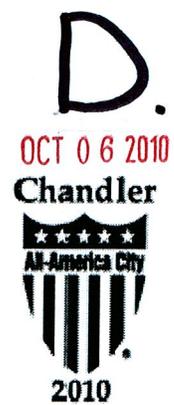




Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development - PZ Memo No. 10-098

DATE: SEPTEMBER 22, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP10-0032 CVS #5849

Request: Use Permit approval for a Series 9 (all spirituous liquor) liquor license

Location: 990 E. Pecos Road,
 Northwest corner of Pecos and McQueen Roads

Applicant: Adam Baugh, Withey Morris, PLC

RECOMMENDATION

The request is for Use Permit approval for a Series 9 (all spirituous liquor) liquor license for off-premise consumption only. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Pecos and McQueen Roads, within the Monterey Vista commercial shopping center. The subject site was zoned and approved for development in 2003. In 2005, the site received Use Permit approval for a Series 10 (beer and wine) liquor license.

Due to a change in business operations and customer demand, CVS seeks to change their existing Series 10 liquor license to a Series 9. A Series 9 liquor license allows for the sale of all spirituous liquor.

The subject site is approximately 13,000 square feet; the liquor sales area will be located to the rear of the store inside and around the walk-in cooler. The liquor sales area occupies

approximately 16 linear feet. CVS is open from 8 a.m. to 10 p.m. seven days a week, and employs 12-15 people.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A neighborhood meeting was held on Wednesday, August 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 LUP10-0032 CVS #5849, subject to the following conditions:

