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MEMORANDUM **Planning Division – PZ Memo No. 15-077**

DATE: AUGUST 19, 2015

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: LUP15-0014 MOD SUPER FAST PIZZA

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and within an outdoor patio for a new restaurant in the Paseo Lindo development

Location: 3977 S. Arizona Avenue, Suite 4; NEC Arizona Avenue and Ocotillo Road

Applicant: Andrea Lewkowitz

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 under a Series 12 Restaurant License within a new restaurant and outdoor patio. The building is currently under construction within the Paseo Lindo commercial center and the restaurant will occupy one of the three tenant spaces.

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.

The restaurant will have approximately 70 seats indoors and 30 seats outside on a patio. The restaurant will be open from 10:30 a.m. until 10:00 p.m. Sunday through Thursday, and until 11 p.m. on Friday and Saturday nights. There is no live entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 3, 2015. No one attended other than the applicant.
- 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, LUP15-0014 MOD SUPER FAST PIZZA, 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.

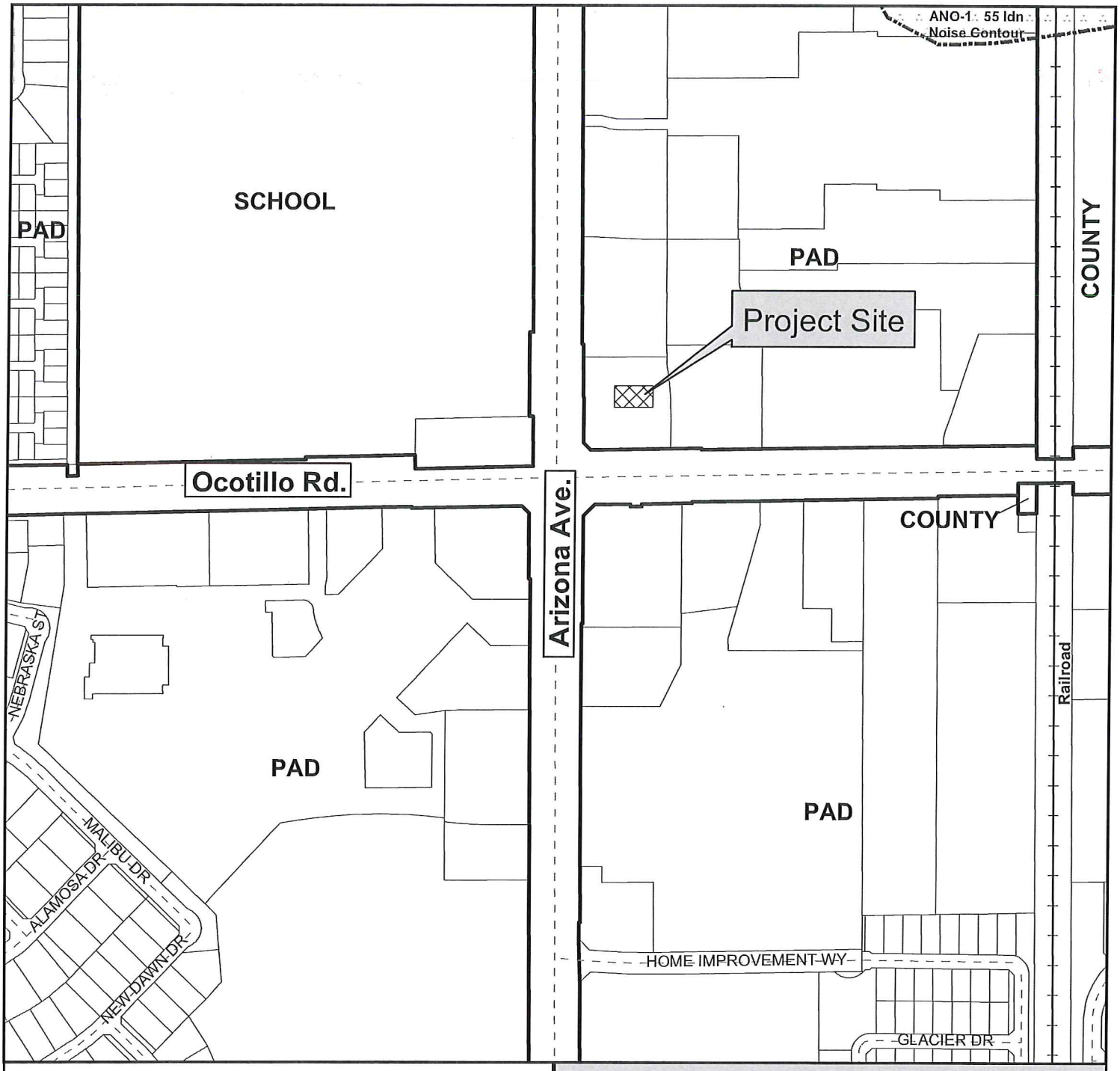
4. The site and patio shall be maintained in a clean and orderly manner.

