



MEMORANDUM **Planning Division – PZ Memo No. 16-045**

DATE: JULY 6, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: LAUREN SCHUMANN, CITY PLANNER *LS*
SUBJECT: LUP16-0016 ZESTY ZZEES PIZZA & WINGS

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License
Location: 960 E. Warner Road, Suite 1, northwest corner of Warner and McQueen roads
Applicant: Jody Pectol, Business Owner

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Warner and McQueen roads within the Corcovado Village, at the eastern border of the City of Chandler. The commercial shopping center is bordered to the north and west by the Madeline Court single-family residential subdivision. Adjacent to the south, across Warner Road, is Legacy Traditional School, and east, across McQueen Road is the Town of Gilbert. Within Corcovado Village, there exist a CVS Pharmacy, Weinerschnitzel, two inline retail buildings, and four vacant lots.

Zesty Zzeeks Pizza & Wings is a casual pizzeria that currently have two locations within the east Valley and the newest location will be located within an inline retail building in Corcovado Village with frontage along Warner Road. The 2,500 square foot suite, which seats 33 persons, is located at an end cap adjacent to the arched entry way to Madeline Court. Zesty Zzeeks will also have a new 480 square foot patio, which seats 20 persons, along the west side of the suite. The outdoor patio will have one 50” television with small speakers, which will be played at low volume. The applicant has represented they will not have live music and will play music from

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speakers at low volume. The indoor will have four large televisions. Zesty Zzeeks' hours of operation will be Sunday through Thursday 11 a.m. to 10:30 p.m., Friday and Saturday 11 a.m. to 11:30 p.m. The new restaurant will employ 12 employees.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 23, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0016 ZESTY ZZEES PIZZA & WINGS, subject to the following conditions:

