#33

DEC 12 2013

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 13-143**

DATE: DECEMBER 12, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, CITY PLANNER

SUBJECT: LUP13-0003 CIRCLE K STORE

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer & Wine Store License

Location: 6015 South Arizona Avenue, southeast corner of Riggs Road and Arizona Avenue

Applicant: Law office of David Cisiewski, PLLC, representing Circle K

RECOMMENDATION

Planning Commission and Planning Staff, finding consistency with the General Plan and the Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The planned new convenience store is located at 6015 South Arizona Avenue, southeast corner of Riggs Road and Arizona Avenue. The surrounding businesses include a McDonald's fast food restaurant at the southwest corner, a Diamond Shamrock fuel station at the northwest corner, a vacant parcel to the south, and a vacant business to the east. These businesses are all under the jurisdiction of Maricopa County. Undeveloped industrial zoned land to the north is currently used for agricultural purposes and is in the City of Chandler.

The request is for Liquor Use Permit approval to sell beer and wine for off-premise consumption only as permitted under a Series 10 Beer & Wine Store License.

The planned 4,450 square foot convenience store will sell beer and wine, seven days a week, during the hours permitted by the State of Arizona. Alcohol will be stored and sold in several areas of the store, which include a limited storage area behind the cashier, store displays, and cooler areas. The public may enter the 'beer cave' from the sales floor which is under security camera surveillance. The business will employ six to eight staff members, both full-time and part-time. The proposed Circle K store was approved in 2011 for PAD zoning with a Preliminary Development Plan. Building permits are currently under review.

DISCUSSION

Planning Staff supports the request, finding 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 Staff recommends approval with no time limit to maintain consistency with other Series 10 Liquor Use Permits approved for other similar type retailers with no time limit condition given the establishments had no outstanding concerns, opposition, or violations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out on October 1, 2013.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Planning Staff has received one phone call in support of the proposed request and the construction of the new Circle K store. No opposition has been received.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and zoning, recommend approval of LUP13-0003 CIRCLE K STORE, subject to the following conditions:

1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.

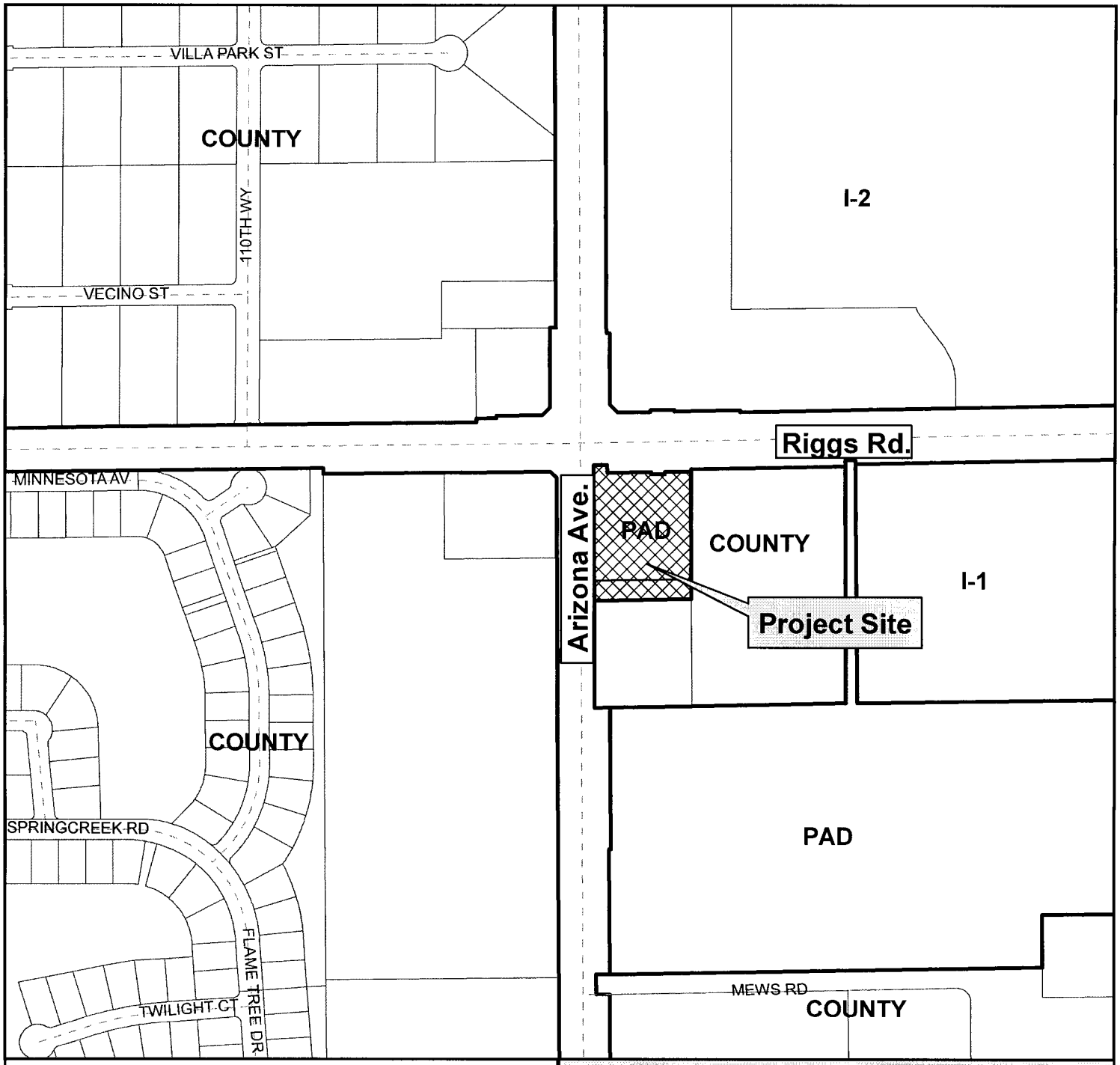
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

