



MEMORANDUM **Transportation & Development – CC Memo No. 11-063**

DATE: JUNE 3, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

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

SUBJECT: LUP11-0008 TARGET STORE (PASEO LINDO)

- Request:** Approval of a Use Permit to sell liquor as permitted under a Series 10 Beer and Wine Store License for a new retail store within the Paseo Lindo development
- Location:** 3777 South Arizona Avenue, northeast corner of Arizona Avenue and Ocotillo Road
- Applicant:** Gutilla Murphy Anderson

RECOMMENDATION

The request is for liquor Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store License. A Series 10 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. Planning Commission and Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The request is for liquor Use Permit approval to sell liquor as permitted under a Series 10 Beer and Wine Store License 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 Series 10 license is for a new retailer, Target Store, locating in the Paseo Lindo commercial development.

The subject property is located at the northeast corner of Arizona Avenue and Ocotillo Road. The new Target Store intends to open in July 2011. The store is approximately 135,987 square feet in size. The hours of operation will be approximately Monday through Saturday from 8 a.m. to 10 p.m. and Sunday from 8 a.m. to 9 p.m. The store will employ approximately 135 employees. The request for alcohol sales is similar to that approved at the existing store at Alma School and Queen Creek Roads, which will be closing. Alcohol sales account for a small part of the overall sales revenues for the store, approximately 3-5%. The store estimates potential areas for the location of alcohol which are denoted on the floor plan.

DISCUSSION

Planning Commission and Planning Staff are of the opinion that the sale of alcohol as a retail commodity ancillary or incidental to the sale of other retail products occurring in a commercially zoned area does not establish a land use conflict. The sale of alcohol from a land use compatibility analysis is a typical retail transaction in commercial districts throughout the City.

Planning Commission and Planning Staff recommend approval with no time limit to maintain consistency with other Series 9 and 10 liquor Use Permits approved for other retailers in the area with no time limit condition given the establishments had no outstanding concerns, opposition, or violations. A business with an approved Series 10 license nearby is Fresh & Easy Neighborhood Market (yet to open). The Market at Fulton Ranch has a Series 9 Liquor Store license. There are Series 12 Restaurant licenses for nearby restaurants south of Ocotillo Road in two existing shopping centers.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on May 23, 2011. No one attended other than the applicant.
- The Police Department has been informed of the application and has not responded with any concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Donaldson, Veitch)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit LUP11-0008 TARGET STORE (PASEO LINDO), subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 10 license only, and any change of licenses shall require re-application and new liquor Use Permit approval.