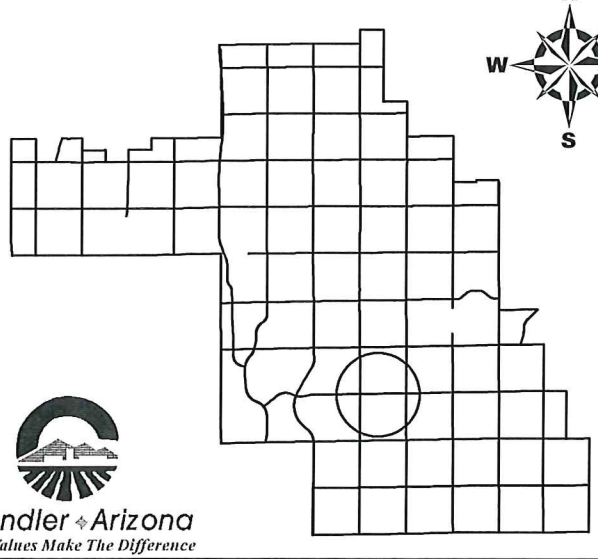
PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP15-0014 MOD SUPER FAST PIZZA, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan





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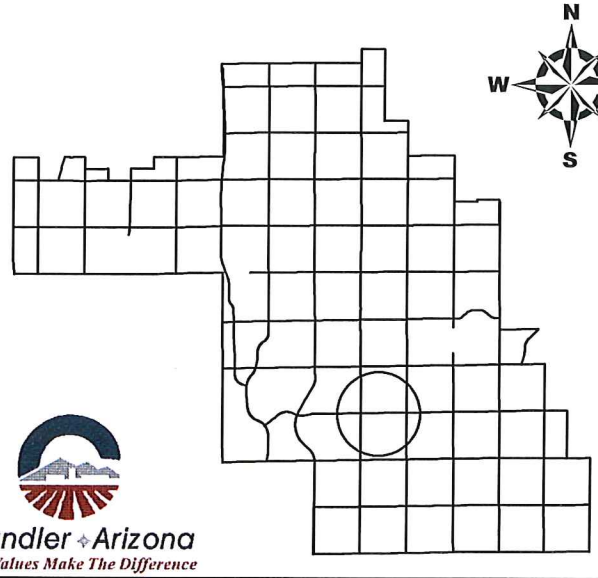
Vicinity Map

LUP15-0014

Mod Super Fast Pizza
Liquor Use Permit

CITY OF CHANDLER 7/13/2015

Vicinity Map



LUP15-0014

Mod Super Fast Pizza
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/13/2015

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Andrea D. Lewkowitz
H.J. Lewkowitz

andrea@lewklaw.com

June 30, 2015

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85226

Re: Liquor Use Permit
MOD Super Fast Pizza
3977 S. Arizona Avenue, #4

MOD Super Fast Pizza, LLC plans to open one of several valley locations at the Paseo Lindo shopping center on the northeast corner of Arizona Avenue and Ocotillo Road. The company opened its first restaurant in Washington in 2008, and plans to have more than 80 locations in 15 states by the end of the year. The company has been recognized as one of the "Top 50 Breakout Brands" by Nation's Restaurant News and one of the "Fastest Growing Private Companies in America" by Inc. Magazine.

