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APR 0 7 2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - PZ Memo No. 10-020**

DATE: MARCH 22, 2010

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: LUP10-0004 WALGREENS AT CHANDLER BOULEVARD AND COOPER ROAD

Request: Use Permit approval for a Series 10 (Beer and Wine) liquor license for off-premise consumption

Location: 1985 E. Chandler Boulevard,
Southwest corner of Chandler Boulevard and Cooper Road

Applicant: Joan Petrowski, Walgreens

RECOMMENDATION

The request is for Use Permit approval for a Series 10 (Beer and Wine) liquor license for off-premise consumption. Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Chandler Boulevard and Cooper Roads. The Walgreens is a stand-alone building. South and east is vacant land zoned for commercial retail uses; further west is a stand-alone inline shops building. Directly east of the site is Cooper Road; north is Chandler Boulevard.

The subject site was zoned in 1995, and received Preliminary Development Plan approval in 1996. Walgreens has operated without selling alcohol, however, in order to meet the needs of their clientele, Walgreens would like the opportunity to sell liquor in conjunction with a Series

10 (beer and wine) liquor license. The Series 10 liquor license only allows for the sale of beer and wine for off-premise consumption.

The subject site is approximately 14,000 square feet; the liquor sales area will occupy approximately 12 linear feet of an aisle, four linear feet of an end cap, and approximately four linear feet of a cooler. Approximately eight linear feet will be used in the warehouse area for storage. Walgreens is open from 8 a.m. to 10 p.m. Monday through Saturday, and 9 a.m. to 10 p.m. on Sundays.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, March 25, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of LUP10-0004 WALGREENS AT CHANDLER BOULEVARD AND COOPER ROAD, subject to the following conditions:

1. The Use Permit is for a Series 10 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.

2. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

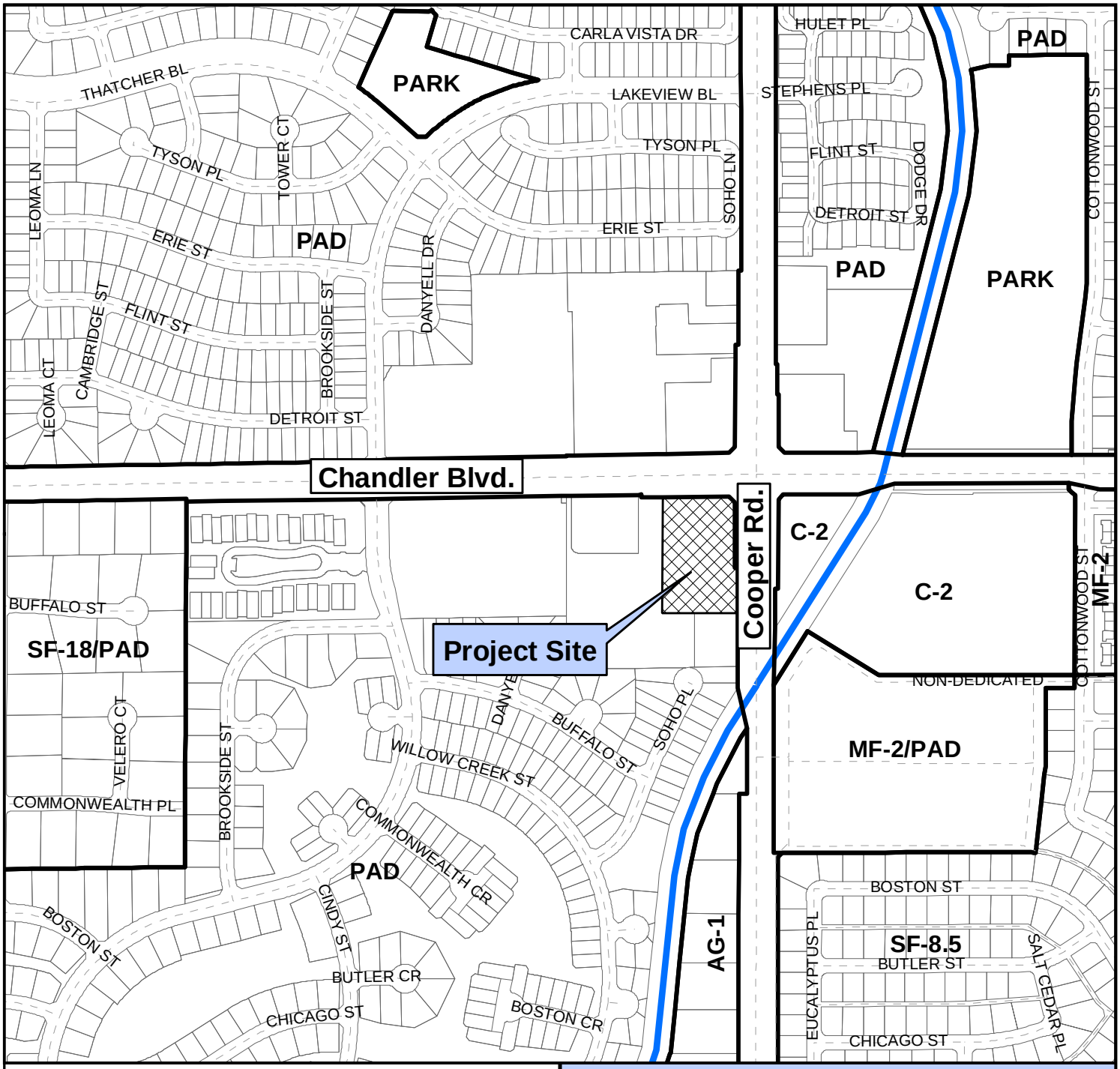
3. The Use Permit is non-transferable to any other store location.