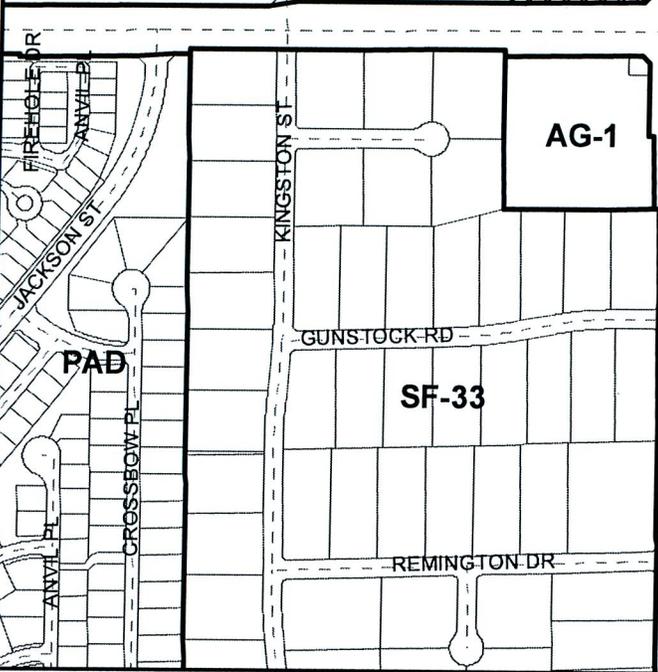
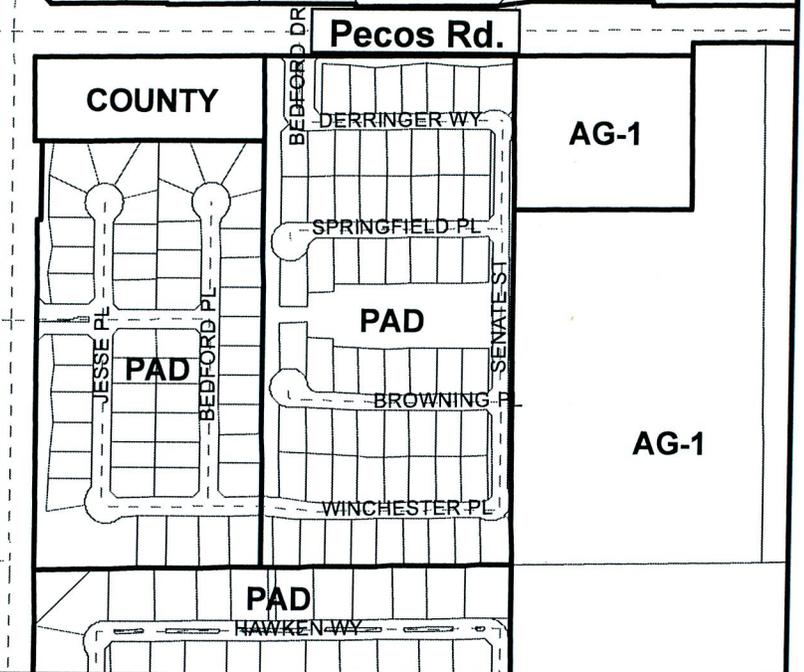
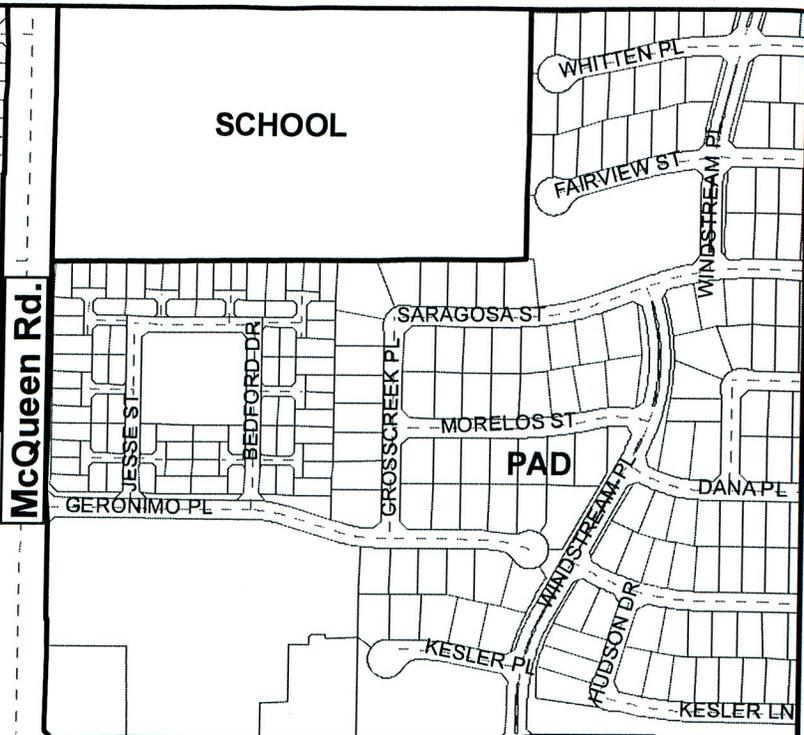
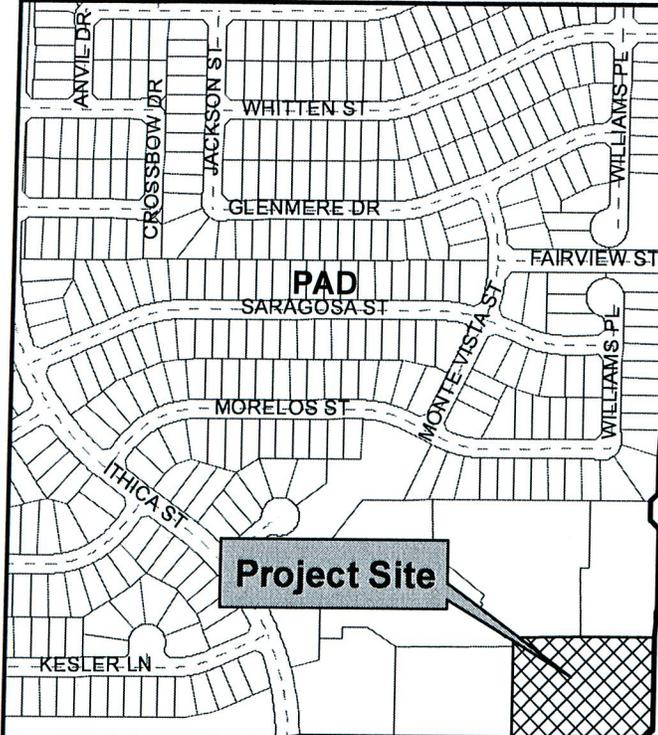
1. The Use Permit is for a Series 9 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other store location.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of LUP10-0032 CVS #5849, for a Series 9 liquor license, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map

