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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – PZ Memo No. 09-136**

DATE: NOVEMBER 30, 2009

TO: PLANNING & ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER KM

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

SUBJECT: *LUP09-1008 ARCO AM/PM*

Request: Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store license for off-premise consumption of beer and wine only at a planned ARCO AM/PM gas station and convenience store

Location: Northeast corner of Cooper Road and Yeager Drive, which is south of the Loop 202 Santan Freeway

Applicant: Sunil Patel, business and property owner

Project Info: Approximately a 1.75 acre parcel with a gas station, convenience store, and car wash

RECOMMENDATION

The application requests Use Permit approval to sell liquor as permitted under a Series 10 Beer and Wine Store License at a convenience store with gas station. Staff, finding consistency with the General Plan and PAD zoning, recommends approval.

BACKGROUND

The ARCO AM/PM is located within the Chandler Airport Center and currently under construction. The development includes a convenience store, gas station, and car wash. The convenience store requests approval to sell beer and wine. A Series 10 license, which is considered a "beer and wine only" license, allows a store to sell beer and wine, no other spirituous liquors, only in the original unbroken package to be taken away from the premises of the retailer and consumed off premises.

The convenience store and gas pumps are open 24 hours a day, seven days a week. The convenience store is 3,600 square feet in size with a small percentage of the building area dedicated to the sale of liquor products. The liquor products are located in coolers. The application does not represent outdoor liquor display in front of the convenience store or in the gas pump area; therefore, it is not permitted and would not be in compliance with the Liquor Use Permit if this does occur.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code in the following manner.
- A neighborhood notice was mailed to all property owners and one City Registered Neighborhood Organization contact. A meeting was not scheduled due to only four industrial/office property owners in the notification area. No one has contacted the City or the applicant regarding this request.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of this report, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of LUP09-1008 ARCO AM/PM Use Permit, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.

2. Any substantial change in the floor plan to include outdoor sales or display of liquor shall require re-application and approval of the Liquor Use Permit.

3. The Use Permit is granted for a Series 10 license only and any change of licenses shall require re-application and new Use Permit approval.