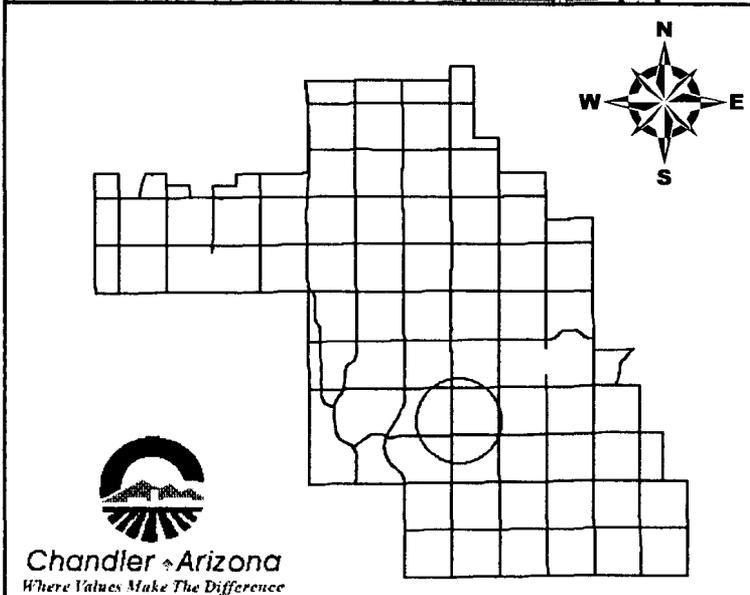
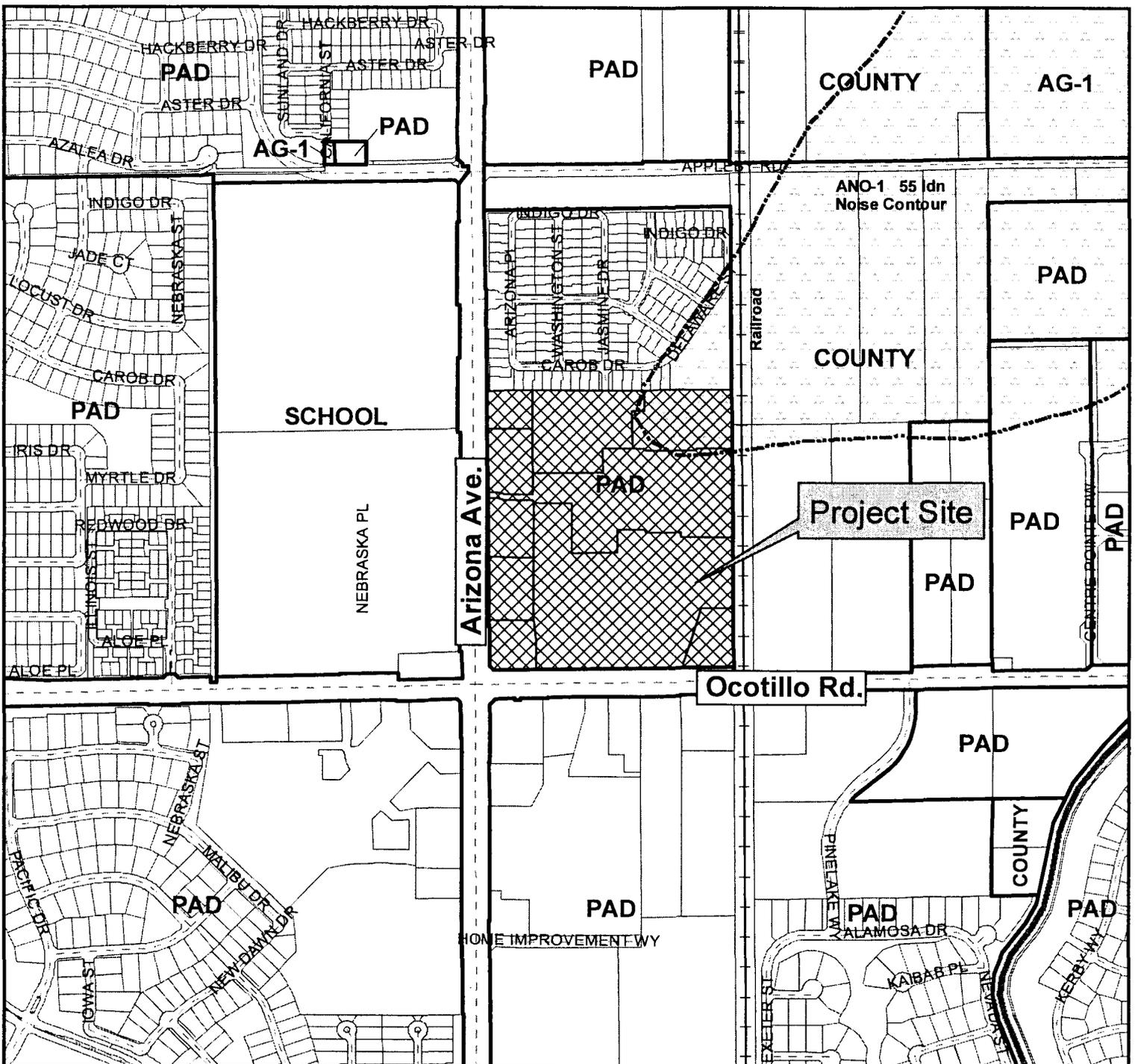
3. The liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to approve liquor Use Permit case LUP11-0008 TARGET STORE (PASEO LINDO), subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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

