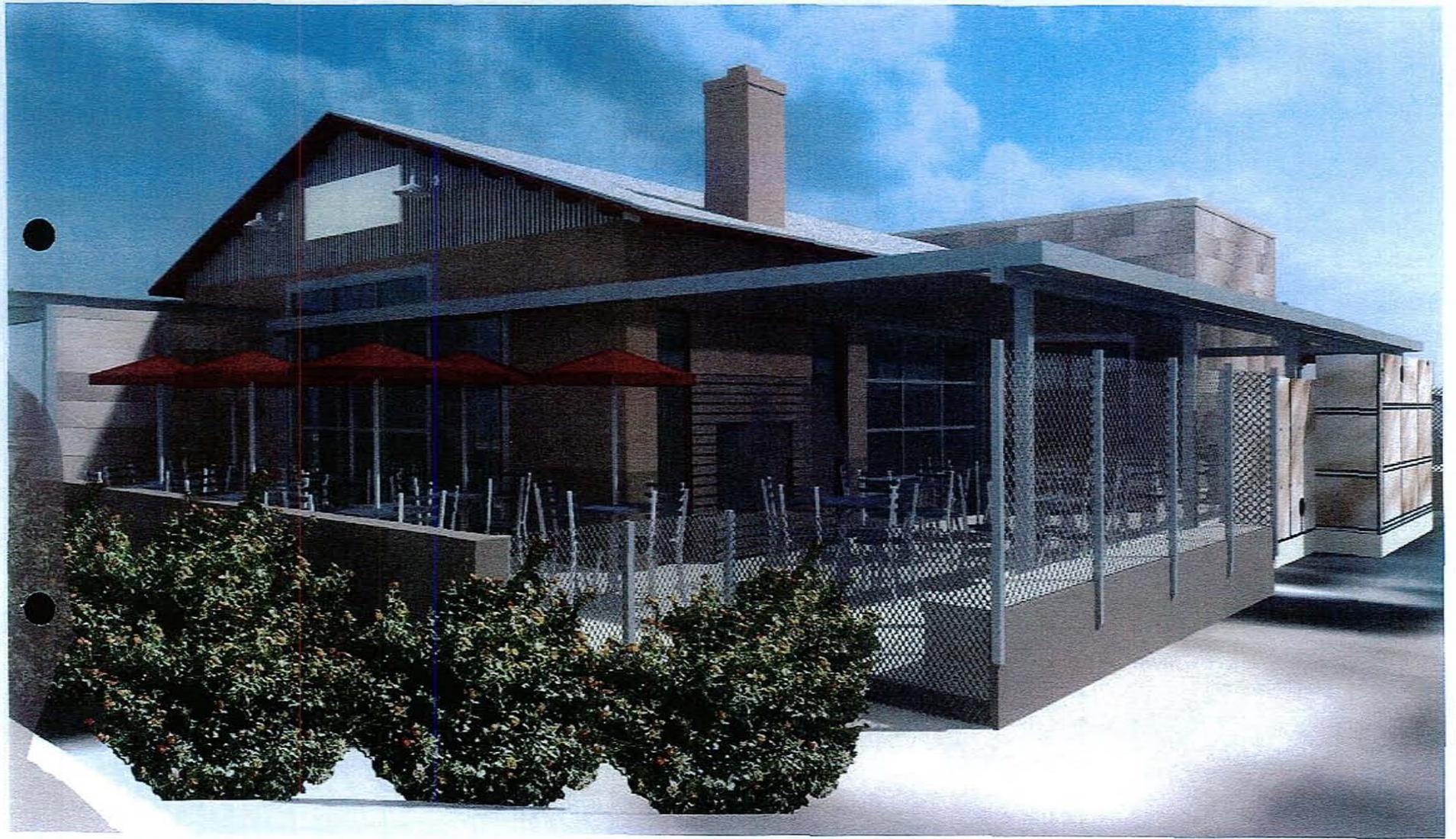
• SCHEDULE - NOT FOR CONSTRUCTION USE  
• ALL DIMENSIONS ARE APPROXIMATE

8000 WEST BERRY DRIVE • CHANDLER ARIZONA • 85226  
480-857-8000 FAX • 480-786-1026

MARK WALL  
PROJECT # 09-000









# COVO café

Since the beginning of time, people have needed a “3<sup>rd</sup> place” between home and work. It did not matter if it was returning from the fields or a hunt back to primitive shelter, or if it’s modern day urban living. People need a place to get their day started, to meet someone for business or pleasure throughout the day, or to unwind in the evening. These kinds of establishments are more coming in higher density settings such as Chicago or New York, and are found in most every city in Europe. They are less common here where we are stuck in our cars commuting, then stuck in our workplace most of the day.

In Europe, it is known as the “corner café”. A favorite spot to grab a paper, a pastry and a cappuccino in the morning, and a glass or wine or beer in the evening shared with a friend. In downtown Chandler, it will be known as COVO. While we plan on customers making it a destination (driving to and from) our focus is to serve the existing downtown population: City of Chandler, ASU lab, U of A satellite campus, Gangplank Collaboration Center, and foot traffic from numerous businesses and event.

Housed in a 1940’s welding shop, COVO is about 2400 sq ft of building on a 5000 sq ft lot. No portion of the property will be wasted while we try to embrace a pedestrian friendly, indoor / outdoor experience. Though we don’t want to “pack” patrons in, outdoor seating could be arranged to max out at about 172 patrons, while indoors at about 80. We anticipate live music on weekends only in accordance with the coffee and wine café experience. This is guitar and vocals with some light piano accompaniment playing oldies, favorites, and re-mixed acoustic versions of songs. Hours of Operation: 7am - 10pm. Music: 3 days a week til 10pm.

## Morning

Gourmet Coffee  
Toasted Nutella Toast(s)  
Bagels & Bagel Sandwiched  
Egg Wrap  
7 layer Bar  
English Muffins

## Day / Evening

Coffee, Beer on Tap & Wine on Tap  
French Onion Soup  
Rosemary Chicken Salad Sandwich  
Ramen with Fresh Veggies  
Mac N’ Cheese  
BLT