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

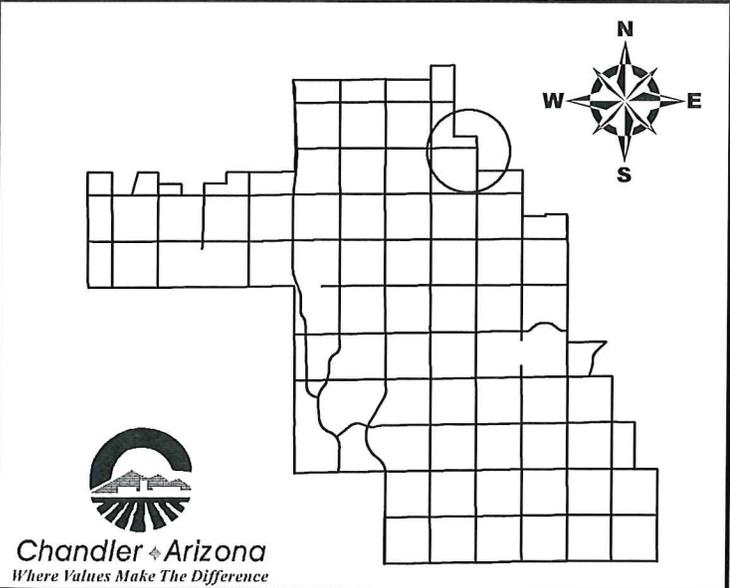
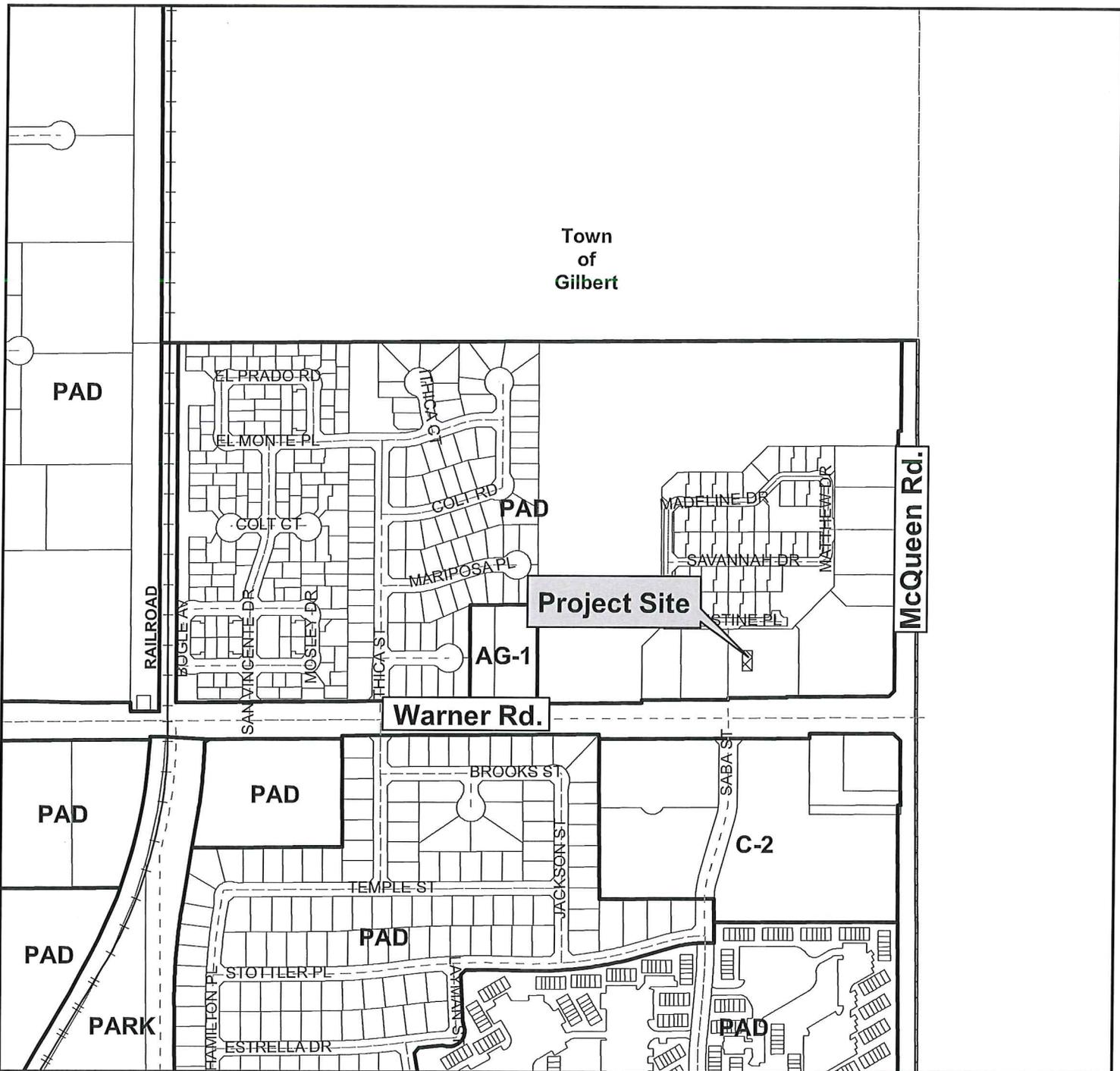
PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0016 ZESTY ZZEES PIZZA & WINGS, subject to the conditions as recommended by Planning Staff.

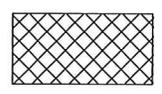
Attachments

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

Town
of
Gilbert



Vicinity Map



LUP16-0016

**Zesty ZEEKS Pizza & Wings
Liquor Use Permit**





5-8-16

Mark and Jody Pectol are applying for a Class Series 12 Restaurant Liquor License.

Our property is located at: 960 E Warner Road, Ste 1 Chandler AZ.

We currently are operating two of the same type of pizzerias. One is located at 48th & Warner in Phoenix and the other is located at Mill & Southern in Tempe.

Store hours will be Sunday through Thursday 11am to 1030pm and Friday, Saturday 11am to 1130pm.

We will have a staff including One Manager, One Asst Manager and 10 hourly part time local employees.