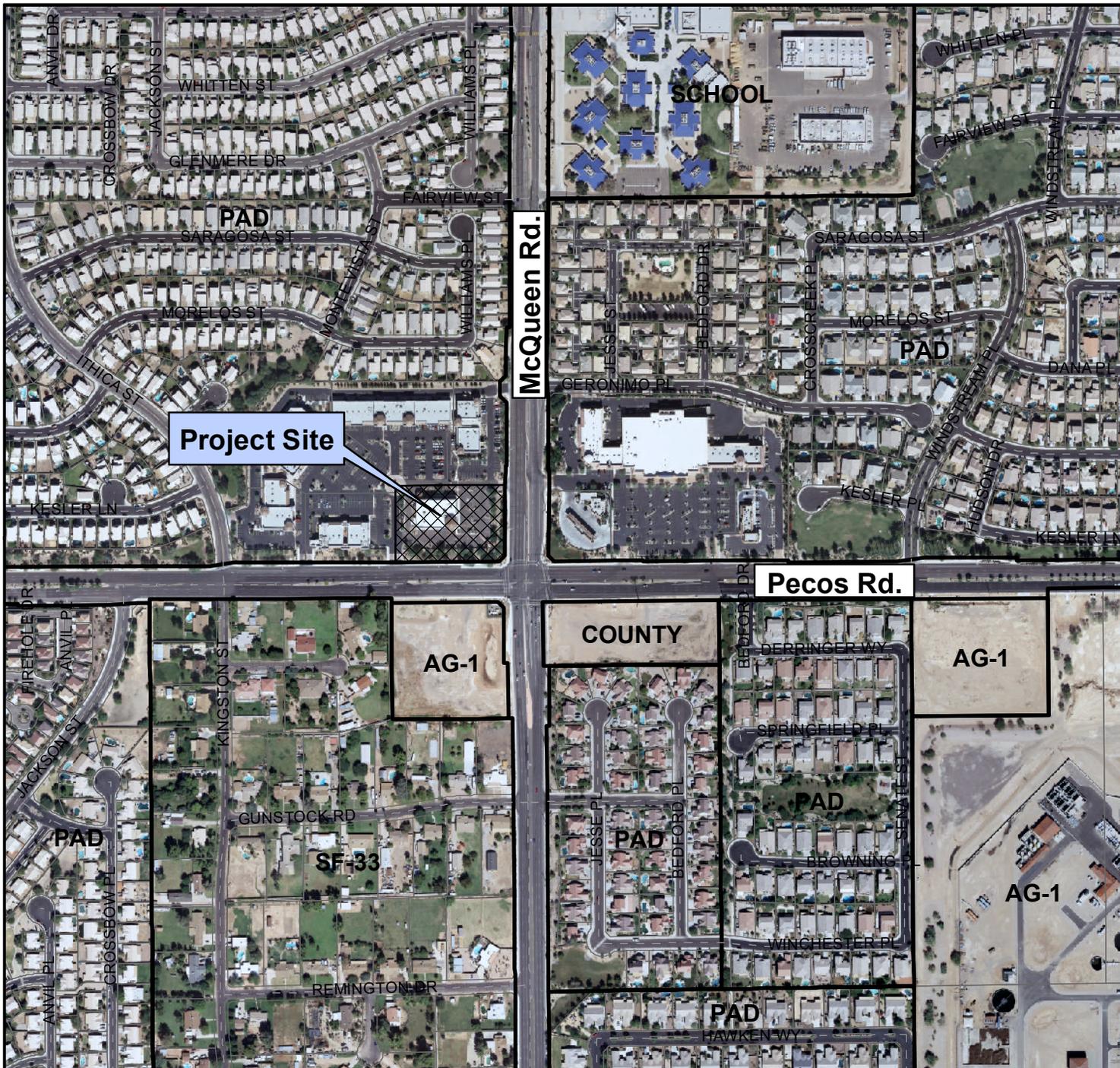


LUP10-0032

**CVS/Pharmacy #5849
Liquor Use Permit**



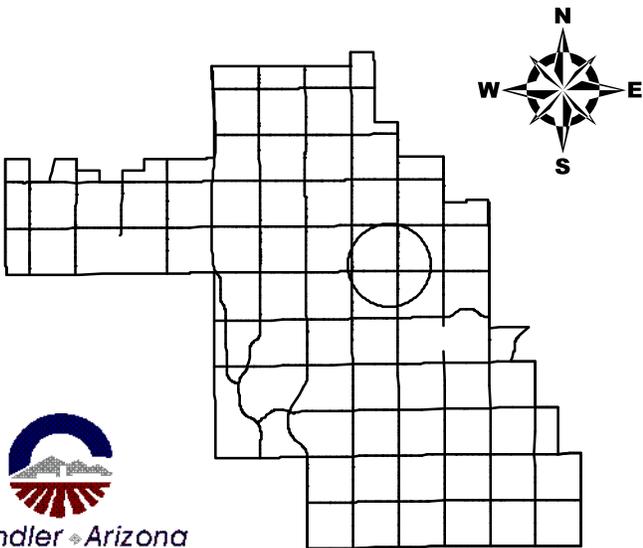
