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MEMORANDUM **Planning Division – PZ Memo No. 16-047**

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: LUP16-0021 PIEOLOGY PIZZERIA

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License

Location: 3450 W. Chandler Boulevard, Suite 5, northwest corner of Chandler and Metro boulevards

Applicant: Kristopher Olson

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 Chandler and Metro boulevards within the Chandler Gateway Shops, and located within the inline shops adjacent to Hobby Lobby and Walmart. The suite occupies the most southern end of the inline shops.

Pieology Pizzeria offers individual, artisan style pizzas and have operated at this location for a year. The pizzeria would like to add the option to add a cold beer or glass of wine with their custom made pizzas. The 2,800 square foot suite seats 76 persons indoors, and plan to add a detached outdoor 500 square foot patio, which will seat 20 persons, adjacent to the west side of the building. The applicant will work with Planning Staff to architectural integrate the patio proposal with the surrounding shopping plaza. Pieology Pizzeria hours of operation are Monday through Thursday 11 a.m. to 9:30 p.m., Friday and Saturday 11 a.m. to 10:30 p.m., and Sunday 11 a.m. to 9 p.m. The restaurant employs 22 employees. The restaurant has represented they will not have live music and will use speakers to play music at a low volume indoors and on the proposed detached patio.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within a new 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 LUP16-0021 PIEOLOGY PIZZERIA, subject to the following conditions:

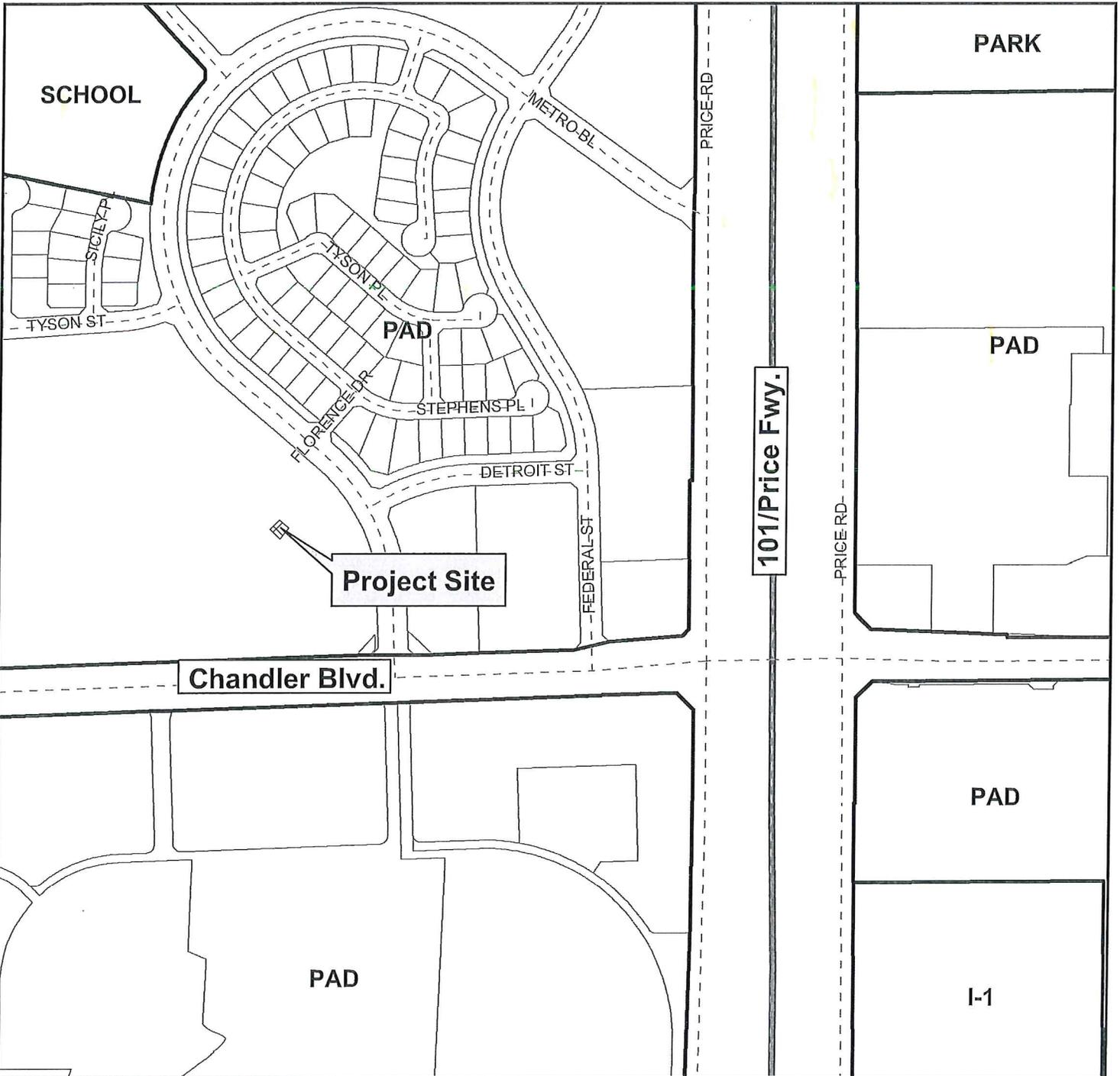
1. The Liquor Use Permit is granted for a Series 12 Restaurant license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require 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 LUP16-0021 PIEOLOGY PIZZERIA, subject to the conditions as recommended by Planning Staff.