We will have 4 big screen tvs with NO live music, pool tables or dancing. We will have an attached patio with some seating, fire place and a big screen tv. We will be placing a privacy fence around the patio per city of Chandler building code.

The restaurant is 2500 sq feet and will seat 25 inside along with 16-20 people outside.

We are locally owned and are very involved in the daily operations. We take great pride in our community involvement and we give back to the local schools, the local sports teams, the local fire and police departments.

We have ZERO citations in the previous 3 years of operation. We take great pride in doing it correctly.

Mark Pectol (623) 419-5350

Mark Pectol

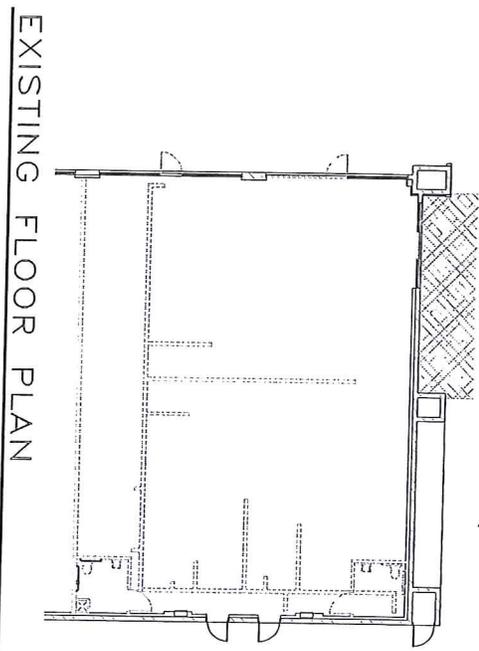
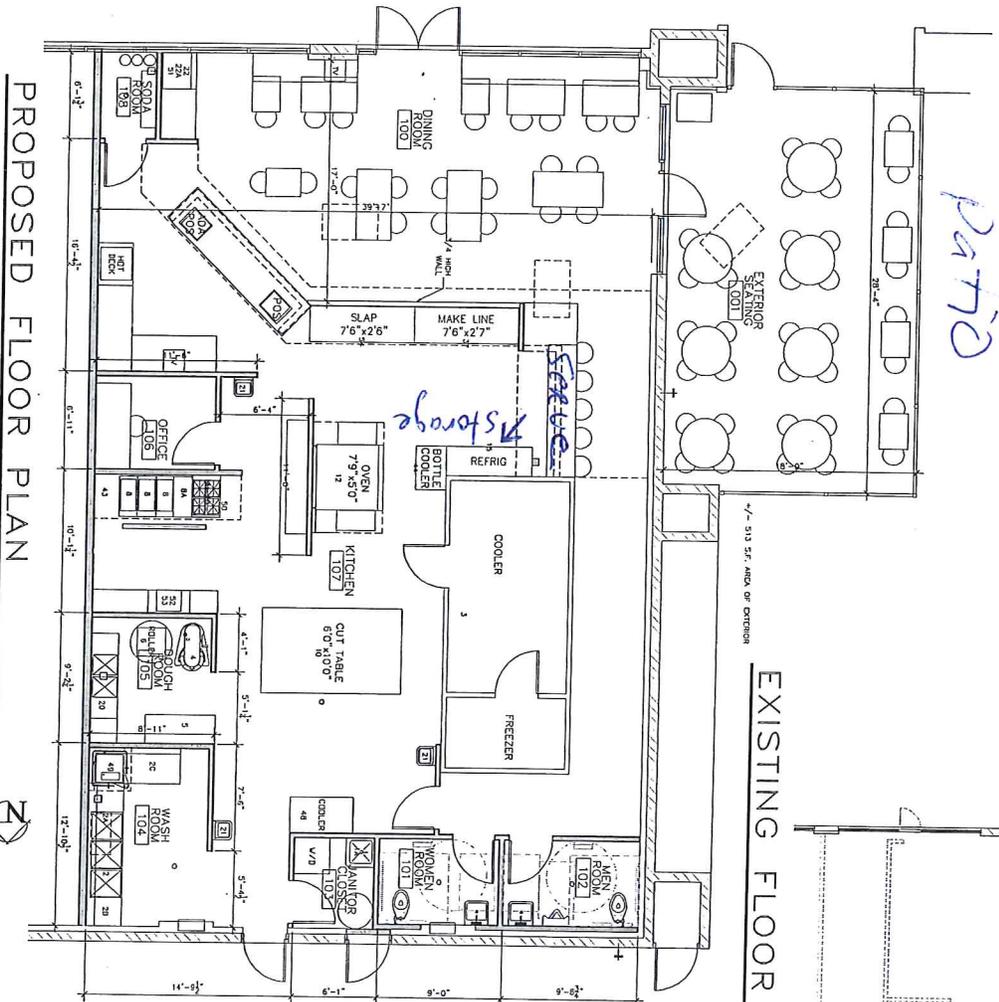
Jody Pectol (503) 449-4012