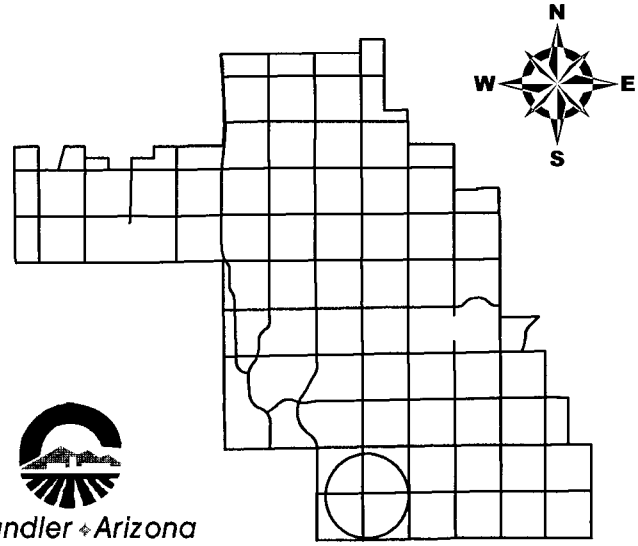
Move to approve Liquor Use Permit, LUP13-0003 CIRCLE K STORE, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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



Vicinity Map



LUP13-0003

Circle K Store
Liquor Use Permit

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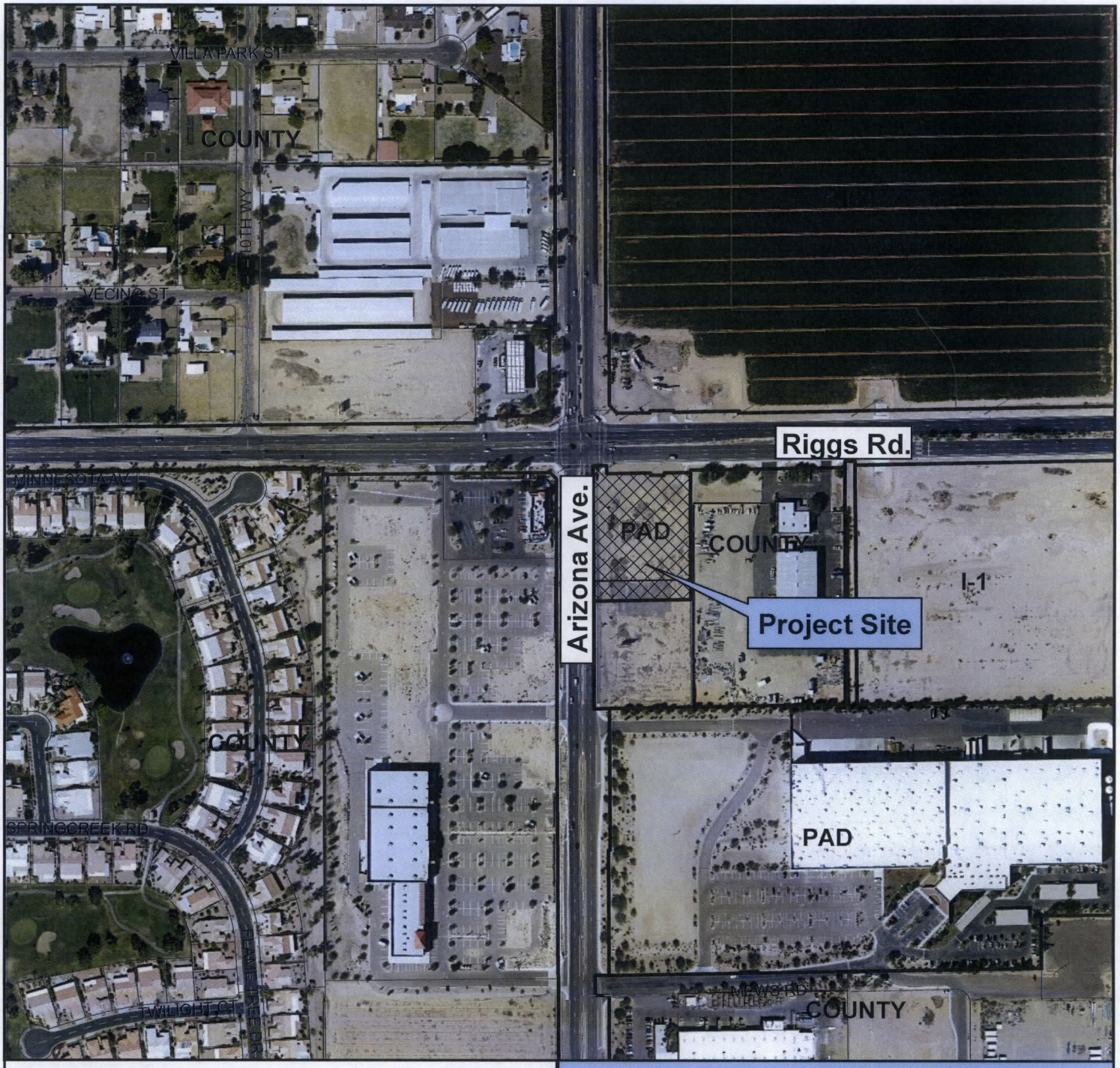