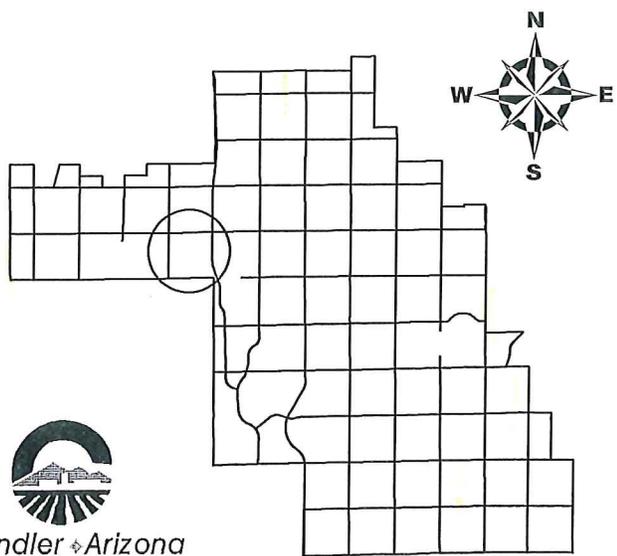
Attachments

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



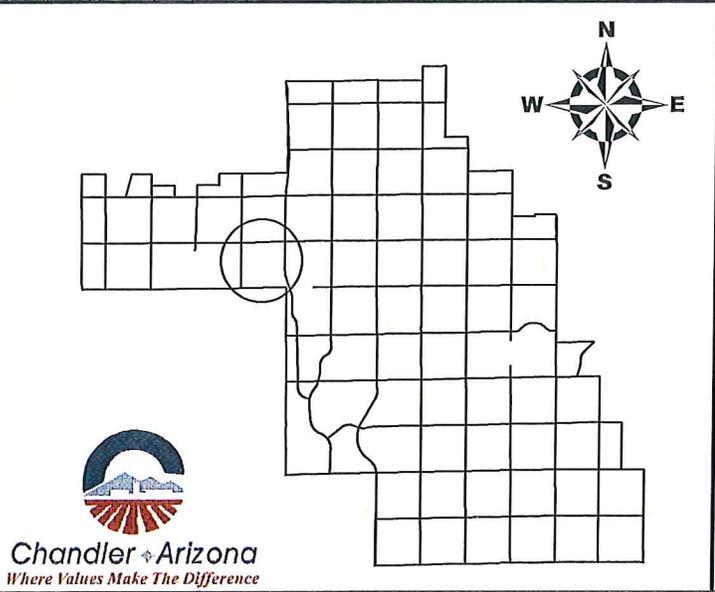
101/Price Fwy.