4. The Use Permit is non-transferable to other store locations.

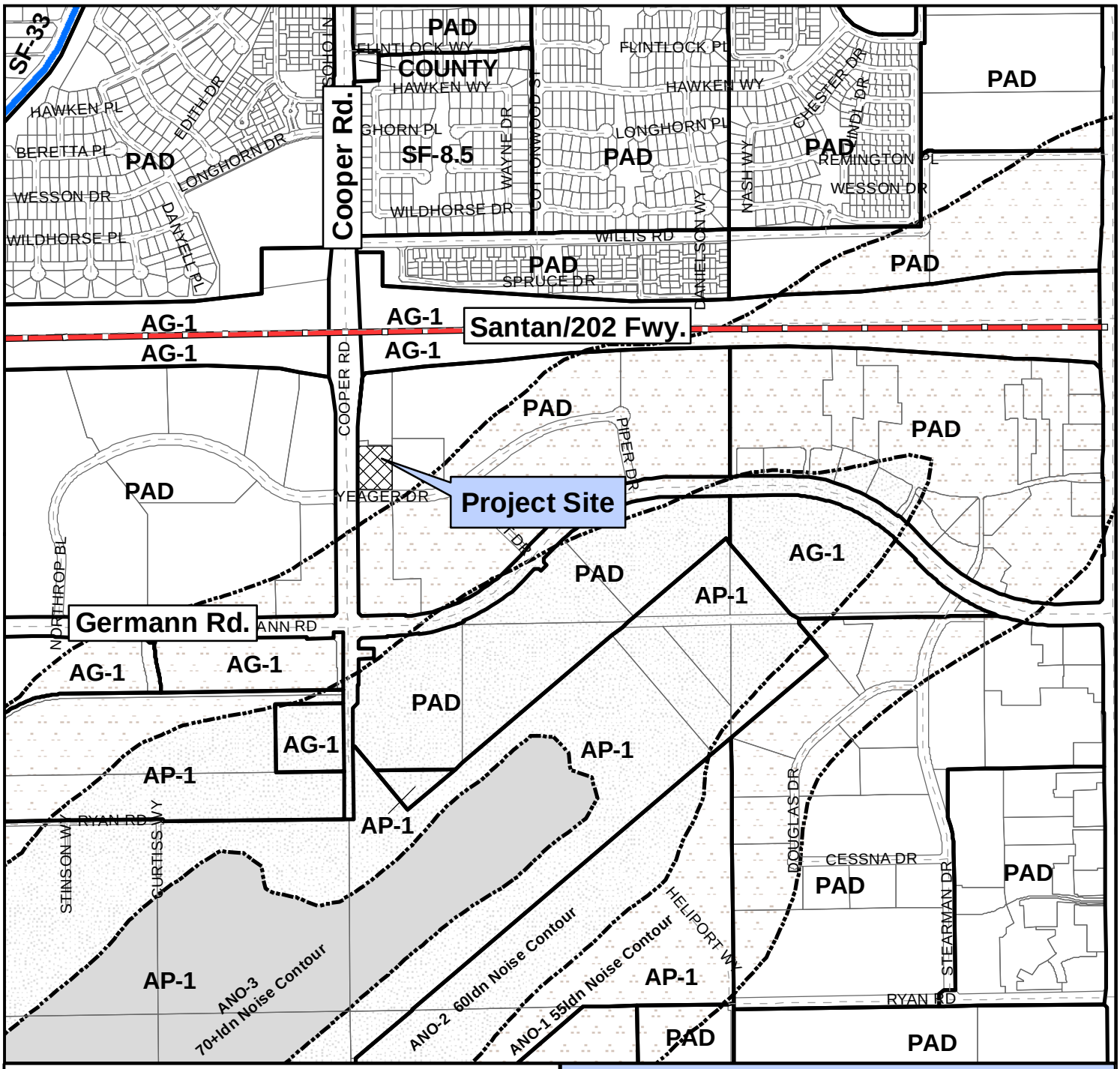
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

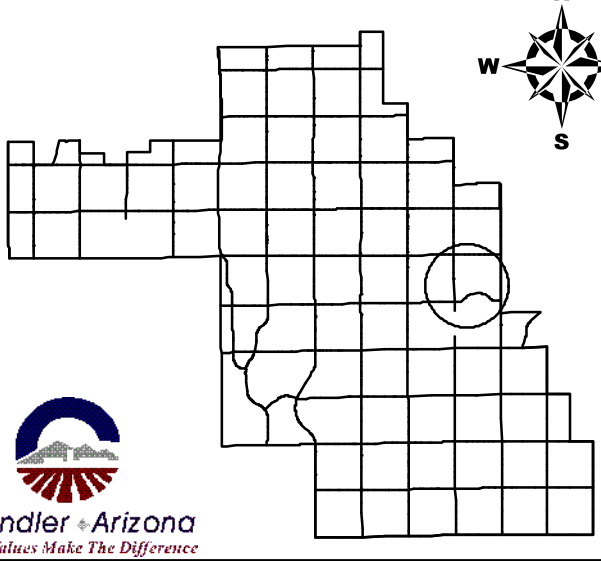
Motion to recommend approval in Use Permit case LUP09-1008 ARCO AM/PM, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map