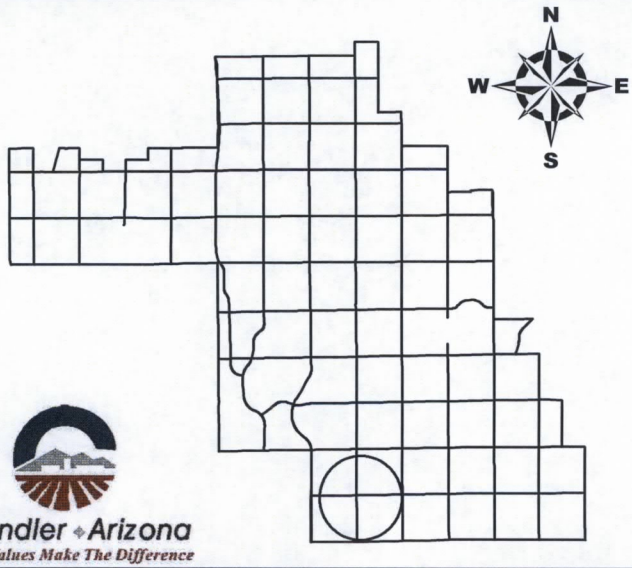
CITY OF CHANDLER 4/16/2013



Vicinity Map



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Where Values Make The Difference

LUP13-0003

Circle K Store
Liquor Use Permit

CITY OF CHANDLER 4/16/2013

LIQUOR USE PERMIT NARRATIVE

Proposed Circle K Store
6015 South Arizona Avenue
Chandler, Arizona
(10-14-13)