PROPOSED MOTION

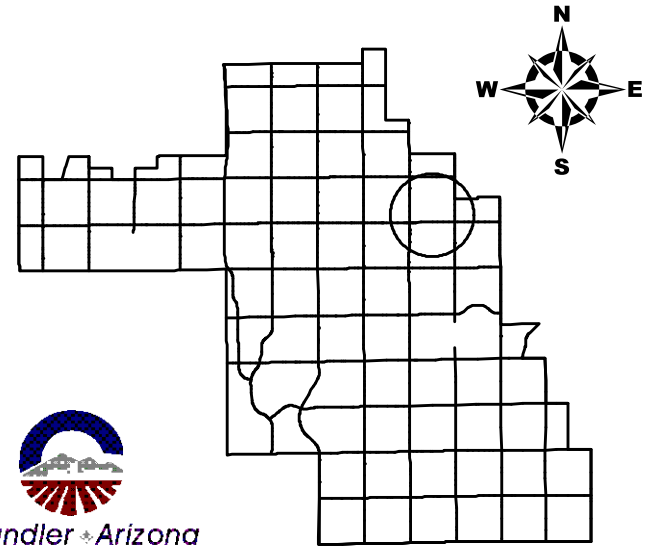
Motion to recommend approval of LUP10-0004 WALGREENS AT CHANDLER BOULEVARD AND COOPER ROAD, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map