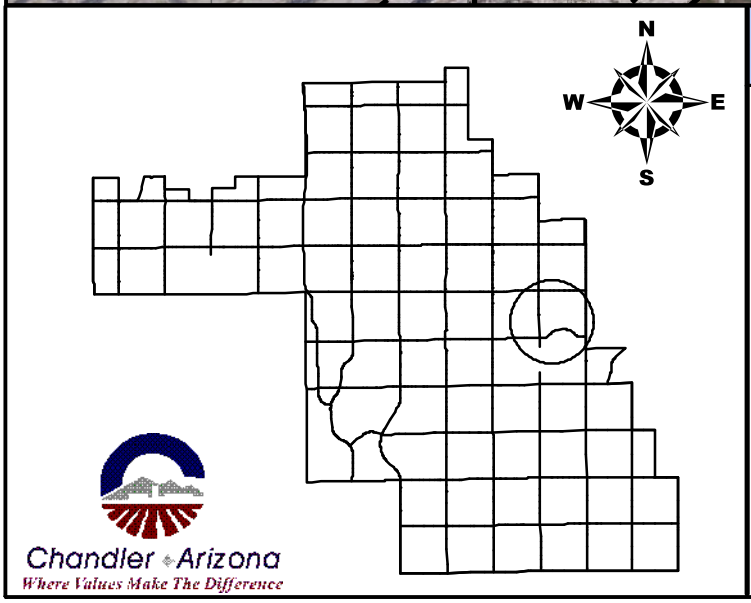


Chandler Arizona
Where Values Make The Difference

LUP09-1008

ARCO at
Chandler Airport Center
Liquor Use Permit

CITY OF CHANDLER 9/29/2009



Vicinity Map

LUP09-1008

ARCO at
Chandler Airport Center
Liquor Use Permit

CITY OF CHANDLER 9/29/2009

PRIMA INVESTMENTS INC

1105 W. Chandler Blvd
Chandler, AZ 85224
Phone: (480) 917-5444
Cell: (480) 216-6700
FAX: (480) 917-3084

11-05-09

This location will be ARCO AM/PM and is located at NE corner of Yeager and cooper road. I am applying for series 10 Beer and Wine store license. Store is approx 3500 sq. ft.

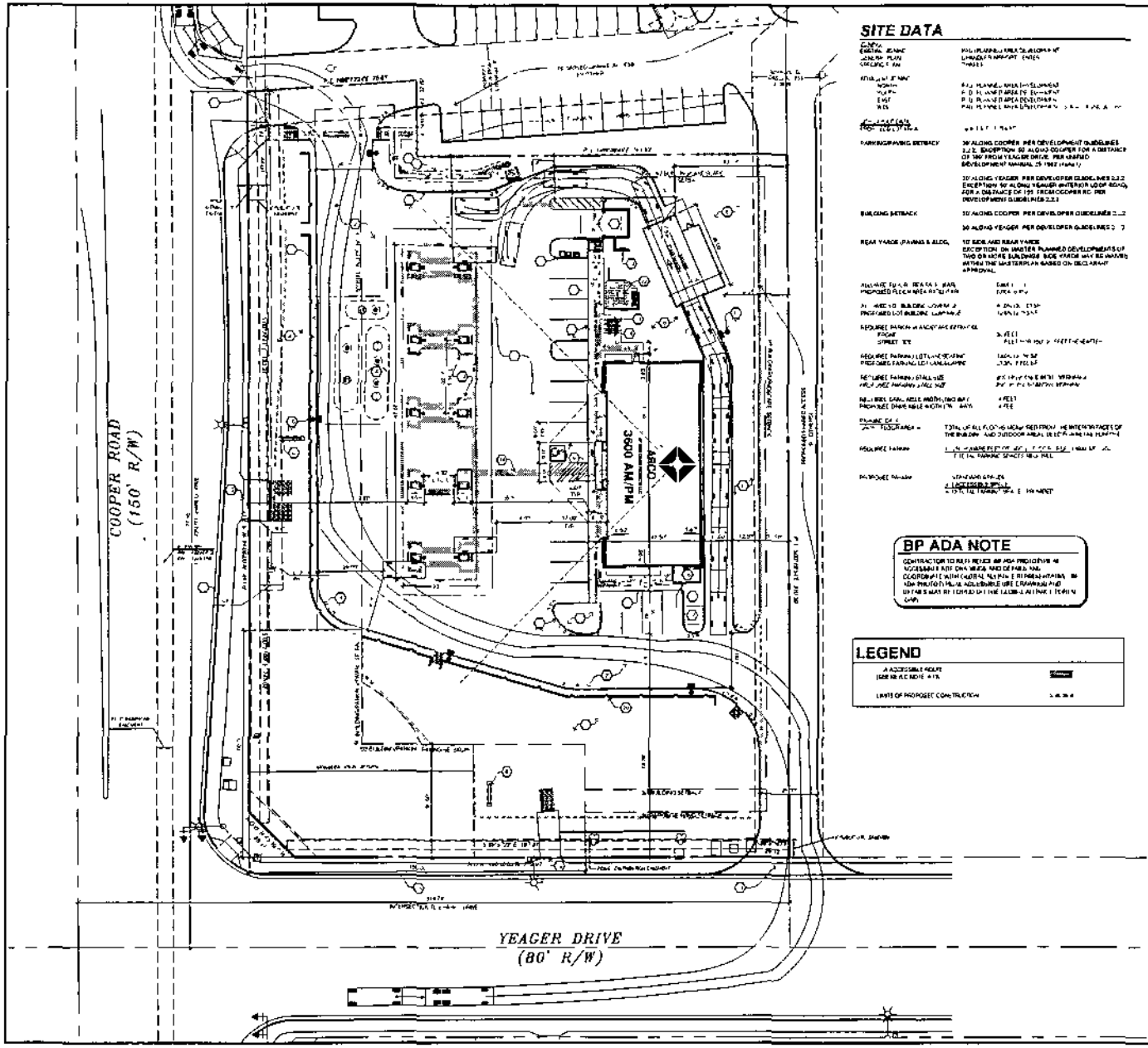
This store will be open 7 days a week and 24 hours. This store will sell gas and other consumable products.