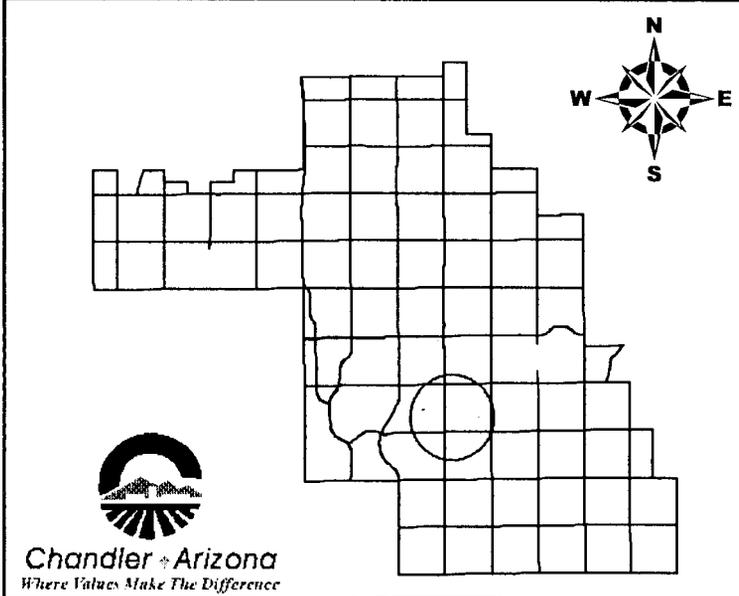


Vicinity Map

 LUP11-0008

**Target Store (Paseo Lindo)
Liquor Use Permit**

CITY OF CHANDLER 4/29/20011



Vicinity Map



LUP11-0008

**Target Store (Paseo Lindo)
Liquor Use Permit**





April 21st, 2011

City of Chandler
Planning Department
P.O. Box 4008, MS 105
Chandler, AZ 85244

RE: Liquor Use Permit Application
Target Store: T-2747
3777 South Arizona Avenue
Chandler, AZ 85248

To Whom It May Concern:

Target Corporation is applying for a Liquor Use Permit with the City of Chandler to coincide with our application for an off-premise series 10 liquor license for the sale of beer and wine. As part of the Use Permit application, we are asked to submit a written narrative describing the proposed business.

Target is the nation's fifth largest retailer operating over 1,700 stores in 49 states. We provide a convenient and affordable one-stop shopping solution for our guests with a wide product assortment that includes food, health and beauty, home furnishings, electronics, sporting goods, toys, and apparel. While our typical format is well known, Target is currently updating our stores with a new format that incorporates fresh grocery items. This new format is unique to Target and provides an exciting opportunity for us to provide added convenience and value for our guests and make Target their primary fill-in grocery destination. In addition to an expanded assortment of dry and frozen items, this location will carry basic fresh fruits and vegetables, fresh packaged meat, a full selection of dairy items, and fresh baked goods. We have also expanded our consumables section to include alcoholic beverages in over 1,200 Target stores nationwide.

As part of implementing this new format, Target is relocating our existing store in Chandler from its current location at 2880 South Alma School Road to the new Paseo Lindo Development located at 3777 South Arizona Ave. The new store location is currently under construction, and will open in mid July 2011. The Target owned property is 9.15 acres. The store building will be approximately 135,987 square feet. The hours of operation will be approximately: Monday - Saturday from 8am to 10pm, and Sunday from 8am to 9pm. Holiday hours between Thanksgiving and New Year's Eve will be extended to approximately 7am to 11pm daily. The store will employ approximately 135 employees.

We have sold alcoholic beverages at our existing store in Chandler for over 6 years. The operations of the new Chandler store will remain essentially the same as they are now at the existing store. The hours of operation, types of vehicular traffic, number of people involved (both as employees and as

customers), and other operational aspects of the store will be unchanged. Alcoholic beverage sales will continue to account for a small part of overall sales revenues at the store. We anticipate that sales of alcoholic beverages will account for approximately 3-5% of sales at the licensed premises.

If you have any additional questions, please contact our Arizona legal counsel, Nicholas C. Guttilla, or his paralegal, Pam Sines at (480) 304-8300. I appreciate your review of this request and look forward to working with you.

