#48

NOV 20 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division - CC Memo No. 14-134**

DATE: NOVEMBER 20, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: LUP14-0016 CIRCLE K STORE

Request: Use Permit approval to sell and serve liquor as permitted under a Series 10 Beer and Wine Store Liquor License for off-premise consumption within a new fuel station convenience store

Location: North of the northeast corner of Dobson and Elliot roads

Applicant: David Cisiewski; Law Office of David Cisiewski, PLLC

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval with conditions.

BACKGROUND

The subject site is located north of the northeast corner of Dobson and Elliot roads. Adjacent to the subject site is a recently constructed TruWest Bank, and a Dunkin Donuts. North and east of the site is vacant land zoned for C-2 uses, with the Woodglen Unit Five single-family residential subdivision north of the vacant property.

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 roughly 4,700 sq. ft. convenience store will sell beer and wine seven days a week, during the hours allowed by state law.

Alcohol will be stored and sold in a few areas of the store, which includes a limited storage area behind the cashier, store displays, and cooler areas. The liquor storage and sales area will be under security camera surveillance for the safety of customers and employees.

A Use Permit is currently under review requesting fuel sales on the subject site. Upon approval of the Use Permit for the fuel station, construction is anticipated to start shortly thereafter.

DISCUSSION

Planning Commission and Planning Staff support 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 Commission and Planning Staff recommend approval with no time limit to maintain consistency with other Series 10 Liquor Use Permits approved for similar type retailers.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday July 28, 2014; three neighbors attended the meeting and were supportive.

At the time of this writing, Planning Staff has not received any telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

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

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of LUP14-0016 CIRCLE K STORE, Use Permit approval to sell and serve liquor as permitted under a Series 10 Beer and Wine Store Liquor License, 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.

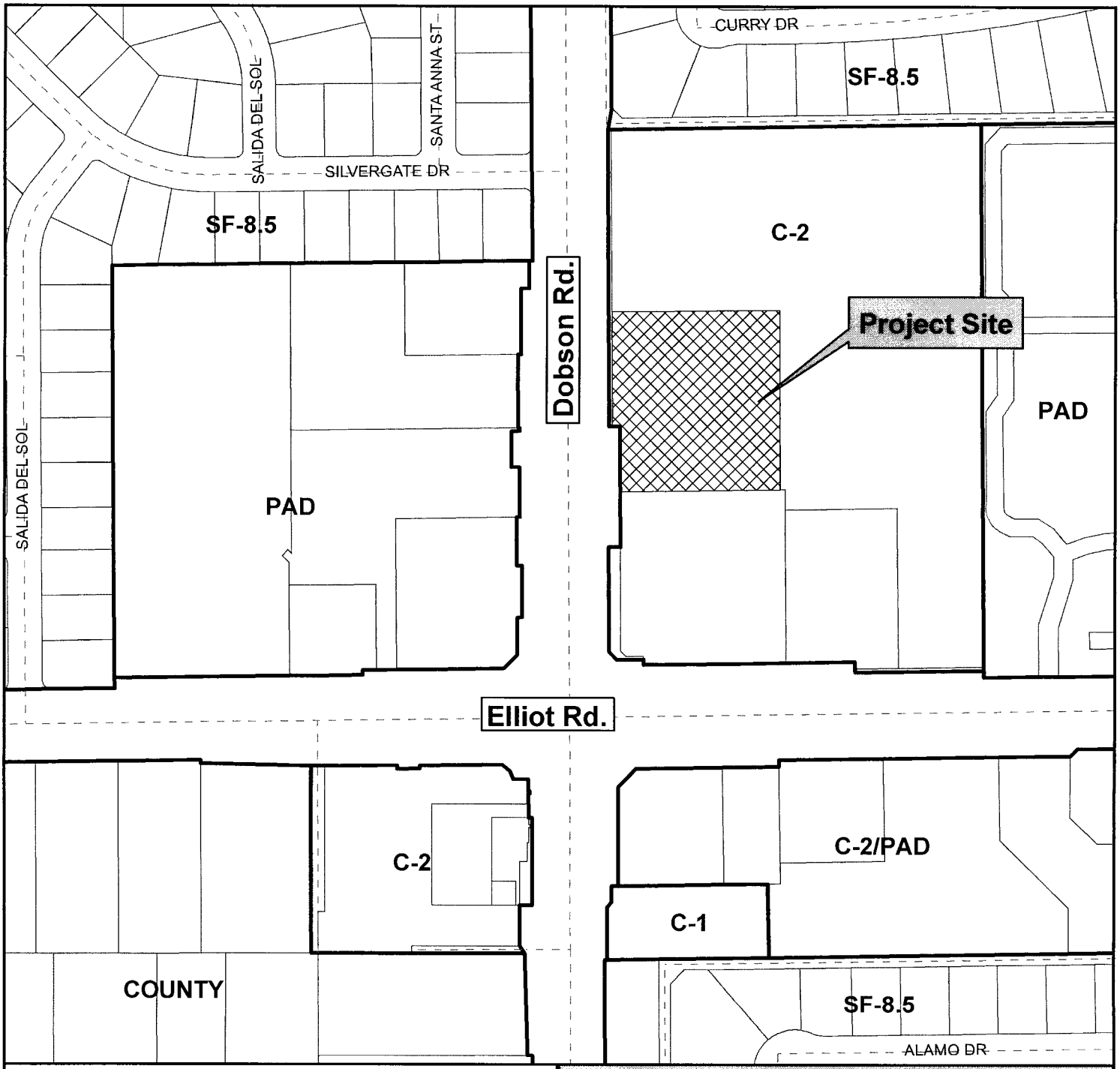
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