There are no property owners within 600-foot radius.

Please see attached store layout. Beer and wine will be stored in cooler.

Thank You

Sunil Patel
480-216-6700



SITE DATA

GENERAL PLAN	
GENERAL PLAN	
ZONING	
ZONING	
NORTH	
SOUTH	
EAST	
WEST	
PARKING/PAVING SETBACK	30' ALONG COOPER PER DEVELOPMENT GUIDELINES 2.2.2. EXCEPTION 50' ALONG COOPER FOR A DISTANCE OF 180' FROM YEAGER DRIVE PER UNIFIED DEVELOPMENT MANUAL 29 1992 (MAP)
	30' ALONG YEAGER PER DEVELOPER GUIDELINES 2.2.2 EXCEPTION 50' ALONG YEAGER (INTERIOR LOT OF BOND) FOR A DISTANCE OF 125' FROM COOPER RD. PER DEVELOPMENT GUIDELINES 2.2.2
BUILDING SETBACK	50' ALONG COOPER PER DEVELOPER GUIDELINES 2.2.2
	30' ALONG YEAGER PER DEVELOPER GUIDELINES 2.2.2
REAR YARDS (PAVING & BLDG.	10' SIDE AND REAR YARDS EXCEPTION: ON UNITED PLANNED DEVELOPMENTS OF TWO OR MORE BUILDINGS SIDE YARDS MAY BE WAIVED WITHIN THE MASTER PLAN BASED ON DECLARANT APPROVAL
MAXIMUM FLOOR AREA RATIO MAX. PROPOSED FLOOR AREA RATIO PLAN	
MAXIMUM BUILDING COVERAGE PROPOSED LOT BUILDING COVERAGE	
REQUIRED PARKING & MAXIMUM SETBACK FRONT STREET TEE	30 FEET
REQUIRED PARKING LOT LANDSCAPING PROPOSED PARKING LOT LANDSCAPING	
REQUIRED PARKING STALL SIZE MIN. PROPOSED PARKING STALL SIZE	
REQUIRED DRIVE AISLE WIDTH (TWO WAY) PROPOSED DRIVE AISLE WIDTH (TWO WAY)	24 FEET 24 FEET
PARKING DATA	TOTAL OF ALL FLOOR AREA FED FROM THE INTERIOR FACES OF THE BUILDING AND OUTDOOR AREAS DIVIDED BY 300
REQUIRED PARKING	TOTAL PARKING SPACES REQUIRED
PROPOSED PARKING	STANDARD SPACES HANDICAPPED SPACES TOTAL PARKING SPACES PROVIDED