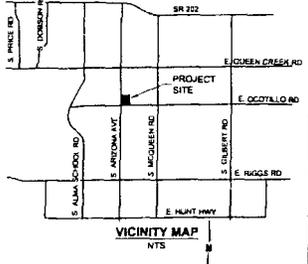
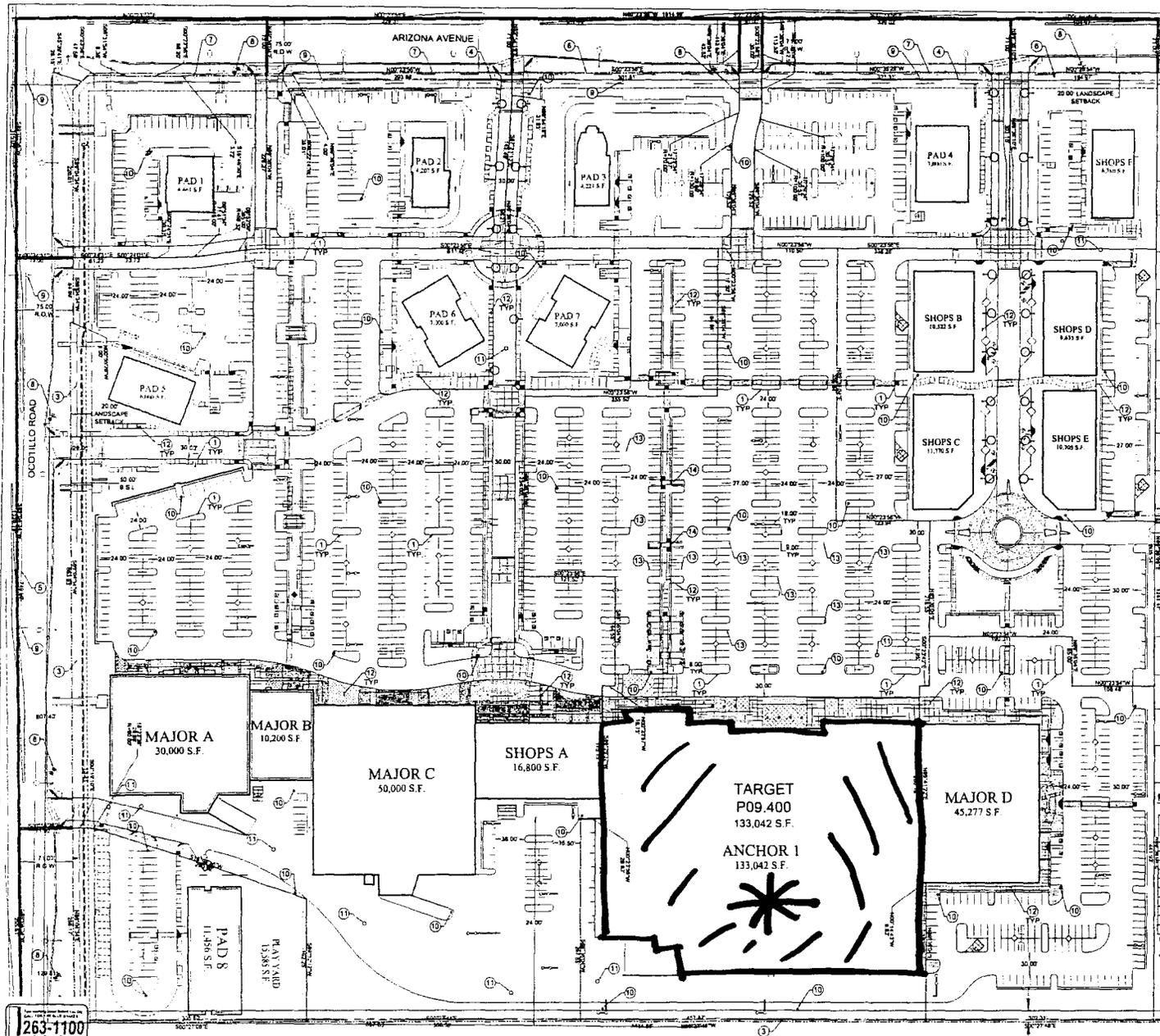
Thank You,

A handwritten signature in black ink, appearing to read "Patricia A. Johnson". The signature is fluid and cursive, with a large loop at the end.

Patricia A. Johnson
Vice President Tax
Target Corporation
1000 Nicollet Mall TPN-0910
Minneapolis, MN 55403



2008 ARIZONA PROFESSIONAL ENGINEER LICENSE NO. 1100
 JAMES R. MOLSSON
 1100 EAST WASHINGTON AVENUE, SUITE 100
 CHANDLER, ARIZONA 85226



- LEGEND:**
- HEAVY DUTY PAVEMENT
 - LIGHT DUTY PAVEMENT
 - CONCRETE PAVEMENT
 - PROPERTY LINE
 - SETBACK LINE
 - 8" VERTICAL CURVE TYPE "A" - MAG 50 222
 - 8" VERTICAL CURVE TYPE "B" - MAG 50 222
 - TOTAL PARKING SPACES PROVIDED

