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**MEMORANDUM**                      **Transportation & Development – CC Memo No. 13-161**

**DATE:**            JANUARY 23, 2014

**TO:**                MAYOR AND COUNCIL

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

**FROM:**            SUSAN FIALA, CITY PLANNER *SAF*

**SUBJECT:**        LUP13-0018 WALMART STORE

**Request:**            Liquor Use Permit approval to allow the sale of all spirituous liquor as permitted under a Series 9 Liquor Store License for off-premise consumption

**Location:**            3460 West Chandler Boulevard, northwest corner of Metro and Chandler boulevards

**Applicant:**            Sean Lake, Pew & Lake PLC

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

**BACKGROUND**  
 The proposed Walmart Store will be locating in the space formerly occupied by The Great Indoors at 3460 West Chandler Boulevard, in the Chandler Gateway shopping center, west of Price Freeway (Loop 101). Businesses within the shopping center include: Hobby Lobby, Olive Garden, Red Robin, Abuelo’s Mexican, Bank of America, and Stone Creek Furniture. Pepperwood and Sunset Cove single-family residential subdivisions are north and west of the subject site. The Kyrene Del Sureno Elementary School is further north of the shopping center.

The request is for Liquor Use Permit approval to allow the sale of all spirituous liquor as permitted under a Series 9 Liquor Store License for off-premise consumption. The liquor will be

sold off the shelf at room temperature and from refrigerated coolers. The locations of the liquor storage are depicted in the attached floor plan.

Walmart's proposed hours of operation are 24 hours a day, seven days a week. Liquor will be sold only during lawful selling hours. The business is anticipated to employ 300 to 350 full and part-time employees. The floor area is approximately 133,200 square feet of the northwest building in the shopping center.

### **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 condition to maintain consistency with other Series 9 Liquor Use Permits approved for other similar type retailers 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 meeting was held on November 13, 2013. Three residents attended. The issues voiced related to delivery and idling trucks, truck access, and crime. No one stated opposition to the subject request.
- The Police Department has been informed of the application and has no issues or concerns.
- Planning Staff received two phone calls voicing concerns about the Walmart store's location in relation to their neighborhood and not in reference to the subject request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0    Absent: 1 (Baron)

### **RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval of LUP13-0018 WALMART STORE, subject to the following conditions:

1. The Use Permit granted is for a Series 9 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 new Use Permit application and approval.