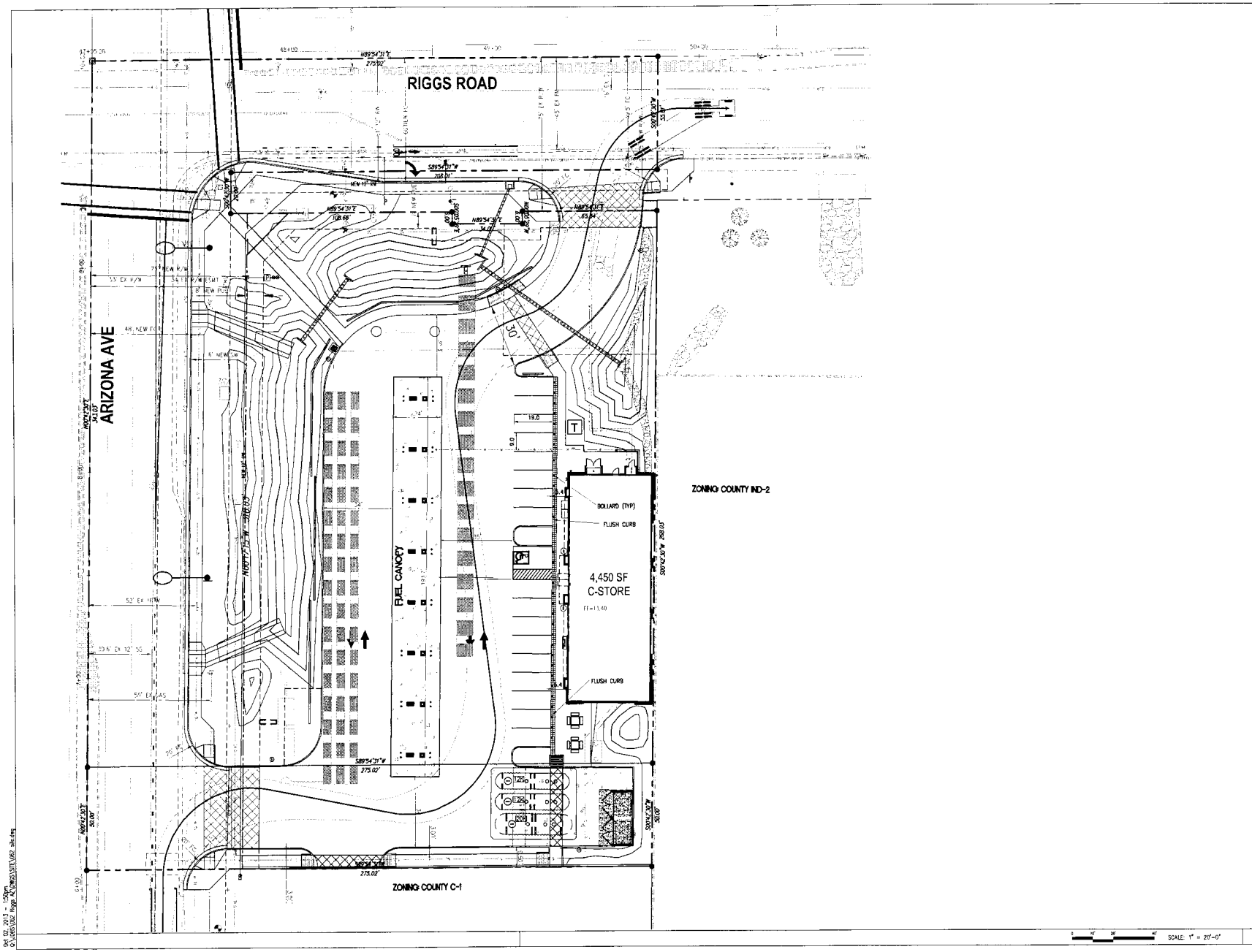
Request: A Liquor Use Permit for a Series 10 license for a new retail convenience grocery store

Narrative: Circle K Stores, Inc. owns and approximately 2.48 gross acre tract at the southeast corner of Arizona Avenue and Riggs Road, Chandler, Arizona. The property was recently approved for rezoning to PAD with a preliminary development plan as Case #DVR11-0037. The site plan for this Circle K Store has been developed in accordance with the approved preliminary PDP and all zoning conditions. The proposed Circle K store will be located upon an approximately 63,091 square foot parcel at the immediate intersection. The retail convenience store development will include an approximately 4,450 square foot convenience store building and a fuel canopy featuring 8 MPD's and associated parking for the facility. The Site Plan for the proposed retail convenience grocery store facility is attached to this application.

The proposed Circle K Store building will provide customer access to in the interior of the building through a single entrance on the west side of the building, facing Arizona Avenue. The interior design of the building features an open and inviting floor plan, along with an elevated check stand for employees to observe customer activities within the building as well as on the parking lot. Liquor products (beer and wine only under this Series 10 license) are generally located in the southeast corner of the building, as shown on the included floor plan. Alcohol products will be stored and sold from displays with the store and the cooler areas, both of which are generally located away from the entrance to the facility. The facility will not sell spirituous liquor as the requested liquor license for this facility is a Series 10 license, which allows for only the sale of beer and wine.

The interior of the building and the liquor merchandise/storage area are monitored by numerous digital security cameras for the safety and security of customers and employees. The facility will be open 24 hours per day, 7 days per week, however, liquor products will only be sold during those hours prescribed by state law. The proposed facility will generally employee 6-8 employees, but full-time and part-time.

Based upon the conditions imposed through the PAD/PDP zoning stipulations, and the location of the proposed project at the intersection of two (2) major arterial streets, the requested Liquor Use Permit for a Series 10 license is appropriate for this location. The facility has been designed to provide a safe and secure environment for the merchandising and sale of liquor products and all employees at the facility will have completed the required liquor training, as prescribed by the Arizona Department of Liquor Licenses and Control, as well as additional training provide specifically by Circle K Stores to their employees.