Jody Pectol

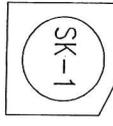
Patio & Restaurant will be smoke free

FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS TO ENSURE COMPLIANCE WITH DESIGN INTENTIONS CONVEYED IN THESE DRAWINGS.

Interior 2,500sq. ft.
Patio 480sq. ft.



NUMBER	NAME	VENDOR	MODEL
1	HOP SINK	CSW USA	22222222
1A	FRACET	CSW USA	44-4400
2	FRACET	CSW USA	44-4400
2A	CLASS RACK WALL MOUNT	CSW USA	01-022242
2B	WASH SINK	CSW USA	55222222
2C	DOCK TABLE	CSW USA	01222222
3	MAKE IN COOLER/FREEZER	HERBERT	01222222
4	WORK TABLE	HERBERT	L-500
5	DOCK NUMBER	CSW USA	02-022222
6	FRIG	CSW USA	02-022222
6A	FRIG	CSW USA	02-022222
7	FRIG	CSW USA	02-022222
8	FRIG	CSW USA	02-022222
9	FRIG	CSW USA	02-022222
10	WORK TABLE	CSW USA	02-022222
10A	FRIG	CSW USA	02-022222
11	FRIG	CSW USA	02-022222
12	FRIG	CSW USA	02-022222
13	FRIG	CSW USA	02-022222
14	FRIG	CSW USA	02-022222
15	FRIG	CSW USA	02-022222
16	FRIG	CSW USA	02-022222
17	FRIG	CSW USA	02-022222
18	FRIG	CSW USA	02-022222
19	FRIG	CSW USA	02-022222
20	FRIG	CSW USA	02-022222
21	FRIG	CSW USA	02-022222
22A	FRIG	CSW USA	02-022222
23	FRIG	CSW USA	02-022222
24	FRIG	CSW USA	02-022222
25	FRIG	CSW USA	02-022222
26	FRIG	CSW USA	02-022222
27	FRIG	CSW USA	02-022222
28	FRIG	CSW USA	02-022222
29	FRIG	CSW USA	02-022222
30	FRIG	CSW USA	02-022222
31	FRIG	CSW USA	02-022222
32	FRIG	CSW USA	02-022222
33	FRIG	CSW USA	02-022222
34	FRIG	CSW USA	02-022222



INTERIOR IMPROVEMENTS FOR
ZEEKS PIZZA
SUITES 1 AND 2
960 E. WARNER ROAD
CHANDLER, ARIZONA 85225



GRANT L OLDS ARCHITECTS...
1608 EAST DIAMOND DRIVE TEMPE, ARIZONA 85283 (480) 831-5678

Drawings and Specifications as instruments of service are and shall remain the property of the architect whether the project for which they are made is executed or not. They are not to be used by the Owner or any person on their Project or otherwise in any project except by written permission and with appropriate compensation to the architect.

DATE: 30 MARCH 2016 PROJECT NUMBER: 2016002

FLOOR PLAN