MOD's menu features affordable "Made On Demand" pizzas and salads – allowing guests to customize their meals from a variety of ingredients (menu attached). MOD has applied for a Series 12 Restaurant liquor license to allow guests 21 and over the opportunity to purchase alcoholic beverages with the meals they enjoy.

The restaurant will occupy the center suite in the not-yet-built pad shown on the attached site plan. There will be approximately 70 seats inside and 30 seats outside. There will not be any televisions, games, dancing or live music, but there will be recorded music. Patio seating will not interfere with pedestrian access; smoking will not be allowed.

Mod Pizza will be open from 10:30 am until 10:00 pm Sunday - Thursday, and from 10:30 am until 11:00 pm on Friday and Saturday. The restaurant will employ approximately 20 staff. The restaurant is scheduled to open in the fall of 2015.

Sincerely,

Andrea Lewkowitz

Andrea D. Lewkowitz

Encl.

Narrative

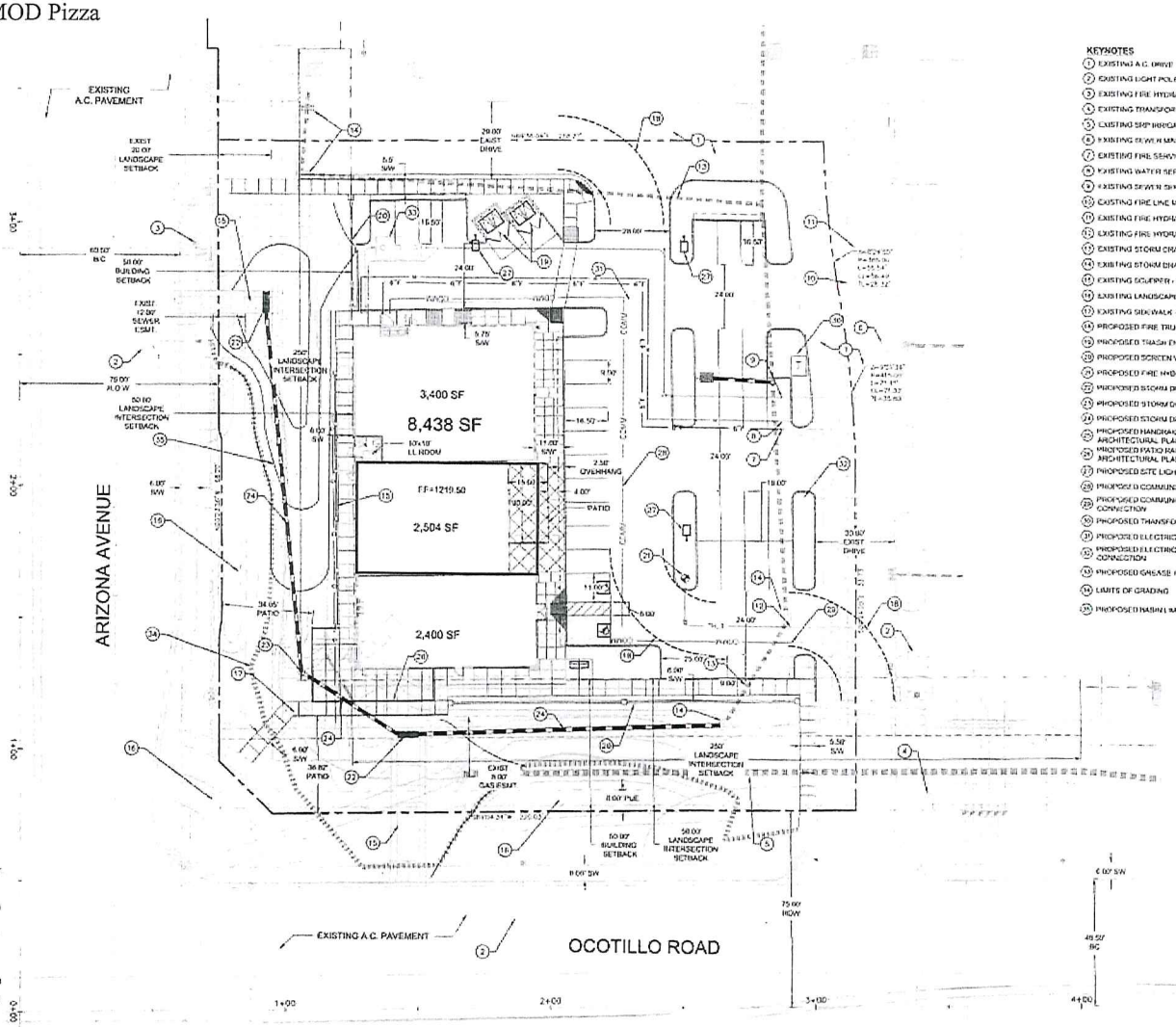
MOD Super Fast Pizza, LLC dba: MOD Pizza
3977 S. Arizona Avenue, #4
Chandler, AZ 85248