CLIENT:
MD Partners, LLC
11811 N. Tatum Blvd #1051
Phoenix, AZ 85028
ph: 602-660-8101
fax: 480-393-0846
contact: Michael Scarbrough

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
602-788-2516
www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG. CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
6-5-13	CDS
8-2-13	1ST REVIEW COMMENTS
10-2-13	SP CHANGES

REVISIONS		
NO.	DATE	
1		
2		
3		

PROJECT NAME
CIRCLE K

PROJECT ADDRESS
RIGGS RD / AZ AVE

PROJECT AREA

HELIX JOB NUMBER: 062
IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

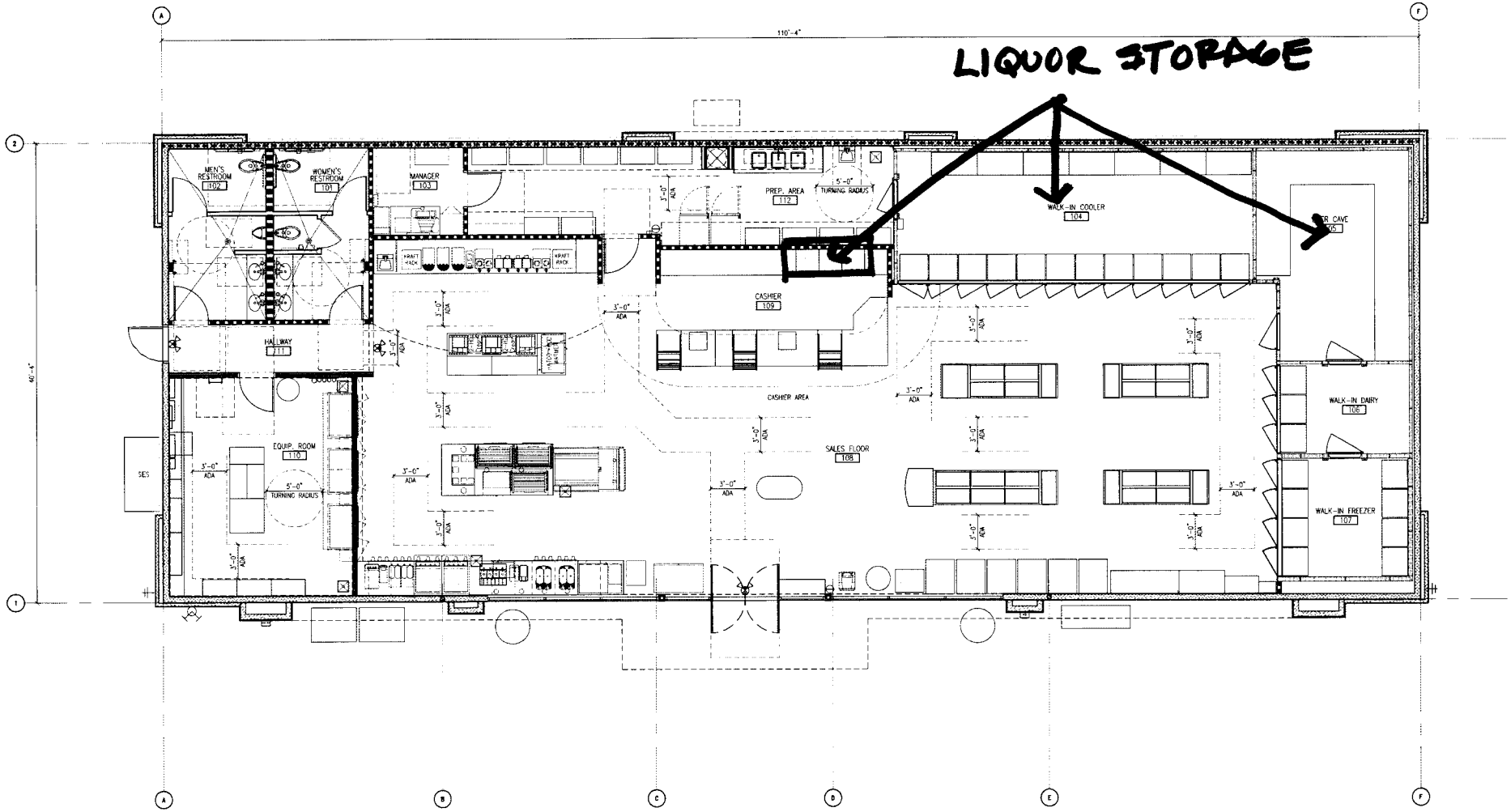
SHEET TITLE
SITE PLAN

SHEET: SP-1
PAGE: 1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