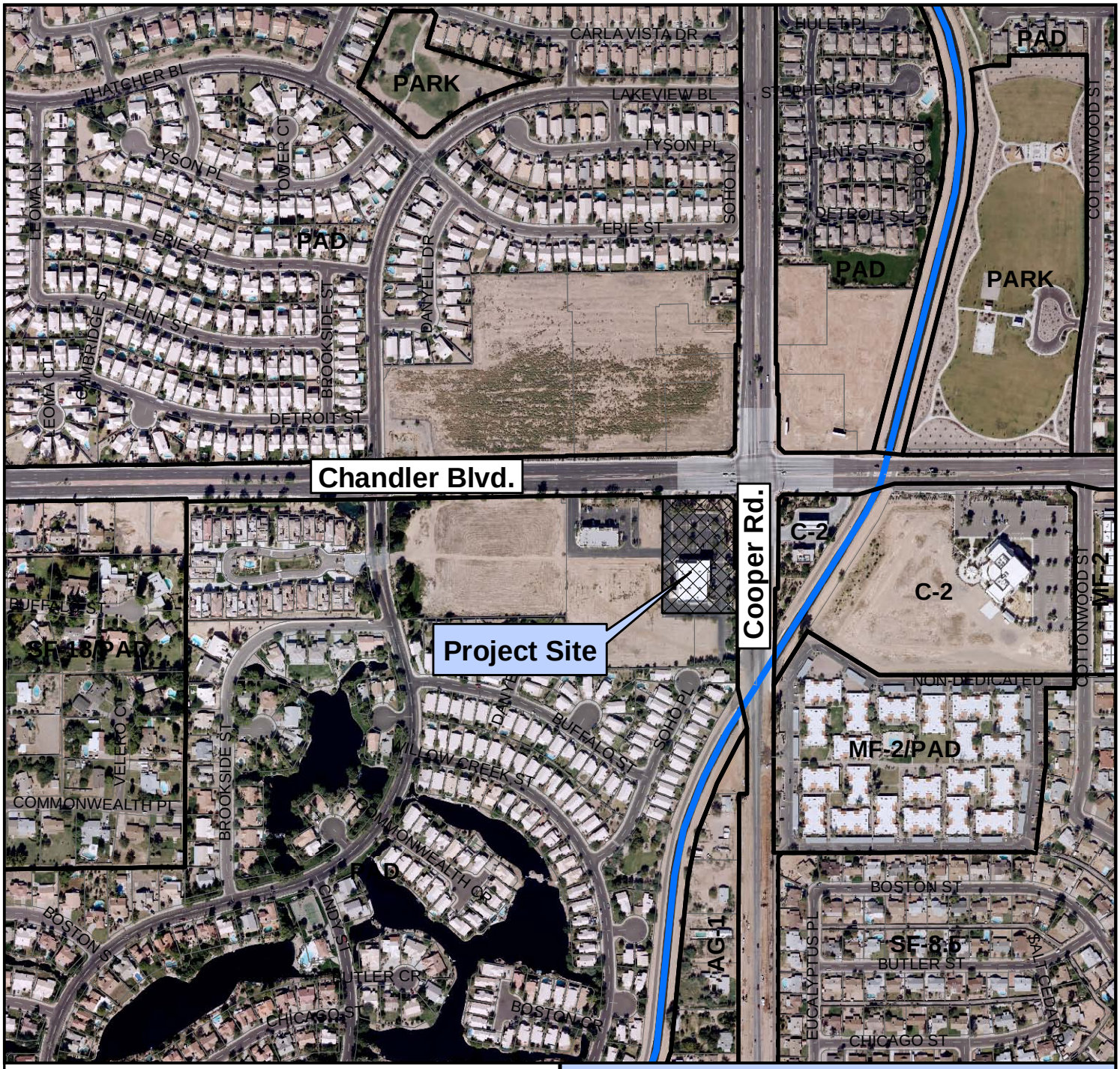


Chandler Arizona
Where Values Make The Difference

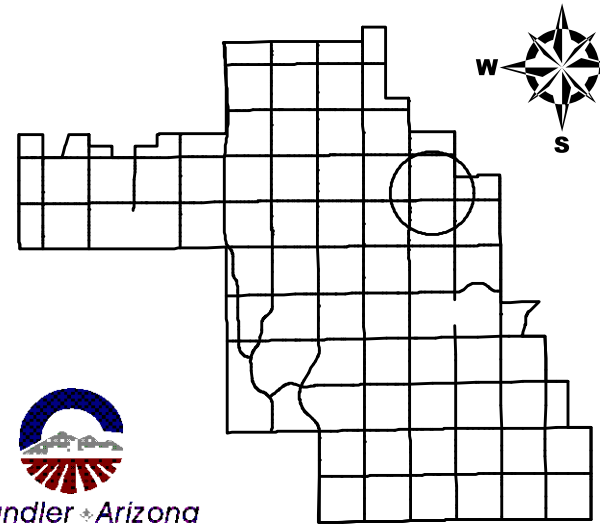
LUP10-0004

Walgreens at Chandler & Cooper