- GENERAL NOTES:**
- 1 PROPOSED CURB AND GUTTER
 - 2 LIMITS OF CONSTRUCTION LINE
 - 3 EXISTING IRRIGATION FINE
 - 4 EXISTING 10" SANITARY SEWER LINE
 - 5 EXISTING 8" SANITARY SEWER LINE
 - 6 EXISTING 12" RECLAIMED WATER LINE
 - 7 EXISTING ELECTRICAL EQUIPMENT
 - 8 EXISTING FIRE HYDRANT
 - 9 EXISTING SANITARY SEWER MANHOLE
 - 10 PROPOSED FIRE HYDRANT
 - 11 PROPOSED SANITARY SEWER MANHOLE
 - 12 PROPOSED SIDEWALK
 - 13 PROPOSED CURB CORNERS
 - 14 PEDESTRIAN PASS THRU

SITE DATA:

| LOCATION | TYPE OF LAND USE/ZONING |
|----------------------------|-------------------------|
| PASEO LINDO | COMMERCIAL DEVELOPMENT |
| ITEM | AREA |
| TOTAL GROSS SITE AREA | 41.133 ACRES |
| LANDSCAPE | 145,974 S.F. |
| PAVING/HARDSCAPE (PHASE 2) | 533,305 S.F. |

PARKING DATA TABLE:

| Lot Name | Area (sq ft) | Gravel | Asph | Parking | ADA | Parking | Parking | ADA |
|--------------|--------------|--------------|----------------|--------------|-----------|-----------|-----------|-----------|
| | | | | Spaces | Stalls | Stalls | Stalls | Stalls |
| Lot 1 | 1.38 | 0.36 | 4,441 | 18 | 1 | 1 | 1 | 1 |
| Lot 2 | 3.73 | 5.17 | 4,202 | 17 | 1 | 1 | 1 | 1 |
| Lot 3 | 1.80 | 2.09 | 4,221 | 17 | 1 | 1 | 1 | 1 |
| Lot 4 | 1.79 | 3.32 | 4,022 | 18 | 1 | 1 | 1 | 1 |
| Lot 5 | 5.70 | 4.02 | 50,670 | 251 | 7 | 7 | 7 | 7 |
| Lot 6 | 8.15 | 9.20 | 133,042 | 532 | 13 | 13 | 13 | 13 |
| Lot 7 | 14.88 | 16.13 | 137,260 | 508 | 12 | 12 | 12 | 12 |
| Lot 8 | 3.50 | 3.52 | 11,936 | 48 | 2 | 2 | 2 | 2 |
| Lot 9 | 3.61 | 1.41 | 43,777 | 181 | 4 | 4 | 4 | 4 |
| Total | 41.13 | 48.70 | 307,326 | 1,640 | 42 | 42 | 42 | 42 |

*NOTE: PARKING IS BASED ON 4 STALLS/1000 SQ. FT.

REVISIONS

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |
| | | |

SITE PLAN-FULL SITE
 TARGET DEVELOPMENT
 PASEO LINDO-PHASE II
 NEC OF ARIZONA AVENUE AND OCCOTILLO ROAD
 CHANDLER, ARIZONA
 2008