COC LOG NUMBER DVR11-0037 PTTXXX EON13-0027

Oct 02, 2013 - 1:50pm
Q:\JOBS\062 Riggs AZ\DWGS\SITE\062 site.dwg



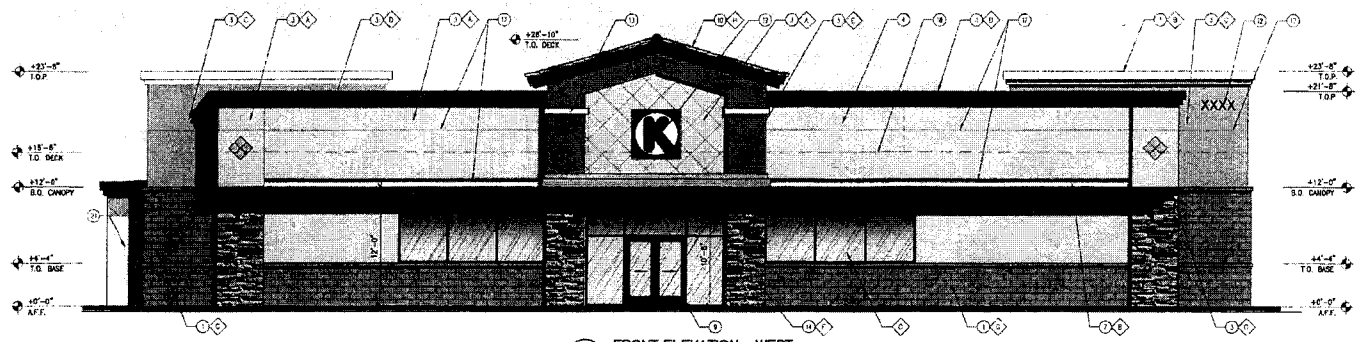
GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

CIRCLE K STORES, INC.
1130 W. Warner Road, Building B
Tempe, Arizona 85281
t: (602) 728-4850 f: (602) 307-4850

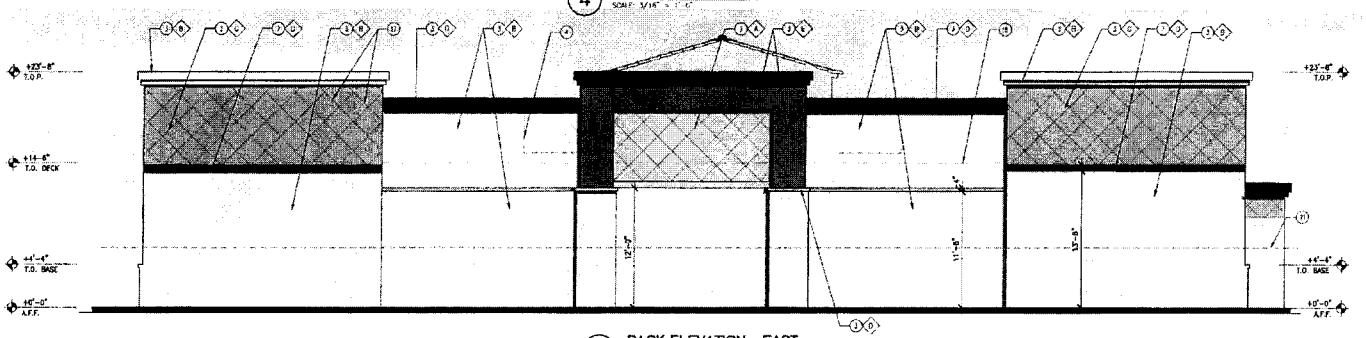
CIRCLE K
PROJECT ADDRESS
CITY, ARIZONA
PROJECT NUMBER

FLOOR PLAN
SCALE: 1/4" = 1'-0"
A-1

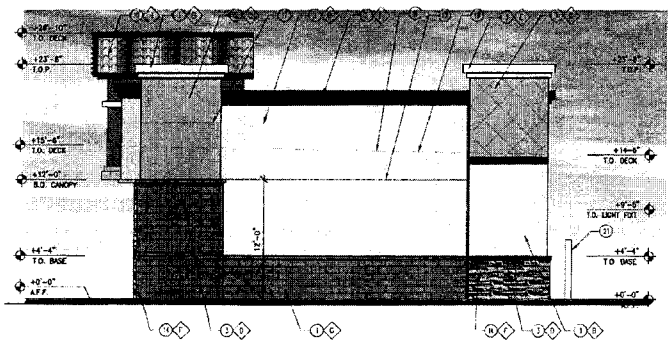
03/26/13



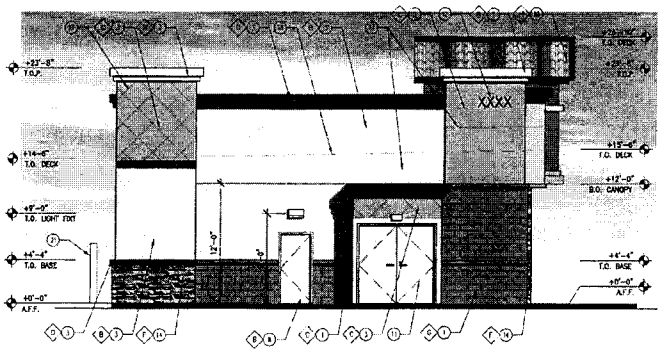
4 FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 BACK ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