Vicinity Map

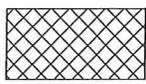


LUP16-0021

**Pieology Pizzeria
Liquor Use Permit**



Vicinity Map



LUP16-0021

**Pieology Pizzeria
Liquor Use Permit**

Pieology Pizzeria

3450 W. Chandler Blvd #5 Chandler, AZ 85226

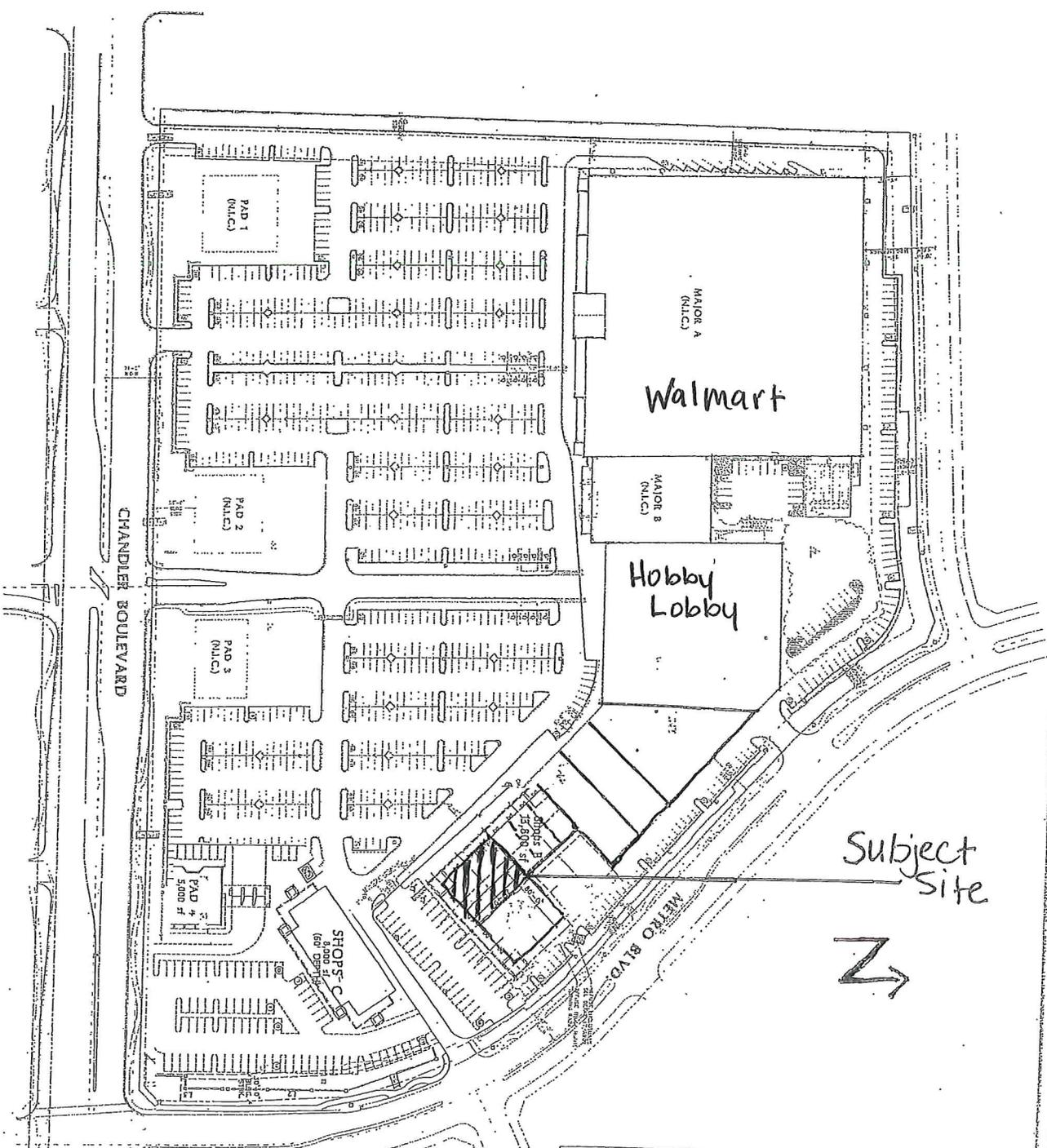
Pieology Pizza offers individual, artisan style pizzas, which are baked for approximately 4 minutes in a 530-degree pizza oven. Customers can build their own pizza or salad, which cost the same no matter how many toppings they choose. Pieology also offers 7 classic signature pizzas including the popular Mad to Meat You, Alfredo's Alfredo, and the Rustic Veggie. Pieology hand rolls all of their dough and cuts all of its own mozzarella daily. Pieology is a national chain with 100 locations in 15 states. The decor and layout of Pieology restaurants is family-friendly. Pieology is locally and veteran owned.