Liquor Use Permit

CITY OF CHANDLER 1/20/2010



Vicinity Map



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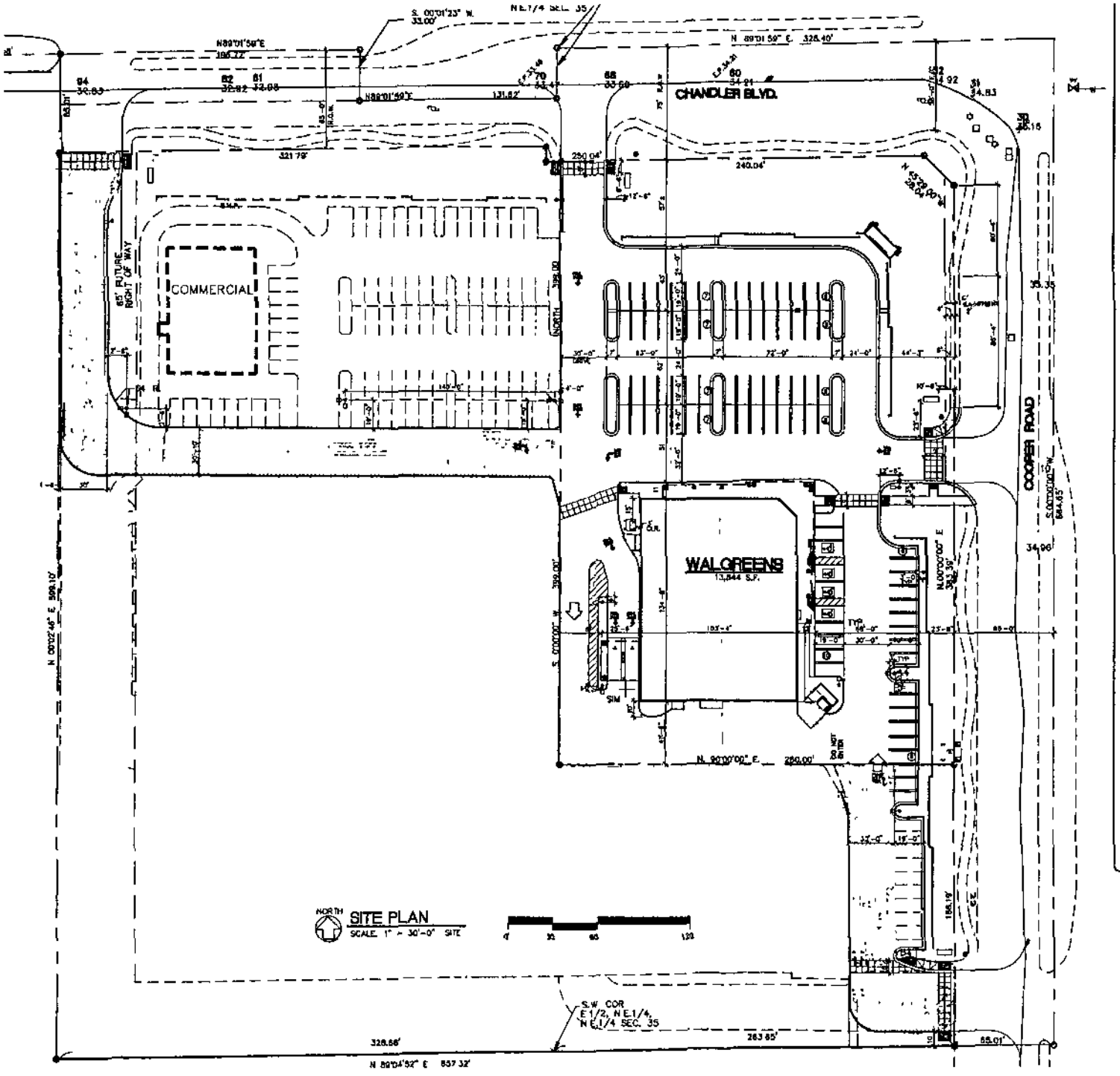