SITE PROJECT DATA

SITE AREA (GROSS):	102,964 SF (2.364 ACRES)
SITE AREA (NET):	59,929 SF (1.376 ACRES)
LANDSCAPE AREA:	16,353 SF
BUILDING AREA:	8,438 SF
BUILDING % COVERAGE:	14 %
PROVIDED STANDARD PARKING:	34 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES
PARKING RATIO:	4.3/1000
REQUIRED STANDARD PARKING:	31 SPACES
REQUIRED ACCESSIBLE PARKING:	2 SPACES
TOTAL PROVIDED PARKING:	36 SPACES
Zoning	PAD

LEGEND:

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING LANDSCAPE SETBACK
- EXISTING SEWER EASEMENT
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT LINE
- EXISTING FIRE HYDRANT LINE
- EXISTING STORM INLET
- PROPERTY LINE



KEYNOTES

1. EXISTING A.C. DRIVE
2. EXISTING LIGHT POLE
3. EXISTING FIRE HYDRANT
4. EXISTING TRANSFORMER
5. EXISTING SRP IRRIGATION PIPE
6. EXISTING SEWER MAIN
7. EXISTING FIRE SERVICE STUB
8. EXISTING WATER SERVICE STUB
9. EXISTING SEWER SERVICE STUB
10. EXISTING FIRE LINE MAIN
11. EXISTING FIRE HYDRANT MAIN
12. EXISTING FIRE HYDRANT STUB
13. EXISTING STORM DRAIN LINE
14. EXISTING STORM DRAIN INLET
15. EXISTING SCUPPER - TO BE MODIFIED
16. EXISTING LANDSCAPE BERM - TO REMAIN
17. EXISTING SIDEWALK - TO BE MODIFIED
18. PROPOSED FIRE TRUCK RADIUS
19. PROPOSED TRASH ENCLOSURE
20. PROPOSED SCREEN WALL
21. PROPOSED FIRE HYDRANT
22. PROPOSED STORM DRAIN INLET
23. PROPOSED STORM DRAIN MANHOLE
24. PROPOSED STORM DRAIN PIPE
25. PROPOSED HANDRAIL-SEE ARCHITECTURAL PLANS FOR DETAILS
26. PROPOSED PATIO RAILING-SEE ARCHITECTURAL PLANS FOR DETAILS
27. PROPOSED SITE LIGHTING
28. PROPOSED U COMMUNICATION LINE
29. PROPOSED COMMUNICATION POINT OF CONNECTION
30. PROPOSED TRANSFORMER
31. PROPOSED ELECTRIC SERVICE LINE
32. PROPOSED ELECTRIC POINT OF CONNECTION
33. PROPOSED GREASE INTERCEPTOR
34. LIMITS OF GRADING
35. PROPOSED BASIN LIMITS

SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENTS SHALL BE FULL SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED
11. SIGNS REQUIRE SEPARATE PERMIT.
12. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
13. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACK FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
14. ALL WALLS OVER 6' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTALS AND PERMITS.