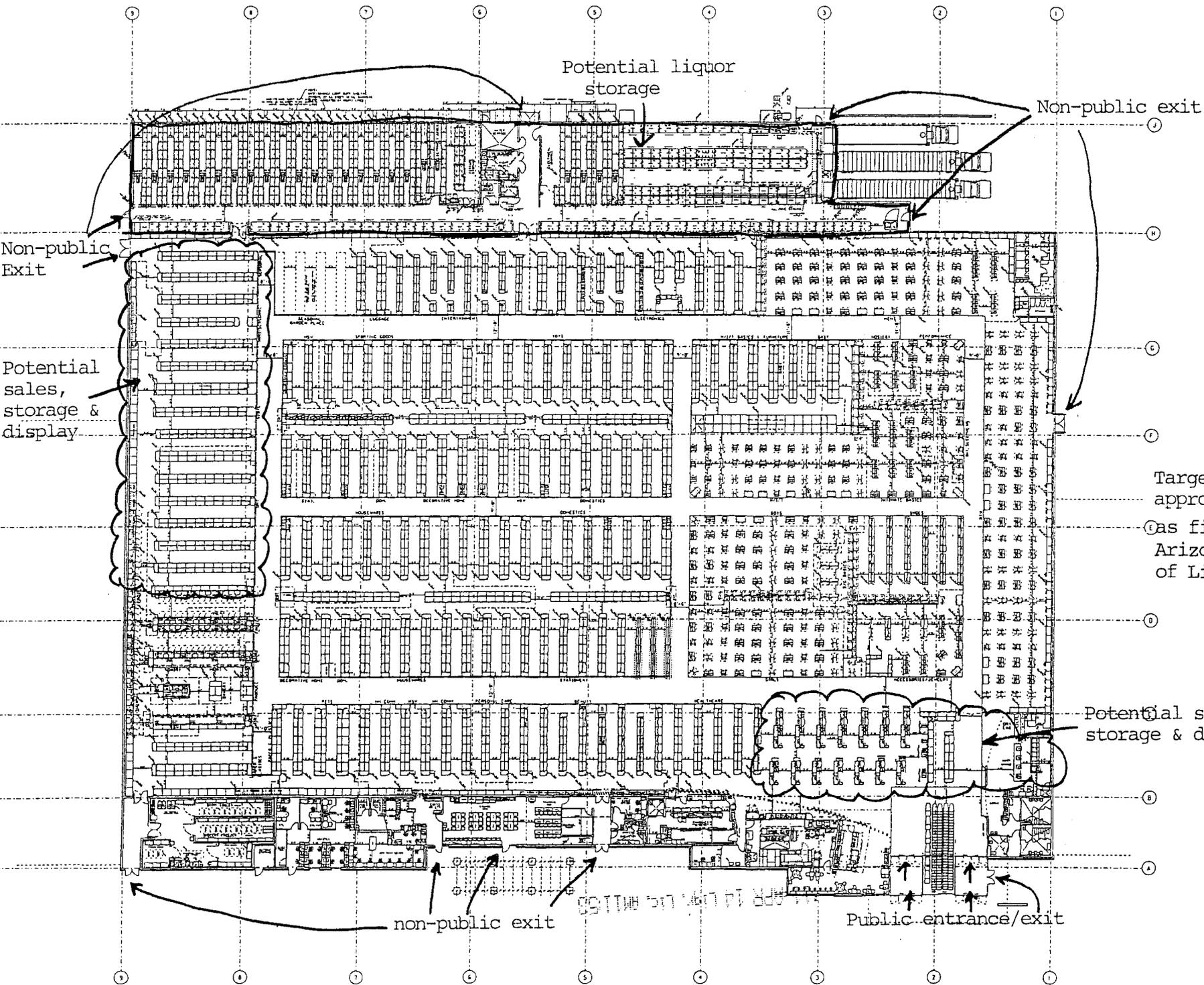


263-1100

Reference information of Target
 The possession of this document
 and the information contained herein
 is restricted to the use of the
 project for which it was prepared
 and is not to be used for any other
 purpose without the written consent
 of the project manager or the
 project sponsor.

| |
|-------------------|
| CEILING HEIGHT |
| SOFTLINES CEILING |
| 14'-0" |
| HARDLINES CEILING |
| 14'-0" |
| STOCK ROOM |
| 15'-8" |

PBA-488 WITH THE
 FOLLOWING EXCEPTIONS:
 - TOTAL BLDG LENGTH AND 7'
 4'-8" GREATER THAN
 - Y&F ADAPTED STRUCTURAL
 COLUMN GRID
 - LENGTH FROM GRIDLINE 5
 TO GRIDLINE 7 IS
 4'-8" GREATER THAN PROTO



Target #2747
 approx. 135,987 sf
 as filed at the
 Arizona Department
 of Liquor

Potential sales,
 storage & display

non-public exit

Public entrance/exit

DESIGN
 PUBLICAT

TARGET

| | |
|-------------|----------------|
| ISSUE DATE: | 03/01/2010 |
| PLOT DATE: | 02-MAR-2010 BY |
| DRAWN BY: | J.KOYARIK |
| SCALE: | 1/16" = 1'-0" |
| PROJECT | MARCH 2011 NEW |
| NAME | CHANDLER SQU |
| | CHANDLER, AZ |
| STORE | T-274 |
| TITLE | FIXTURE PLAN |
| PLAN TYPE | SHEET |