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McQueen Rd.

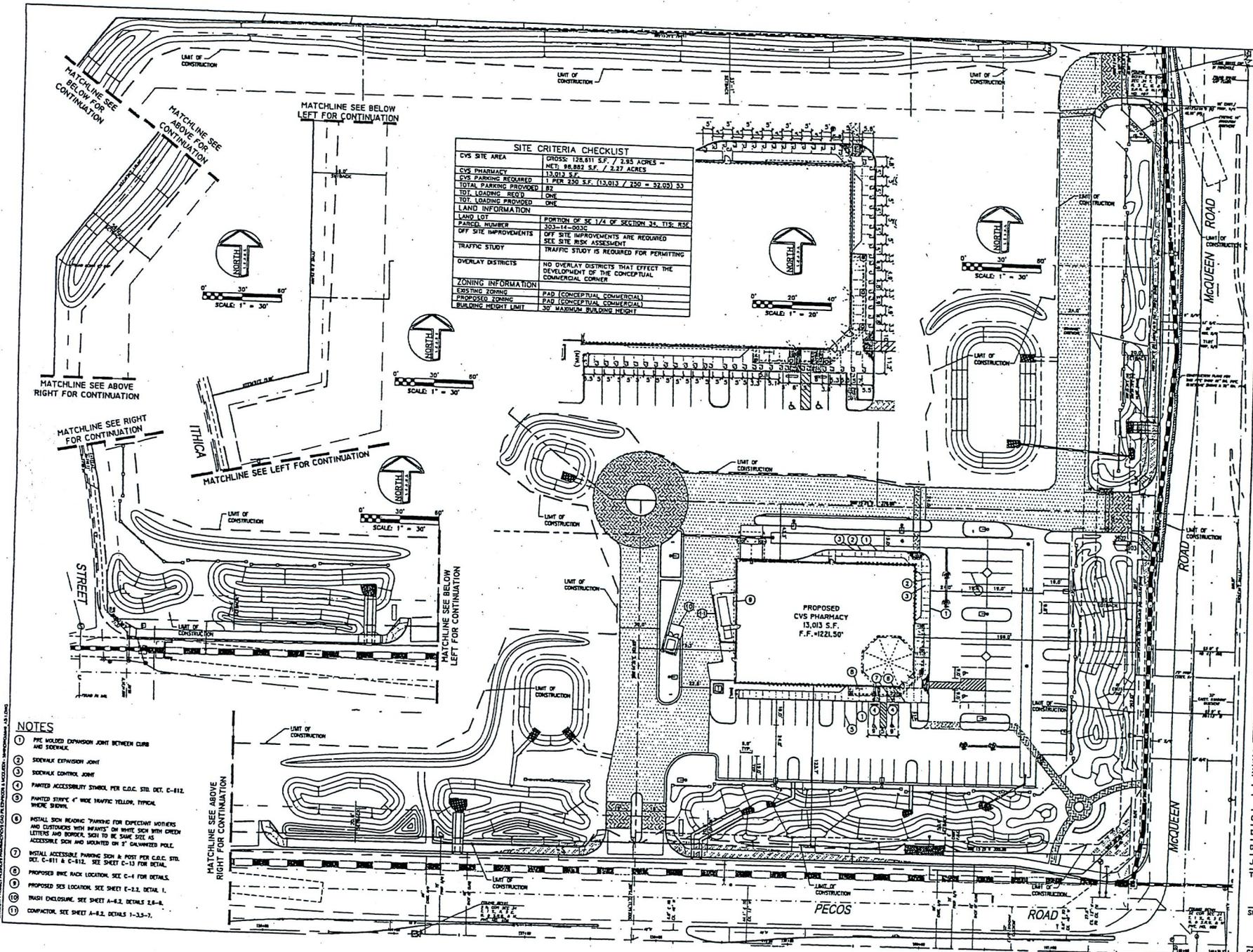
Pecos Rd.