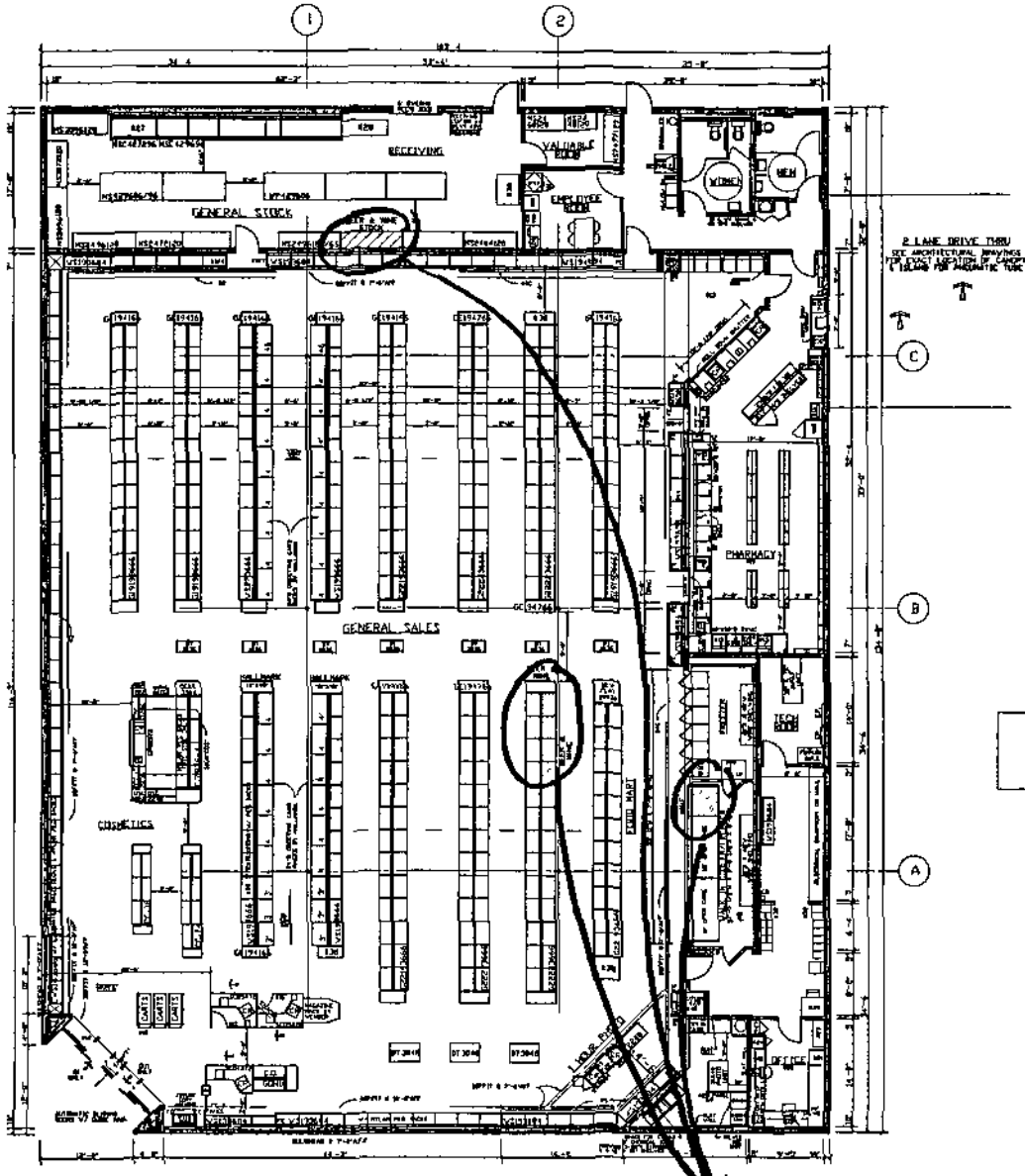
GROSS BUILDING AREA 13,844
GROSS AND NET ACREAGE OF SITE 103,740
BUILDING LOT COVERAGE 13%
PARKING PROVIDED 95 STALLS
PARKING REQUIRED 95 STALLS