1 SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

COLOR SCHEDULE

1. 4x2x6 SPLIT FACE CMU VENEER, ANCHOR PER IBC 1405.5
2. NOT USED
3. STUCCO SYSTEM PER ESR-1807 WITH ACRYLIC FINISH, OVER FOAM INSULATION
4. MECHANICAL UNITS & EQUIP. BEYOND
5. ROOF/OVERFLOW DRAIN
6. WALL MOUNTED LIGHT FIXTURE
7. STUCCO W/ ASCENT COLOR
8. INSULATED METAL DOOR IN HOLLOW METAL FRAME, DARK BRONZE FINISH
9. ALUMINUM STOREFRONT SYSTEM, DARK BRONZE FINISH
10. CONCRETE ROOF TILE
11. SIDE LOCATION, PAINT TO MATCH BUILDING
12. 12" HIGH ADDRESS SIGN LOCATION, HOWDIUM MOUNT, HALO-ILLUMINATED METAL REVERSE PAN CHANNEL NUMERAL, COLOR OF NUMERAL "BLACK"
13. WALL MOUNTED LIGHT FIXTURE, PAINT TO MATCH SURROUNDING WALL
14. STONE VENEER, INSTALL PER MANUFACTURER SPECS.
15. VINE TRELLIS, 8'X6'
16. NOT USED
17. 1/2" SCORE LINE
18. ROOF LINE BEYOND
19. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
20. DECORATIVE STUCCO POP-OUT
21. EXISTING BLOCK WALL 6' HEIGHT

FINISH SCHEDULE

- A - DUNN EDWARDS DE6206 - DESERT TUPELO
- B - DUNN EDWARDS DE6372 - DRIED MUSHROOM
- C - DUNN EDWARDS DE6123 - TRAIL DUST
- D - DUNN EDWARDS DE6035 - LEVA
- E - DUNN EDWARDS DE6358 - BURNT ALMOND
- F - COLORADO STONE - CARMEL MOUNTAIN
- G - WESTERN BLOCK - PRICKLEY PEAR PLUM
- H - ACHOR RUSTICAL - INTENSE CARMINE
- I - MONIER LIFETILE #3840 - DESERT MIRAGE MISSION "S" TILE

CITY OF CHANDLER SITE AND BUILDING ELEVATION NOTES

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

IF A METAL OR PARTIALLY METAL BUILDING IS PROPOSED, SEE SECTION SECTION 1902(5)(D), ZONING CODE.

INDEPENDENT BUILDING PADS MUST BE DESIGNED TO PROVIDE A LANDSCAPE AND ARCHITECTURAL SETTING TO THE LARGER COMPLEX, IN COLOR, BUILDING MATERIALS AND ROOF TREATMENTS. ENHANCED ARCHITECTURAL DETAIL IS REQUIRED. SEE SECTION 1902(B)(C) 2, ZONING CODE.

INDEPENDENT BUILDING PADS MUST PROVIDE DETAILED EXTERIORS ON ALL SIDES TO AVOID BLANK OR MONOTONOUS FACES. SEE SECTION 1902(B)(C) 2, ZONING CODE.

SERVICE BAYS AND LOADING DOORS (AUTOMOBILE OR SCREENED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC STREET OR ADJOINING RESIDENTIAL AREA. SEE SECTION 1902(B)(C) ZONING CODE.

RESIDENTIAL BACKYARDS MUST NOT VISIBLE FROM WINDOW BALCONIES OR OTHER OPENINGS IN COMMERCIAL BUILDING. SEE SECTION 35-1902(B)(A) 2, ZONING CODE.

MAXIMUM BUILDING HEIGHTS (SEE SPECIFIED ZONING DISTRICT) NO BUILDING HEIGHT MAY EXCEED 75' UNLESS APPROVED THROUGH THE PAD PROCESS. SEE SECTION 35-1703(B), ZONING CODE.

SUBMIT CATALOG CUTS FOR ALL OUTDOOR LIGHTING SHOWING LIGHT AS DIRECTED DOWNWARD AND AWAY WITHOUT TRESPASS ONTO ADJACENT PROPERTY. SHOW LOCATION OF LIGHTING ON SITE PLAN, ELEVATIONS, ELECTRICAL PLANS AND DETAILS. ALL SECTION 35-1901(A)(B), ZONING CODE

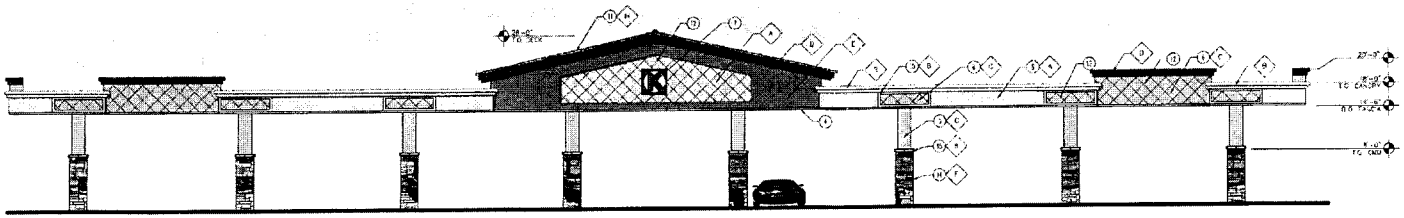
CASE # PRE11-0011 ZONING CASE # DVR11-0037