Vicinity Map



LUP10-0032

**CVS/Pharmacy #5849
Liquor Use Permit**



SITE CRITERIA CHECKLIST	
CVS SITE AREA	GROSS: 128,811 S.F. / 2.95 ACRES - NET: 96,862 S.F. / 2.27 ACRES
CVS PHARMACY	13,013 S.F.
CVS PARKING REQUIRED	1 PER 250 S.F. (13,013 / 250 = 52.05) 53
TOTAL PARKING PROVIDED	53
TOT. LOADING DOCK	ONE
TOT. LOADING PROVIDED	ONE
LAND INFORMATION	
LAND LOT	PORTION OF SE 1/4 OF SECTION 24, T19N, R5E
PARCEL NUMBER	303-14-003C
OFF SITE IMPROVEMENTS ARE REQUIRED SEE SITE IMP. ASSESSMENT	
TRAFFIC STUDY IS REQUIRED FOR PERMITTING	
NO OVERLAY DISTRICTS THAT EFFECT THE DEVELOPMENT OF THE CONCEPTUAL COMMERCIAL CORNER	
ZONING INFORMATION	
EXISTING ZONING	PAD (CONCEPTUAL COMMERCIAL)
PROPOSED ZONING	PAD (CONCEPTUAL COMMERCIAL)
BUILDING HEIGHT LIMIT	32' MAXIMUM BUILDING HEIGHT

- NOTES**
- PRE-HOLED EXPANSION JOINT BETWEEN CURB AND SIDEWALK
 - SIDEWALK EXPANSION JOINT
 - SIDEWALK CONTROL JOINT
 - PAINTED ACCESSIBILITY SYMBOL PER C.O.C. STD. DET. C-812
 - PAINTED STRIP 4" WIDE TRAFFIC YELLOW, TYPICAL WHERE SHOWN
 - POSTAL SIGN READING "PARKING FOR EXPECTANT MOTHERS AND CUSTOMERS WITH INFANTS" ON WHITE SIGN WITH GREEN LETTERS AND BORDER. SIGN TO BE SHAW SIZE AS ACCESSIBLE SIGN AND MOUNTED ON 2" GALVANIZED POLE.
 - INSTALL ACCESSIBLE PARKING SIGN & POST PER C.O.C. STD. DET. C-811 & C-812. SEE SHEET C-13 FOR DETAIL.
 - PROPOSED BIKE RACK LOCATION. SEE C-4 FOR DETAILS.
 - PROPOSED SIGN LOCATION. SEE SHEET E-2.3, DETAIL 1.
 - TRASH ENCLOSURE. SEE SHEET A-4.2, DETAILS 2.4-4.
 - COMPACTOR. SEE SHEET A-8.2, DETAILS 1-3.3-7.