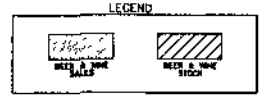
ELLERMANN & SCHICK, INC.
ARCHITECTURE / PLANNING
727 E. MARYLAND AVENUE (602) 255-8202
PHOENIX, ARIZONA 85014 FAX (602) 255-8212

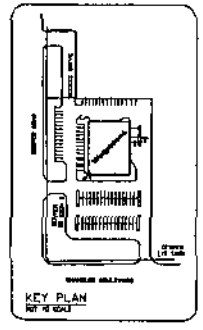
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF ELLERMANN & SCHICK, INC. AND MAY NOT BE REPRODUCED OR REPRODUCTION HERE OF USED WITHOUT WRITTEN PERMISSION.

WALGREENS
STORE NO 014-03726
LOCATED AT
S W C OF CHANDLER & COOPER
CHANDLER, ARIZONA

SITE PLAN







FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

INTERIOR HANGING SIGNS

GENERAL SALES AREA
ALL SIGNS AND AISLE HANGERS @ 9'-6" AFF
UNLESS OTHERWISE NOTED.

SIGN "A" CHECKOUT/THANK YOU
SIGN "B" ENTRANCE/EXIT
SIGN "C" LIQUOR/THANK YOU
SIGN "F" STORE HOURS SIGN
SIGN "GC" GREETING CARD CUBE
SIGN "COS" COSMETIC HANGING CUBE
6" X 6" X 30"H @ 9'-6" AFF
SIGN "S" SAN BRUNO CHECKOUT LANE 8
SIGN "N" SAN BRUNO MOTEL

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR SECURED SIGNS
SIGN "P" PICK UP PRESCRIPTIONS
SIGN "R" DROP OFF PRESCRIPTIONS
SIGN "D" CONSULTATION WINDOW

ATTACH SIGNS TO UNDERSIDE OF SOFFIT
REFER TO FIXTURE PLAN FOR SIGN LOCATIONS
PROVIDE (2) NELSON WALL ANCHORS PER SIGN
SCREW THREADED EYEBOLT INTO ANCHOR NAME
SIGNS FROM EYEBOLTS WITH "S" HOOKS