N

1" = 20'
0 10' 20' 40'
SCALE IN FEET

OLSSON ASSOCIATES

REV NO	DATE	REVISIONS

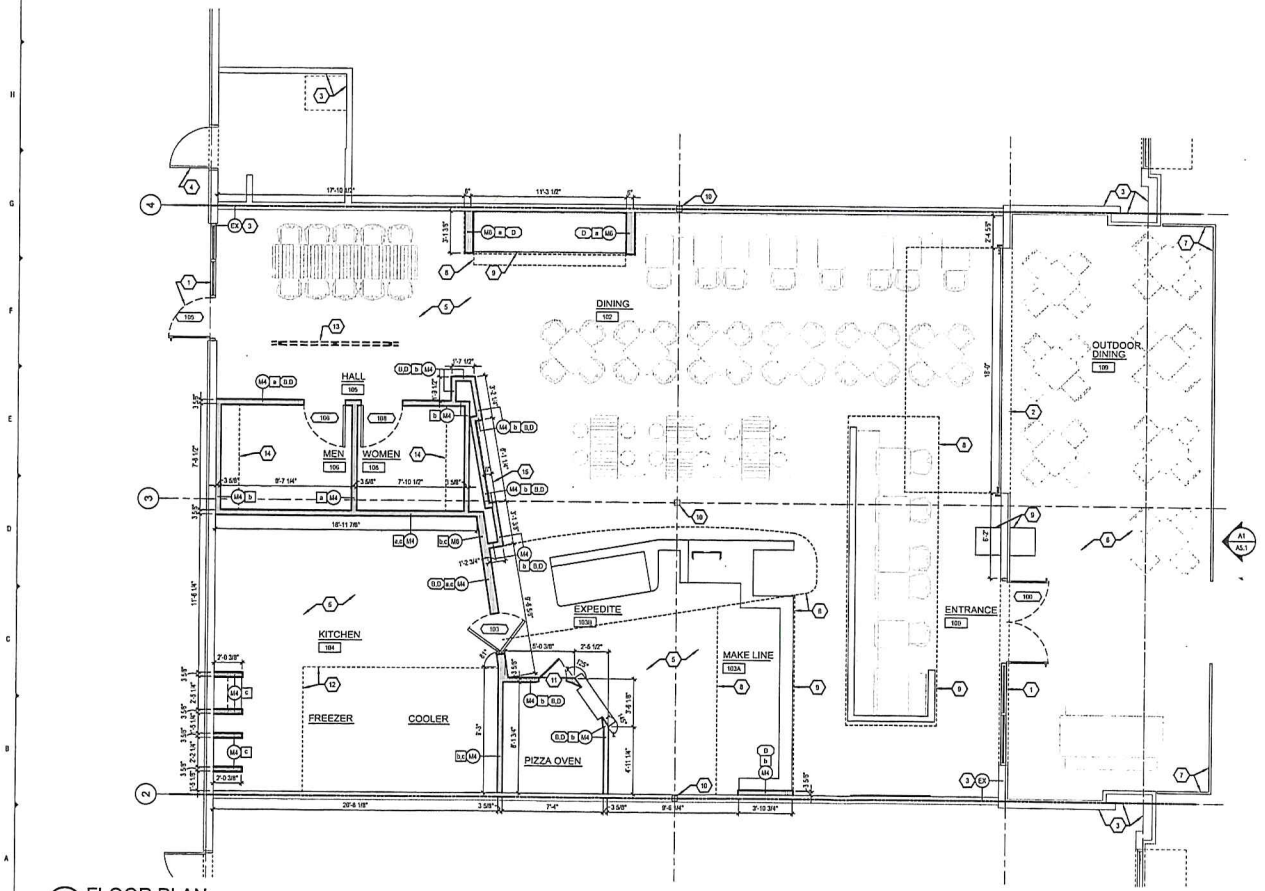
SITE PLAN

PASEO LINDO - PAD 1
ARIZONA ROAD AND OCOTILLO ROAD
CHANDLER, ARIZONA
2014

SHEET
C2

C.O.C. LOG NO. E0N14-0049

Site plan



A1 / A1.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
B. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
C. REFER TO SHEET T1.2 FOR REQUIREMENTS REGARDING GREEN BUILDING CONSTRUCTION.