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

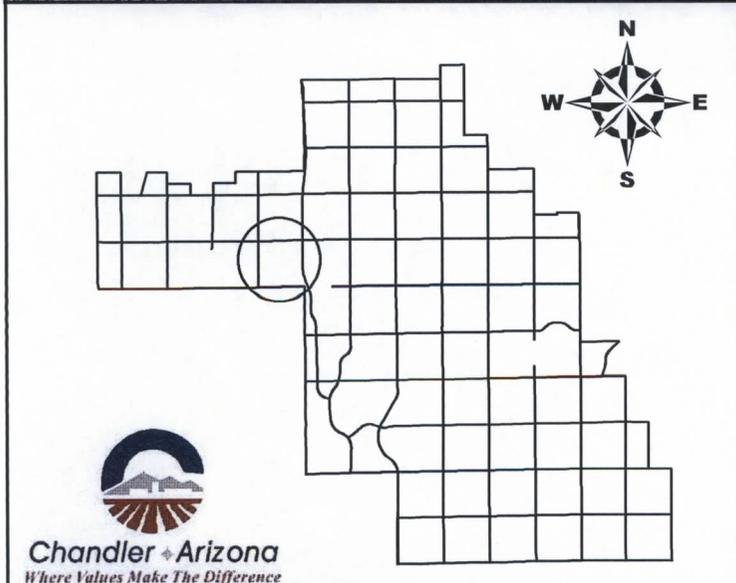
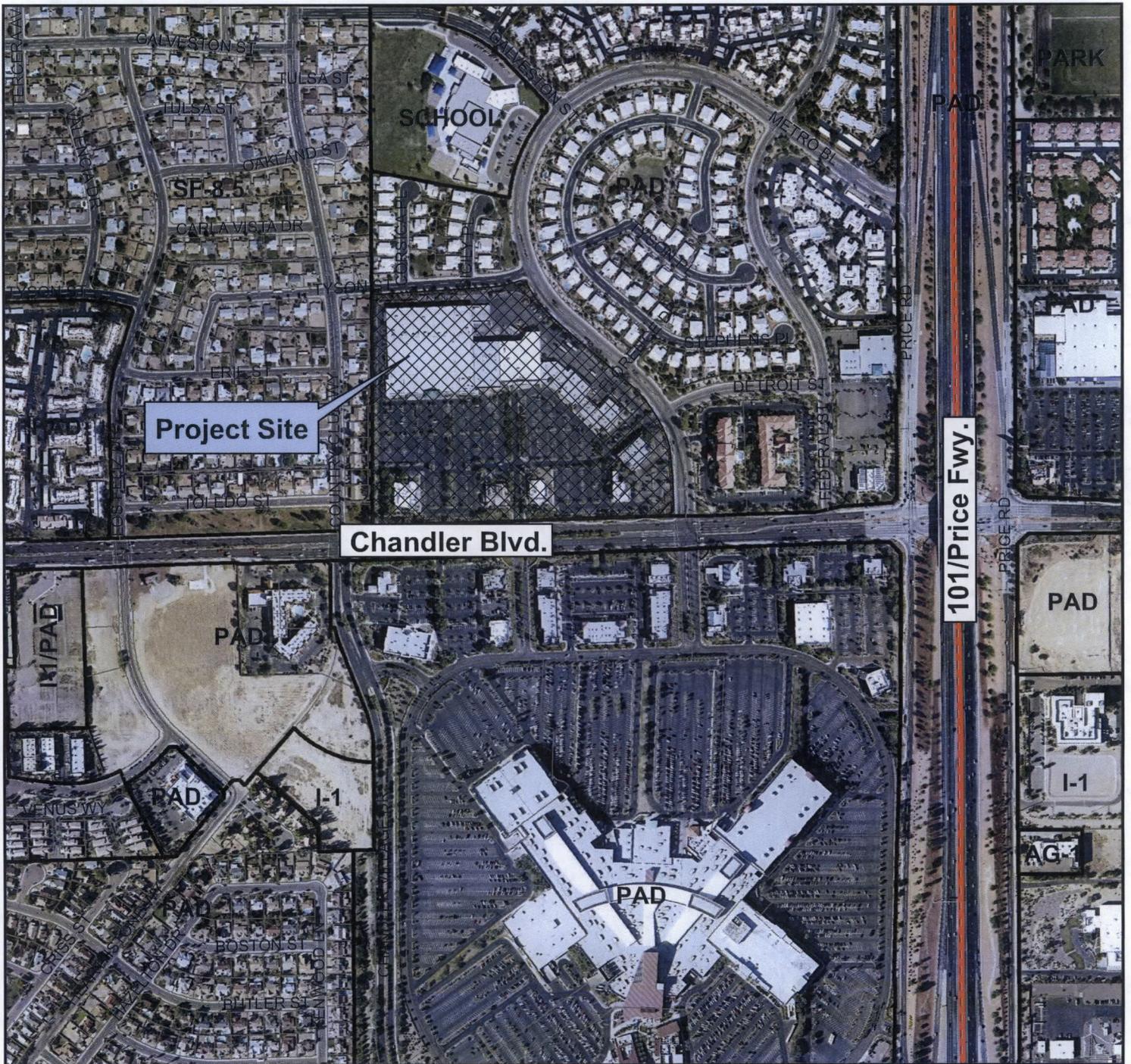
**PROPOSED MOTION**

Move to approve Liquor Use Permit, LUP13-0018 WALMART STORE, subject to the conditions recommended by Planning Commission and Planning Staff.

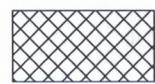
**Attachments**

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





## Vicinity Map



LUP13-0018

**Walmart Store  
Liquor Use Permit**







**Revised Project Narrative  
Walmart Supercenter #6480  
Chandler, Arizona  
October 28, 2013**

**Introduction**

Pew & Lake, PLC, on behalf of our client, Walmart Stores, Inc., is pleased to submit this application to the City of Chandler for a Liquor Use Permit for Walmart Store #6480 located at 3460 West Chandler Boulevard.

**Architecture**

This development plan is a takeover of an existing retail space formerly occupied by The Great Indoors. Most of the existing architectural detail will remain in place as shown on the attached elevations.