GENERAL NOTES

GENERAL SALES AREA
1. SEE PROJECT DATA FOR FIXTURE MANUFACTURER
2. SECURITY MIRROR ON SOFFIT OF REAR WALL
3. COSMETIC CORNICE
4. PLASTIC L.E. CORNICE SPECIFIED ON THIS DRAWING TO BE SOFFIT MOUNTED CORNICE INSERTS TO COORDINATE WITH WALL ABOVE AND NOTED AS FOLLOWS (BAHAMA BEIGE #18 BROWN, INK-TONE BLUE #18-BONE BLU
5. PHOTO CORNICE
6. CANDY SCALE SHELF
7. REFRIGERATION 7' SPACE BEHIND CASES
A. MASTER-BILT 3 DOOR MEDIUM TEMP CASE MBG-6HM-6 W 5.5 T 7.0 7.0 HP
B. MASTER-BILT 3 DOOR LOW TEMP CASE MLG-6HL-6 W 5.5 T 7.0 7.5 HP
C. MASTER-BILT 2 DOOR MEDIUM TEMP CASE MMG-5HL-5 W 3.5 T 7.0 7.5 HP
D. MASTER-BILT 2 DOOR LOW TEMP CASE MLG-5HL-5 W 3.5 T 7.0 7.5 HP
E. MASTER-BILT 9 DOOR BACK-UP UNIT TLS-9L W 5.5 T 7.0 7.5 HP
F. MASTER-BILT WINE COOLER VHB-30W 30 W 30 T 78 H
G. MASTER-BILT VAN 9A COOLER PROVIDE BIGGS COOLMASTER DOORS 96.75 T 77 EACH HGB
4 BIGGS FREEZMASTER DOORS 30 5/8" T 71 EACH BY ANTHONY
A. ___ DOORS FOR EACH DOOR PROVIDE (3) 9 REV-O-FLOW GRAVITY SHELVES (PACK CD) WITH SLIDES AND LEVER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
B. ___ DOORS FOR EACH DOOR PROVIDE (3) 8"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
C. ___ DOORS ___ 8 ROLLER CONVEYOR AT FLOOR LEVEL
D. 6 DOORS FOR EACH DOOR PROVIDE (8) 8" D ANTHONY SHELVES
E. ___ DOORS FOR EACH DOOR PROVIDE (2) 8"D ANTHONY SHELVES AND (4) 36" D MERCHANDISER SHELVES
F. ___ DOORS ___ 8 BUBBLE NECK ROLLER CONVEYOR
G. ___ DOORS FOR EACH DOOR PROVIDE (2) MOBILE ICE MERCHANDISERS
8. ICE CHEST BY VENDOR APPROX 54 L X 24 D 78
9. PALLRACK TO BE 42" SQUARE LINE RACK
10. FREE STANDING CHECKOUTS TO HAVE A CAFE AND 36"D SIDE SCREEN PROVIDE 4 CFM
11. BROWN VINYL BASE AT ALL CHECKOUTS
12. DISCONNECT ARTICLE SURVEILLANCE DEVICE
PHARMACY DEPARTMENT
13. RX WAITING ROOM
(4) SEATS
(2) PABLE LAMP OVER PIGEONS
(1) MAGAZINE RACK LOCATE AT 42" AFF
(2) TOILET FIXTURES SEE INTERIOR ELEV FOR LOCATION
14. FIXED GLASS PANEL OPENING (SEE ARCH DWGS)
15. COMPUTER TERMINAL
1SA INTERCOM MCUS TERMINAL
1SB INTERCOM TERMINAL
1SC TRAINING TERMINAL
16. RX SINK AND CABINET
17. RX CABINET
18. RX REFRIGERATOR
19. PROVIDE 4 CARPETED FLOOR WITH 4 RUBBER RUNNER RX UNDERWRITER DISPLAY
R1 - RX 3 DRAWER TABLE
R2 - RX 3 DRAWER FILE INSERT
R3 - RX OPEN UNIT
R4 - RX PRINTER CABINET
R5 - RX 3 DRAWER FILE INSERT
R6 - RX OPEN UNIT (2) SHELF
R7 - RX PRINTER INSERT
R8 - RX COMPARTMENTED CABINET
OFFICE:
20. PROVIDE TILES FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. COMPUTER PRINTER
23. COPIER, FAX
24. ADMINISTRATION FOREMAN
25. TILL LOCKER
26. SAFE
STOCKROOM:
27. GRAVITY CONVEYOR
28. NEST-A-FLEX CONVEYOR
29. POWER ROLLER CONVEYOR
30. BAKER DRY 2 34"W 3 78"H
EMPLOYEE ROOM:
31. TV, VCR & BRACKET PROVIDED BY VALUECLUB
32. EMPLOYEE LOCKERS (6) 72"W 3 (3) 6"W 2 18"D
33. 7'-6"W X 2'-3 EMPLOYEE COUNTER
34. EMPLOYEE ROOM REFRIGERATOR
35. (8) SLAMMER CABINETS 21 W X 23"D X 30-36"H BREAKER COUNTER 93"L
36. 7'-6" MIRROR ON WALL ABOVE COUNTER
37. ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR PACKED REMOVE BASE DECK & SHOES, END PANEL TO REMAIN.
39. EMPLOYEE TRAINING CABINET & 2 CHAIRS
40. PROVIDE 2 3'-0" X 7'-0" FLOOR FOR ATM AT TIME OF ATM INSTALLATION
ROOM 7' X 11' 6" (SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
41. 78"W X 20"D DRWG WORK-VAT (BASE SEAT OVERVER THRU OFFICE)