BP ADA NOTE

CONTRACTOR TO RUN PRIOR AM/PM PROJECTION AS NECESSARY FOR DRAINAGE AND DEPARTURES. COORDINATE WITH GENERAL MAINTENANCE REPRESENTATIVE. AM/PM PROJECT MUST ADJUSTABLE TIRE DRAINAGE AND DEPARTURES MAY BE FOUND ON THE FLOOR AT THE PROJECT SITE.

LEGEND

ACCESSIBLE ROUTE (SEE NOTE #17)	
LIMITS OF PROPOSED CONSTRUCTION	

KEYED NOTES

1. CONCRETE SIDEWALK
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. AREA TO BE REMOVED AND LOCAL ASPHALT PAVING, ACCESS AND REQUIREMENTS
10. EXISTING CURB CUT ALONG COOPER ROAD TO REMAIN
11. PROPOSED CURB CUT ALONG YEAGER DRIVE REVISIONS
12. EXISTING CURB CUT AND SIDEWALK TO REMAIN
13. EXISTING CURB CUT TO REMAIN AND SIDEWALK TO BE UNSCATHED
14. [illegible]
15. EXISTING CURB TO REMAIN
16. [illegible]
17. ARIZONA DEPARTMENT OF TRANSPORTATION
18. [illegible]
19. PROPOSED LOCATION OF [illegible]
20. PROPOSED [illegible] RETAINING WALL
21. PROPOSED [illegible]
22. PROPOSED [illegible] PATH AND [illegible] WALL SEE WALL MATERIAL [illegible]

STAKING NOTES

1. THE BUILDING AND PAVING ARE PARALLEL AND PERPENDICULAR TO [illegible]
2. ALL DIMENSIONS, CONTROL POINTS, BUILDING ENVELOPES, CURB, DRIVE AISLES, AND PARKING STALLS ARE TAKEN FROM THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
   AS-BUILT AREA BY:
   [illegible] CONSULTANTS, LLC
   [illegible] CENTRAL AVE SUITE 20
   PHOENIX, AZ [illegible]
   [illegible]
3. [illegible]
4. [illegible]
5. ALL RADII ARE 5' FOR ALL THE BLACK WEST UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND METAL WALL UNLESS OTHERWISE NOTED.
7. [illegible]

TRAFFIC CONTROL NOTE

[illegible]

BASIS OF INFORMATION

ALL EXISTING CONDITIONS INFORMATION IS TAKEN FROM THE FIELD TOPOGRAPHIC ALTA SURVEY BY [illegible] AND [illegible] (DATED [illegible])

CALL BEFORE YOU DIG!
ARIZONA LAW REQUIRES EXCAVATORS TO NOTIFY UNDERGROUND FACILITY OPERATORS AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
Arizona Blue Stake Inc.
1-800-782-5348

SCALE 1" = 20.00'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

ARCO

[illegible] partners

NO.	DATE	REVISION DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]

SEAL

[illegible]

[illegible]