KEY NOTES

1. NEW STOREFRONT SYSTEM AND OPENINGS.
2. NEW OVERHEAD DOOR, REFER TO WALL SECTIONS A8.1
3. EXISTING WALL TO REMAIN.
4. EXISTING DOOR TO REMAIN.
5. EXISTING SLAB-ON-GRADE. VERIFY CONDITION AS REQUIRED FOR NEW FINISHES.
6. EXISTING PAVING TO REMAIN.
7. 36" HIGH x 1.5" SQUARE STEEL TUBE RAILING.
8. LINE OF SOFFIT / CEILING ABOVE. REFER TO REFLECTED CEILING PLAN SHEET A2.1 FOR MORE INFORMATION.
9. MILLWORK. REFER TO FURNITURE / EQUIPMENT PLAN SHEET A1.3 FOR MORE INFORMATION.
10. EXISTING STRUCTURAL COLUMN TO REMAIN.
11. 24"x24" STAINLESS STEEL ACCESS PANEL TO PIZZA OVEN. BOTTOM TO BE 8" A.F.F.
12. LINE OF ACOUSTICAL CEILING ENCLOSURE PANELS.
13. ¾" PLYWOOD STRIPS SECURED TO 2x2 CLEAR COATED TUBE STEEL. REFER TO INTERIOR ELEVATIONS, SHEET A7.1 FOR MORE INFORMATION.
14. LINE OF WALL CABINETS ABOVE.
15. COUNTER ON TOP OF LOW WALL WITH ¾" PLYWOOD STRIPS. REFER TO INTERIOR ELEVATIONS, SHEET A7.1.

WALL TYPE SCHEDULE

SHEATHING TYPE FOR SIDE 'B' (SHOWN ONLY IF DIFFERENT FROM SIDE 'A')
STUD TYPE
SHEATHING TYPE FOR SIDE 'A'
MODIFIER(IF APPLICABLE)
SIDE 'A' (C.I) SIDE 'B'

		NOTE
STUD TYPES		
M1	3-5/8" METAL STUDS @ 16" O.C.	1
M2	6" METAL STUDS @ 16" O.C.	1
E2	EXISTING WALL	1
INTERIOR SHEATHING TYPES		
a	5/8" TYPE X GYPSUM BOARD EACH SIDE.	4
b	5/8" TYPE X GYPSUM BOARD ONE SIDE ONLY.	
c	5/8" TYPE X GYPSUM BOARD TO 3'-0 A.F.F. WITH 5/8" FIRE RETARDANT TREATED PLYWOOD 5'-0" HIGH ABOVE WITH 5/8" TYPE X GYPSUM BOARD ABOVE, KITCHEN SIDE ONLY.	
MODIFIERS		
(B)	FILL WALL WITH BATT INSULATION	
(D)	WALL/SHEATING TO EXTEND TO UNDERSIDE OF ROOF DECK ON DINING SIDE ONLY.	

WALL TYPE SCHEDULE NOTES:

1. ALL STUDS TO EXTEND TO UNDERSIDE OF ROOF DECK, UNLESS NOTED OTHERWISE.SEE DETAIL 01/A8.5 FOR ATTACHMENT DETAIL. STUD SPACING SHALL BE 16" O.C., UNLESS OTHERWISE NOTED.
4. EXTEND SHEATHING 6" ABOVE CEILING, UNLESS OTHERWISE NOTED.

FRCH DESIGN WORLDWIDE
311 Elm Street Suite 600
Cincinnati, OH 45202
www.FRCH.com
513.241.3000

MOD

ISSUED INFORMATION
ISSUED: 09.15.14
REVISIONS:

FRCH|DESIGN WORLDWIDE - Cincinnati, Inc.

PROJECT INFORMATION
MOD PIZZA
PASEO LINDO
NEC Arizona Ave. & Ocotillo Rd.
Chandler, AZ 85248
PROJECT NUMBER: 28134.000

SHEET INFORMATION
FLOOR PLAN
DRAWN BY: P CRAWMAN
REVIEWED BY: J NELSON
SCALE: AS NOTED
AUTHORIZED FOR:

A1.1

Floor Plan