EXECUTIVE APPROVAL		DATE
EXEC. VICE PRESIDENT BRUD STORE OPERATIONS	D.K.	4/18/95
SR. VICE PRESIDENT FACILITIES DEVELOPMENT	V.L.	4/18/95
VICE PRESIDENT BRUD STORE OPERATIONS	J.K.	4/17/95
REGIONAL VICE PRESIDENT		
SR. MANAGER PLANNING & DESIGN	J.R.	4/18/95

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD IL 60015
708-940-2500

PROJECT DATA

TYPE		GENERAL SALES	FOOD MART
NEW LOCATION	☒	PHARMACY ☒	BEER ☐
REVITALIZING EXISTING	☐	LIQUOR ☐	SECURITY ☐
REMODEL	☐	1 HOUR PHOTO ☒	24 HOUR STORE ☐

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTING	TOTAL NEW
GEN SALES	EXIST					
	NEW	8646	3087	1277		12996
LIQ.	EXIST					
	NEW					
BEER	EXIST					
	NEW					
1 HR PHOTO	EXIST					
	NEW	895				895
DRUG	EXIST					
	NEW					
WINE	EXIST					
	NEW					
RX WAITING	EXIST					
	NEW	984				984
FOOD MART	EXIST					
	NEW	700				700
TOTAL EXIST						
TOTAL NEW		9975	3087	1277		13915

TOTAL AREA FIRST FLOOR 13915 SQ. FT
TOTAL AREA OTHER LEVELS 0 SQ. FT
GROSS AREA INCLUDING ALL DEPARTMENTS AND ALL LEVELS 13915 SQ. FT
SHELVING LINEAL FEET 112 LIN. FT
SQUARE FOOT AREA 798 SQ. FT

FIXTURE MANUFACTURER

ENCHLER/HYKES ☐ HADDY/HYKES ☐ LEDGER/STOREVANT ☒

REVISIONS

NO	DATE	BY	DESCRIPTION	CORRECT
	8/3/95	BM	REVIEWED BY L MM	

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ARIZONA.
AS EVIDENCED BY MY NAME AND SEAL

PROJECT NAME
COOPER & CHANDLER
CHANDLER, AZ

DRAWING TITLE
FIXTURE PLAN

DATE: 3/30/95
DRAWN BY: BINELSON
CADD PLOT: F03726D0002
VIEW PLOT: F03726S0M
STORE NO: 014-03726
SCALE: 1/8"=1'-0"
RELEASED TO CONSTRUCTION
DRAWING NO: D1
INF DWGS

BEER & WINE SALES & STORAGE AREAS

Walgreens
The Pharmacy America Trusts · Since 1901

The purpose for which the corporation is organized are to manufacture, compound, buy, sell and generally deal in drugs, medicines, chemicals and druggists' sundries of all kinds at wholesale and retail together with all goods, ware and merchandise. In short, Walgreen Co. operates a retail drug chain. Walgreen's stores will offer a limited amount of wine and packaged beer as a convenience to our customers, to be consumed off-premises. Walgreen Arizona Drug Co. and Walgreen Co. take compliance with all federal, state and local laws seriously. All employees involved in alcohol sales undergo training not only in Arizona liquor laws, but also Walgreen Co. liquor policies.

Being responsive to customer needs is our top priority and our customers want the convenience of one-stop shopping. Increasingly, that also means the convenience of making occasional purchases of beer and wine in the same place they pick up everyday items such as cosmetics, toothpaste or shampoo. We have pledged to meet these needs safely and responsibly, in keeping with our overall mission as a trusted retailer.

Walgreens takes the responsibility of selling alcoholic beverages very seriously. We manage such sales with the same concerns for safety as our exceptionally strong history of distributing highly regulated products like prescription medications.

We believe adding beer and wine to our shelves serves customers with a new level of convenience, and serves the community with additional sales tax revenue for municipal budgets. As a retailer that has been in business for over 109 years, it is our goal to handle these products in the most responsible manner possible. Thank you for your consideration of our application.

Walgreen Co • 300 Wilmot Road MS #3301 • Deerfield, IL 60015