L·E·A·D·S®
Land Entitlement And Development Services, Inc.
4111 Phoenix Avenue, Suite 370
Phoenix, Arizona 85044
480.251.8400 Phone 480.251.1700 Fax
Email: lead@leadinc.com

SEAL:

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CVS/
pharmacy

STORE NUMBER: 5849
890 E. Pecos Rd.
Chandler, AZ 85225

DEVELOPER:
Armstrong Develop
Properties, Inc.
2100 Wharton St.
Suite 700
Pittsburgh, PA 15

1-800-STAKE-IT

REVISIONS:
1. CITY OF CHANDLER, AZ FIRST REVIEW
2. CITY OF CHANDLER, AZ SECOND REVIEW

CHECKED BY: K. PARKER
DRAWING BY: WYS/RRG
DATE: 05/12/04
JOB NUMBER: CV584-0
TITLE: ARCHITECTURAL SITE AND SIDEWALK PLAN
SHEET NUMBER: AS-1
1 OF 1

SITE PLAN

GROUP TITLE NOTES:
 1. THIS PROJECT IS THE PROPERTY OF CSHQA
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 IBC CODES AND ALL CITY AND COUNTY ORDINANCES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

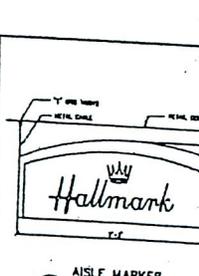
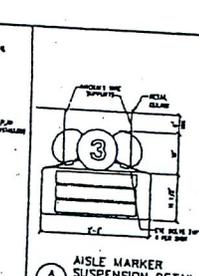
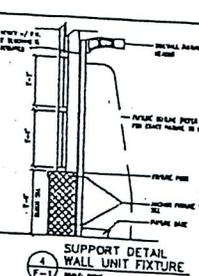
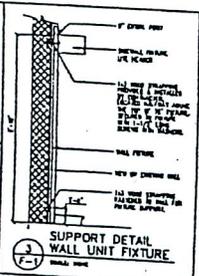
COSMETICS VISIONS:
 1. THIS PROJECT IS THE PROPERTY OF CSHQA
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SPECIAL MERCHANDISING NOTES:
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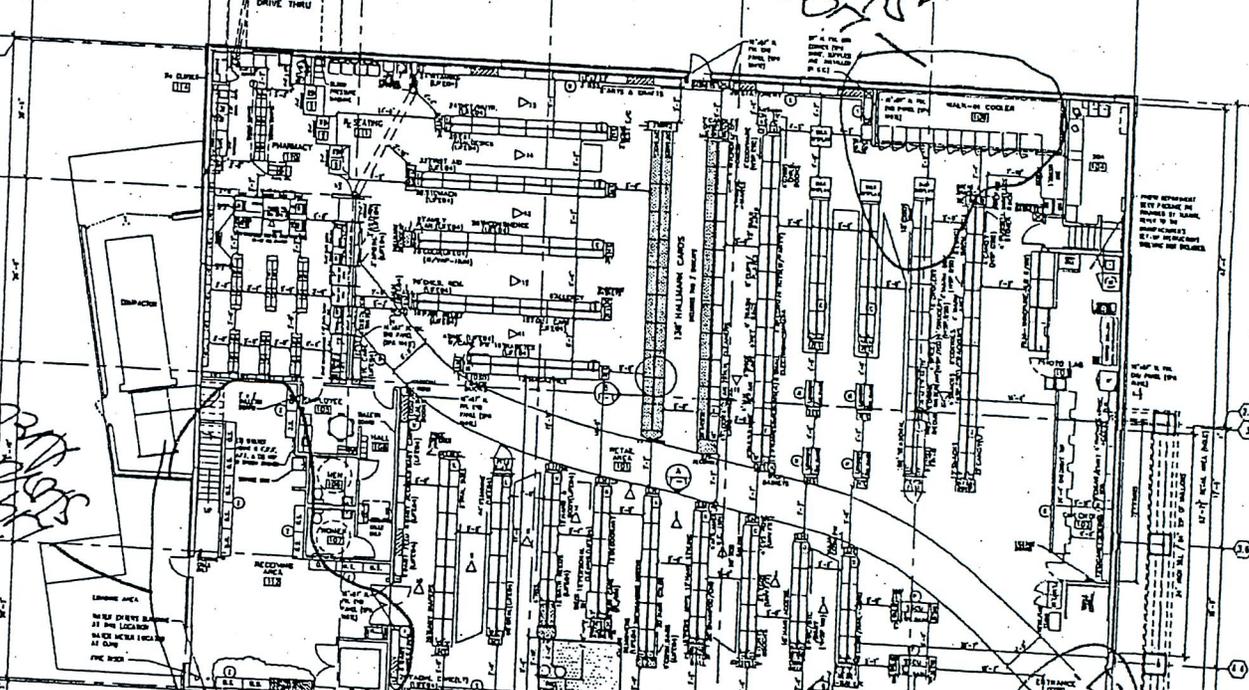
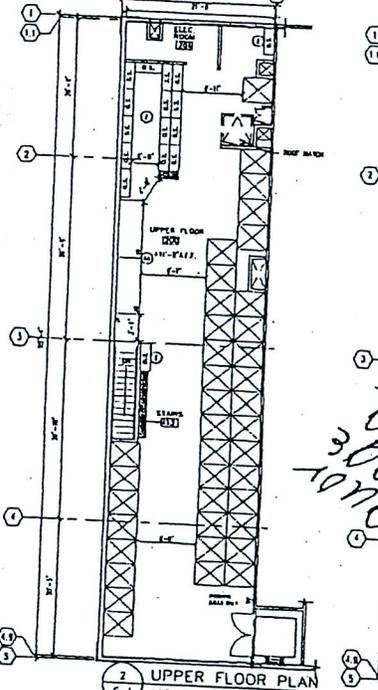
RETAIL AREA:
 1. THIS PROJECT IS THE PROPERTY OF CSHQA
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 IBC CODES AND ALL CITY AND COUNTY ORDINANCES.
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 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