ADG Andrews Design Group, Inc.	CIRCLE K STORES INC. 1130 WEST WARNER ROAD BUILDING B TEMPE, AZ. 85284	BUILDING ELEVATIONS SCALE: 3/16" = 1'-0"	CIRCLE K S.E.C. ARIZONA AVE & RIGGS RD. CHANDLER, ARIZONA ADG PROJECT NO. A1611	No. DATE REVISION 1 2 3 — DR2

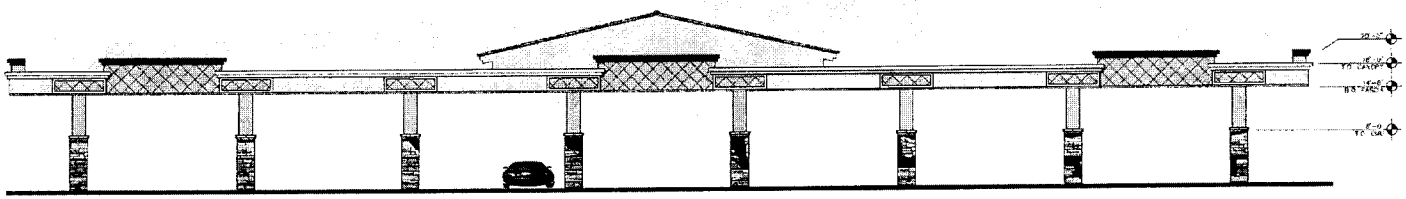
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4013

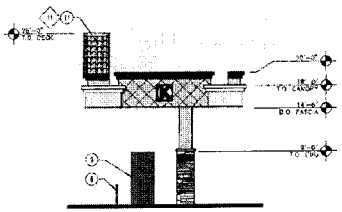
DATE: 01/25/12



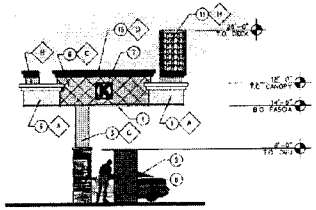
4 WEST ELEVATION - (STREET VIEW)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - (C-STORE VIEW)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. NOT USED
2. 6x6x16 SPLIT FACE CMU
3. STEEL CANOPY COLUMN FRAMED w/ STUCCO FINISH
4. VINYL DECAL STRIPE
6. ACM PANEL "TEX-OUTE" WITH STUCCO FINISH
7. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
8. 36" HIGH 4" HORSE DIKE BOLLARD TO BE PAINTED "DARK GRAY" 5-ERMIN WILLIAMS
9. FUEL PUMP
10. STUCCO W/ ACCENT COLOR
11. CONCRETE ROOF TILE
12. 1/2" STORE LINE
13. DECORATIVE STUCCO POW-OUT
14. STONE VENEER, INSTALL PER MANUFACTURER SPECS.
15. STUCCO SYSTEM PER ESR-1607 WITH AERIS C FINISH, OVER RIGID INSULATION

FINISH SCHEDULE

- A - DUNN EDWARDS #DE5206 - DESERT SUEDE
- B - DUNN EDWARDS #DE6212 - CRISP MUSLIN
- C - DUNN EDWARDS #DE6123 - TRAIL DUST
- D - DUNN EDWARDS #DE6035 - LYNX
- E - DUNN EDWARDS #DE5258 - BURNT ALMOND
- F - CORONADO STONE - CARMEL MOUNTAIN
- G - NOT USED
- H - MONIER LIFETILE #3640 - DESERT VINAGE MISSION 70" TILE

CASE # PRE11-0011 ZONING CASE # DVR11-0037

Andrews Design Group, Inc.	CIRCLE K STORES INC. 1130 WEST WARNER ROAD BUILDING B TEMPE, AZ. 85284	CANOPY ELEVATIONS	CIRCLE K S.E.C. ARIZONA AVE & RIGGS RD. CHANDLER, ARIZONA ADG PROJECT NO. A1611

No	DATE	REVISIONS
1		
2		
3		

DR3

DATE: 01/30/2012

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4013

CASE # PRE11-0011 ZONING CASE # DVR11-0037

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CIRCLE K STORES INC.
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ. 85284

CIRCLE K
S.E.C. ARIZONA AVE & RIGGS RD.
CHANDLER, ARIZONA
ADG PROJECT NO. A1611

No:	DATE:	REVISIONS:
1		
2		
3		

DATE:

4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4013