**Site Design**

The existing ingress, egress, grading, drainage and parking will remain in their present condition, with the exception of the addition of 24 shopping cart corrals placed within the Walmart parking area. Additionally, seven (7) HC accessible parking spaces will be placed near the front entrance, the spaces are necessary to bring the site into compliance with Wal-Mart's ADA standards. The site will contain adequate circulation signage denoting pedestrian crossing areas, fire lanes, crosswalks, traffic directional arrows and stop signs. A baling and pallet recycling area and refuse container will be placed on the northern boundary of the site. Receiving docks will remain in their existing locations.

**Landscaping/Theme Design**

The existing landscaping on site will remain in place with the exception of one landscape island near the front entrance which will be removed to accommodate the addition of seven (7) HC accessible parking spaces, as noted above.

**Parking**

There are 1,296 parking spaces in the entire Chandler Gateway Shopping Center. The center is 260,090 square feet which yields a parking ratio of 5 spaces per 1,000 square feet of retail space. The City of Chandler zoning code requires a minimum parking ratio of 4.0 spaces per 1,000 square feet of retail space at a shopping center of this nature. Therefore, this site exceeds the parking requirements outlined in the zoning code.

## **Uses**

The use contemplated for this site is a large-format Walmart store which will include the sale of general merchandise commonly found in a Wal-Mart store as well as grocery items. Included in these grocery items are packaged liquor, beer and wine. To facilitate the sale of these items, a City of Chandler Liquor Use Permit and a State of Arizona Department of Liquor Licenses and Control Series 9 license are being requested for this store. The Series 9 license allows a retailer to sell all spirituous liquors, only in the original unbroken package to be taken away from the premises and consumed off-premises.

## **Operational Information**

The store will be open 24 hours a day 7 days a week, consistent with the operating hours of other Walmart stores. The sale of alcohol will be governed by the state liquor license regulations. While the exact number of employees is not known at this time, other comparable stores employ between 300 and 350 full and part time employees.

## **Building Size**

Walmart is proposing to take over the 133,200 +/- square feet of vacant space formerly occupied by the Great Indoors. Along with this application, we have provided a floor plan indicating the locations where the packaged liquor, beer and wine will be merchandised within the store.

## **Property Size**

The entire retail center at this location is listed with the Maricopa County Assessor's Office as one parcel at 24.58 acres. Walmart is proposing to use only 12.59 acres of the site—2.96 acres of building space, and 9.64 acres for parking and other site uses.