PHARMACY DEPARTMENT:
 1. THIS PROJECT IS THE PROPERTY OF CSHQA
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 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

BEAUTY VISION/COSMETIC LEVELS:
 1. THIS PROJECT IS THE PROPERTY OF CSHQA
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 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.



- MERCHANDISE FIXTURE LEGEND:**
- 1. COMMUNICATION AND / OR UTILITY PENETRATION
 - 2. TELEPHONE, P.O. BOX, CABLE, TV, FIRE ALARM, SMOKE DETECTOR, ETC.
 - 3. SHOPPING BASKET
 - 4. SHOPPING BASKET
 - 5. SHOPPING BASKET
 - 6. SHOPPING BASKET
 - 7. SHOPPING BASKET
 - 8. SHOPPING BASKET
 - 9. SHOPPING BASKET
 - 10. SHOPPING BASKET
 - 11. SHOPPING BASKET
 - 12. SHOPPING BASKET
 - 13. SHOPPING BASKET
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 - 15. SHOPPING BASKET
 - 16. SHOPPING BASKET
 - 17. SHOPPING BASKET
 - 18. SHOPPING BASKET
 - 19. SHOPPING BASKET
 - 20. SHOPPING BASKET
- BELOW VAS/MEASUREMENT:**
- 1. 1/2" x 1/2" x 1/2" x 1/2"
 - 2. 1/2" x 1/2" x 1/2" x 1/2"
 - 3. 1/2" x 1/2" x 1/2" x 1/2"
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 - 11. 1/2" x 1/2" x 1/2" x 1/2"
 - 12. 1/2" x 1/2" x 1/2" x 1/2"
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 - 14. 1/2" x 1/2" x 1/2" x 1/2"
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 - 18. 1/2" x 1/2" x 1/2" x 1/2"
 - 19. 1/2" x 1/2" x 1/2" x 1/2"
 - 20. 1/2" x 1/2" x 1/2" x 1/2"



STORE AREA CALCULATIONS

TOTAL STORE AREA: 13,013 SF.	PHARMACY AREA: 961 SF.	RECEIVING AREA: 855 SF.
RETAIL AREA: 11,018 SF.	SERVICE AREA: 527 SF.	MERCHANDISE AREA: 1,030 SF.