We are applying for a Series 12 Restaurant License to have the ability to sell beer and wine to our customers. Beer and wine sales is not our main priority but we would like to be able to better serve those customers that would like a "cold one" with their hot fresh custom made pizza.

The restaurant has 2800 square feet, which seats 76. Pieology Pizzeria proposes a new detached outdoor patio located adjacent to the southwest corner of the restaurant. It will be approximately 500 square feet and seats 20 persons. The detached patio will be fenced by a 3 foot high wrought iron fencing. A four foot landscaping buffer is between the detached patio and the drive aisle. The new patio will have two entrances/exits and comply with Arizona Smoke Free Law.

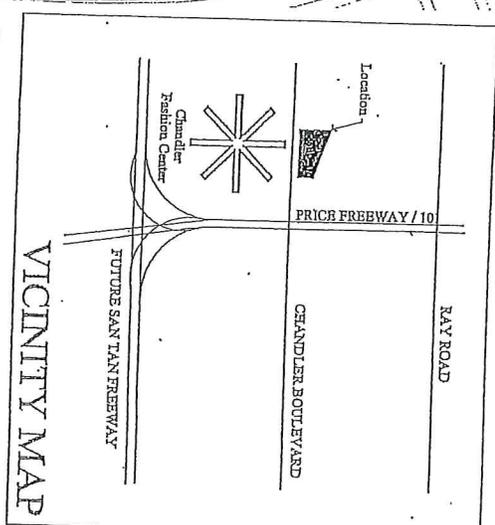
Pieology Pizzeria is located in the Walmart and Hobby Lobby center on Chandler Blvd. We are open seven days a week from 11am to 9:30pm Monday through Thursday, 11am to 10:30pm on Fridays and Saturdays, and 11am to 9pm on Sundays. We have 22 employees. Since we are a fast-casual restaurant we do not offer any type of live entertainment, have a stage, loud music, games, and bar area of any kind. Pieology Pizzeria will use a simple commercial sound system to play background music at a low volume in the restaurant and within the outdoor patio.

Kristopher Olson, TITLE/POSITION



Project Data

Zoning	R.A.D.
Net Site Area	1,072,444 sf (24.62 acres)
Building Areas	
Major A (Phase 1)	131,044 sf
Future Majors B - D	66,931 sf
Future Shops	30,900 sf
Future Pads	31,000 sf
Total Building Area	259,875 sf
Allowable Building Area	268,104 sf
Allowable Lot Coverage	25 %
Provided Lot Coverage	24.9%
Parking Required	1,304 spaces
Parking Provided	= 1,311 spaces (5.04 / 1000)
* All Calculations are Approximate and Subject to Change	
Parking @ Pads 2 & 3	= +/- 52 spaces
	= +/- 10,400 sf



parking

4ft

patio 500sf

seats

12ft

8ft

2800 Sq. Ft.