COOPER ROAD & YEAGER DRIVE
[illegible], AZ

1725 SOUTH COOPER ROAD

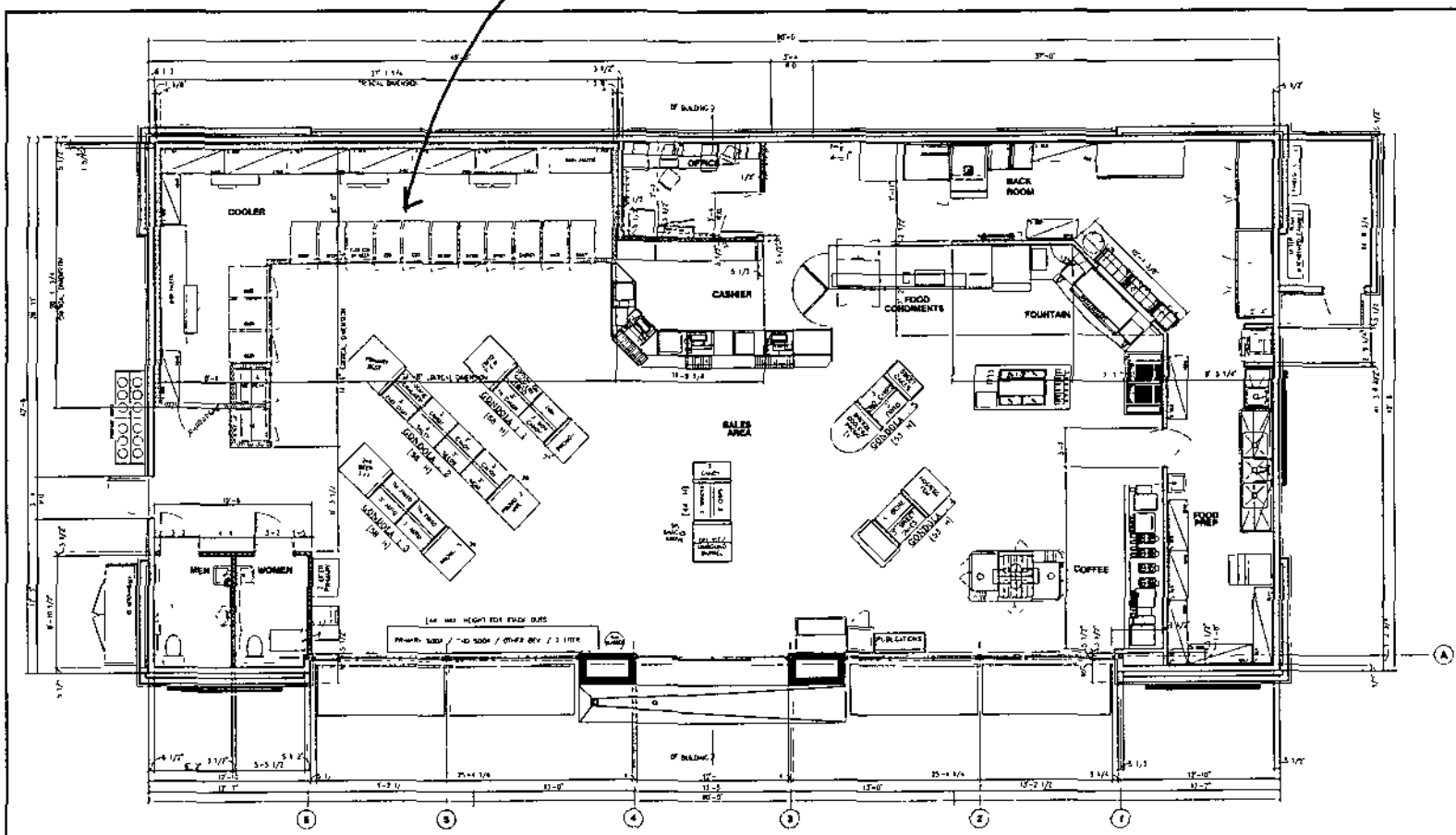
[illegible]

V2.0 | PROJECT NO. BP4PL0001

SITE IMPROVEMENT PLAN

C1

Wine & BEER DOORS



CONSTRUCTION FLOOR PLAN
SCALE 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ARCO

fwd partners

2438 CAR WASH
RYKO FOAM-BRITE

COOPER RD
COOPER RD AND WILDER DRIVE
CHANDLER, AZ

1756 SOUTH COOPER ROAD

V07
12.22.05
BPAF50001

CONSTRUCTION FLOOR PLAN

BC01
A.1.1