THIS SQUARE FOOTAGE IS FOR CVS MERCHANDISE PURPOSES ONLY AND IS NOT TO BE USED TO CALCULATE REQUIRED EGRESS OR CODE REQUIREMENTS.

ADDRESS: 1000 N. GAVELIN AVENUE, CHANDLER, AZ 85224
COMPANY NAME: CVS PHARMACY
CONTACT NAME: LUI CLARKE
CONTACT PHONE: 480.441.4444
CONTACT EMAIL: lcl@cvsp.com

CVS STORE # 1000000000
CONTACT NAME: LUI CLARKE
CONTACT PHONE: (480) 770-1122
CONTACT EMAIL: lcl@cvsp.com

ARCHITECT OF RECORD:
CSHQA

ENTITLEMENT CONSULTANT:
L.E.A.D.S.

CONSULTANT:

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SCALE:

CVS/
pharmacy
 ARIZONA - CH - LEFT
 STORE NUMBER: 5849
 1000 N. GAVELIN AVENUE, CHANDLER, AZ
 DEAL TIME NEW

DEVELOPER:

REVISIONS:
 LC 23 DECEMBER 2004
 LC 03 FEBRUARY 2005

DRAWING BY: LC
 DATE: 28 AUGUST 2003
 JOB NUMBER: 02254 000
 TITLE:

MERCHANDISE PLAN
 SHEET NUMBER:
F-1
 FOR CONSTRUCTION

FLOOR PLAN

CVS/pharmacy
NWC Pecos and McQueen Roads
Series 9 Liquor License
Narrative

July 6, 2010

Request:

This application requests approval of a Use Permit to sell liquor for off-premise consumption only (Series 9 - Liquor Store) at the CVS/pharmacy located at the northwest corner of Pecos and McQueen Roads. In April 2005, the City of Chandler approved a use permit to sell liquor for off premise consumption. Since that time, the store has operated with a Beer and Wine license without incident (Series 10 license).

In response to customer demand, CVS/pharmacy desires to provide spirituous liquor for off-premise consumption in order to compliment the current beer and wine retail options. The ability to provide their customers with a convenient and competitive one-stop shopping experience is of utmost importance to CVS/pharmacy.

CVS/pharmacy has applied for a Series 9 License which allows a retail store to sell beer, wine, and spirituous liquor in the original unbroken package, to be taken away from the retailer's premises and consumed off the premises. The new Use Permit, if approved, will not result in any changes to the existing store operations or manner of sales. The use permit will simply allow a greater variety of options. CVS/pharmacy will maintain strict compliance with store policies and applicable laws to ensure the store and the surrounding residential development continue to enjoy a good relationship.

Property:

The CVS/pharmacy is located at the northwest corner of Pecos and McQueen Roads. The store is part of the larger Monterey Vista Village commercial development at this location. This site was zoned PAD in 1993 and received Preliminary Development Plan (PDP) approval in 2003 with CVS planned for the arterial corner. To the north and west of the site is the Monterey Vista residential subdivision. South of the site is an existing large lot residential subdivision and vacant land. To the east is the commercial center, Hamstra Square and vacant land southeast. CVS/pharmacy and the surrounding residential development have enjoyed a compatible relationship without incident since its inception in 2005.

Store Hours/Employees:

The CVS/pharmacy is approximately 13,000 square-feet. Typical store hours are 8:00 a.m. to 10:00 p.m. seven days a week and hire approximately 12-15 employees. Alcohol display areas will be located in aisles toward the back of the store inside and around the walk in cooler. According to management, the amount of alcohol sold varies from store to store depending upon the store's location.

Notification:

In compliance with the City's notification requirements, all property owners located within 600' of the project boundaries will be notified of the application. Attached is a map highlighting the properties which are located within the 600' boundary and the associated mailing information.