## **Adjacent Property Land Uses**

North: Residential; Single Family Detached

South: Commercial; Chandler Fashion Center Mall

East: Residential; Single Family Detached and Commercial; Hotel

West: Residential; Single Family Detached

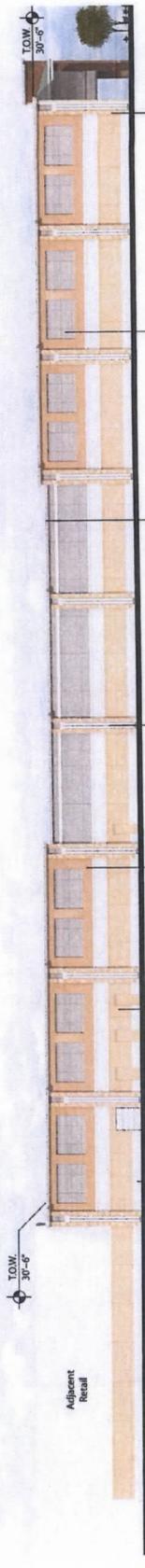


Front Elevation

Split face CMU

Brick to match "Dark Brown" by Phoenix Brick Yard

Amidized aluminum storefront to match "Dark Green" by PPG



Rear Elevation

Concrete panel to match "Dark Brown" by Phoenix Brick Yard

Concrete panel to match "Tavatan" 213 by Fraze

EPS to match "Dark Brown" by Phoenix Brick Yard

Gutters and downspouts painted to match "Rain Shimmer" CW002W by Fraze

EPS cornice to match "Rain Shimmer" CW002W by Fraze

EPS to match "Oldie Fashion" 8803M by Fraze

Split face CMU painted to match "Tavatan" 213 by Fraze



Right Elevation

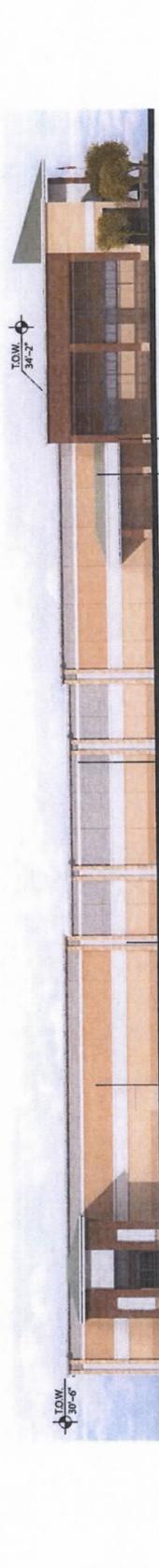
EPS to match "Dark Brown" by Phoenix Brick Yard

Concrete panel to match "Tavatan" 213 by Fraze

EPS medallion painted to match "Oldie Fashion" 8803M by Fraze

Concrete panel to match "Rain Shimmer" CW002W by Fraze

EPS painted to match "Rain Shimmer" CW002W by Fraze



Left Elevation

EPS to match "Dark Brown" by Phoenix Brick Yard

Concrete panel to match "Rain Shimmer" CW002W by Fraze

Standing seam metal roof to match "Sea Wolf" by PPG

EPS to match "Rain Shimmer" CW002W by Fraze

Brick to match "Dark Brown" by Phoenix Brick Yard



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ARCHITECTURE

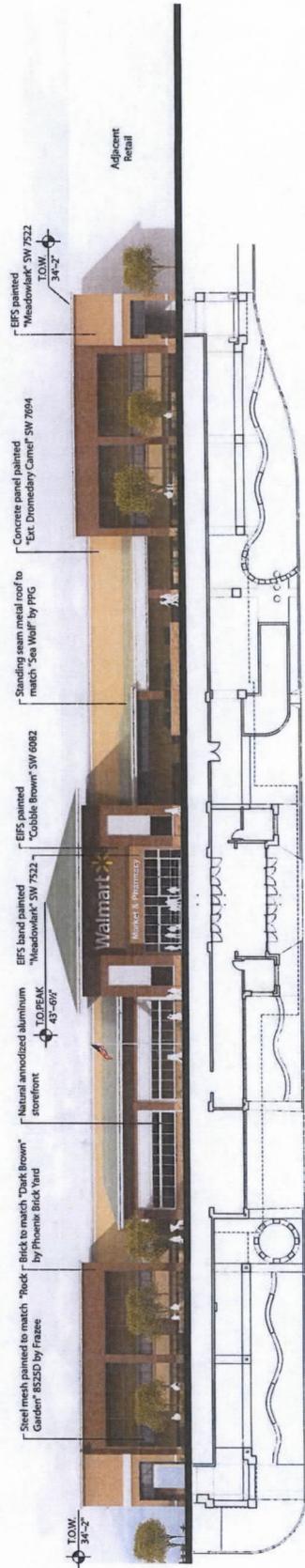
August 29, 2013

Chandler (Fashion Center), AZ #6480 - Takeover

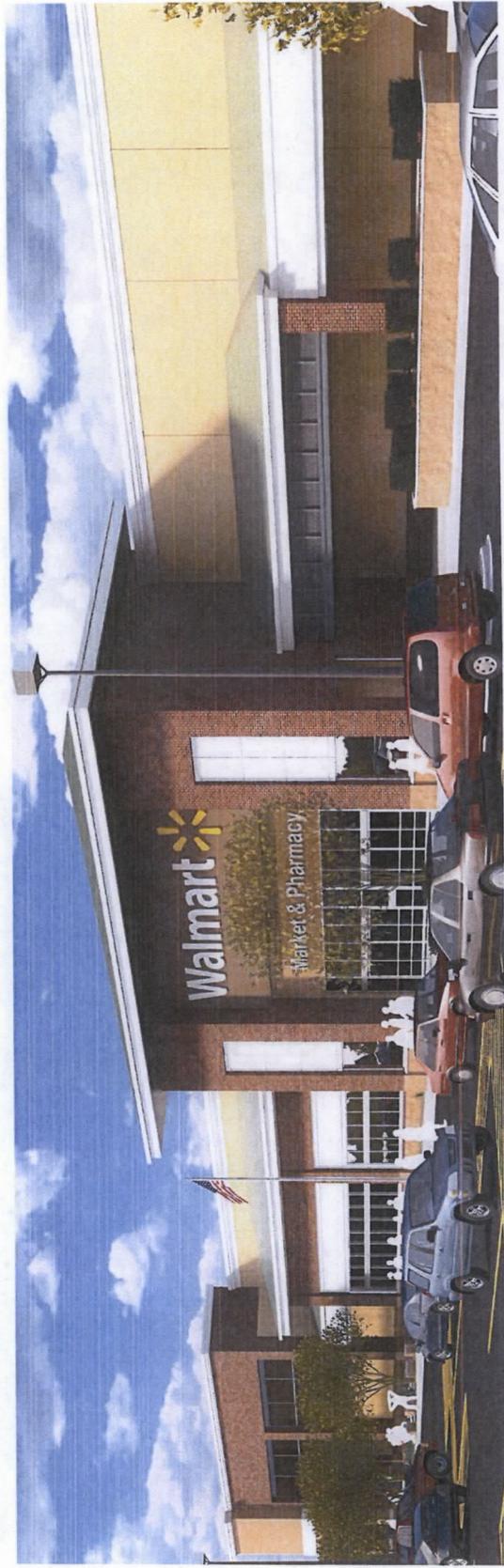
Existing Elevations

1

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. This building design is a conceptual design and is not intended to be used for construction. The building design is a conceptual design and is not intended to be used for construction. The building design is a conceptual design and is not intended to be used for construction.



Front Elevation



Sign	Qty.	Height	Area (S.F.)	Total S.F.
Walmart	1	4'-0 1/2" - 9W"	194.54	194.54
Market & Pharmacy	1	2'-0"	65.59	65.59
<b>Total Building Signage</b>				<b>260.13</b>



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ARCHITECTURE

August 29, 2013

Chandler (Fashion Center), AZ #6480 - Takeover

Proposed Front Elevation

2

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. This building design is a conceptual illustration of the proposed design and is not intended to be used for construction. The building design is subject to change without notice. The building design is not intended to be used for construction. The building design is subject to change without notice. The building design is not intended to be used for construction.





"Sea Wall" by PPG  
(Existing to Remain)



"Dark Brown" by Phoenix Brick Yard  
(Existing to Remain)



"Dark Green" by PPG  
(Existing to Remain)



Natural Anodized Aluminum



"Cobble Brown" SW 6828



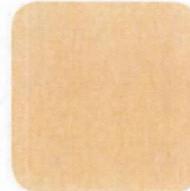
"Rain Shadow" Frazee Clonostyl  
(Being to Repaint)



"Machobank" SW 7211



"Rock Garden" Frazee BSGD  
(Existing to Repaint)



"Dovebody Camel" SW 7664



"Dove Frazee" Frazee BSGW  
(Existing to Repaint)



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BURN TEGGINS

August 29, 2013

Chandler (Fashion Center), AZ #6480 - Takeover

Material Samples

5

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design for the park. The building design may not reflect the actual design. Please refer to the project's architectural drawings for details. Photos are for informational purposes only. All other trademarks are the property of their respective owners.

Nov 1, 2013, 10:51am MST Updated: Nov 1, 2013, 1:20pm MST

## Walmart to open new store across from Chandler Fashion Center



Wal-Mart Stores Inc. will open a new store across the street from Chandler Fashion Square.

[Mike Sunnucks](#)

Senior Reporter- *Phoenix Business Journal*

[Email](#) | [Twitter](#) | [Facebook](#)

[Wal-Mart Stores Inc.](#) (NYSE: WMT) is opening a new store across from the Chandler Fashion Center in the former [Great Indoors](#) location.

The 133,200 space has been vacant since 2012. It is located at Chandler Boulevard and the Loop 101 freeway.

The reuse of the existing space fits into Chandler's efforts to refit existing retail buildings, said [Scott Doepke](#), regional general manager and vice president for the Bentonville, Ark.-based big-box giant.

The new store will help improve Chandler's struggling retail real estate market, said [Terri Kimble](#), president and CEO of the [Chandler Chamber of Commerce](#).

"Chandler has had one of the highest per capita retail vacancy rates in the country," Kimble said "Walmart's plan to use available former retail space in bringing a new store to Chandler is exactly the type of retail growth we need."

The new store is scheduled to open in 2015.

There are currently three Supercenter stores in Chandler.