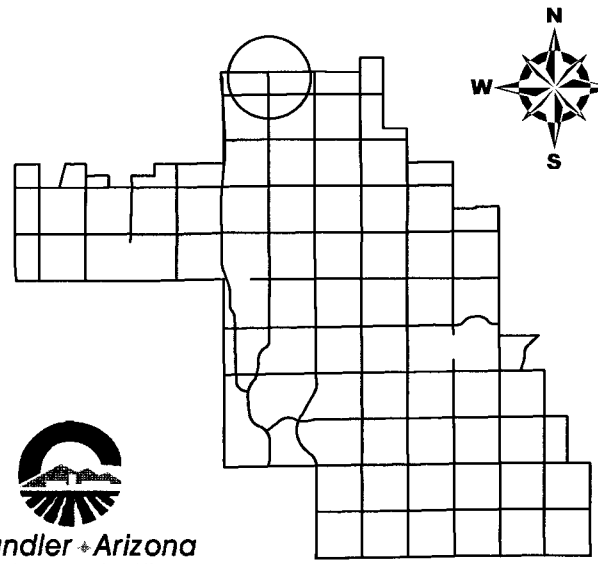
Move to approve LUP14-0016 CIRCLE K STORE, Use Permit approval to sell and serve liquor as permitted under a Series 10 Beer and Wine Store Liquor License, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

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



Vicinity Map

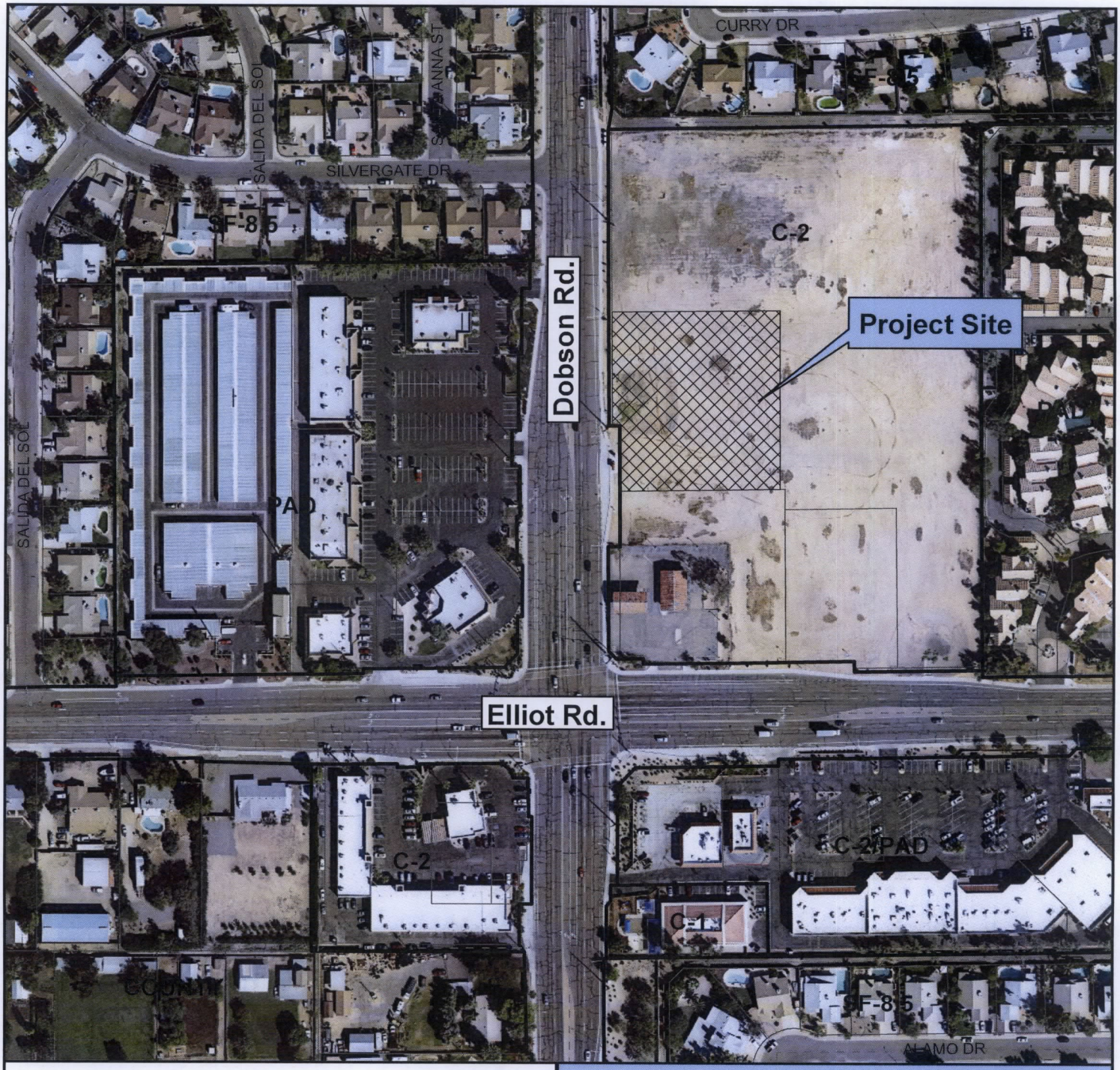


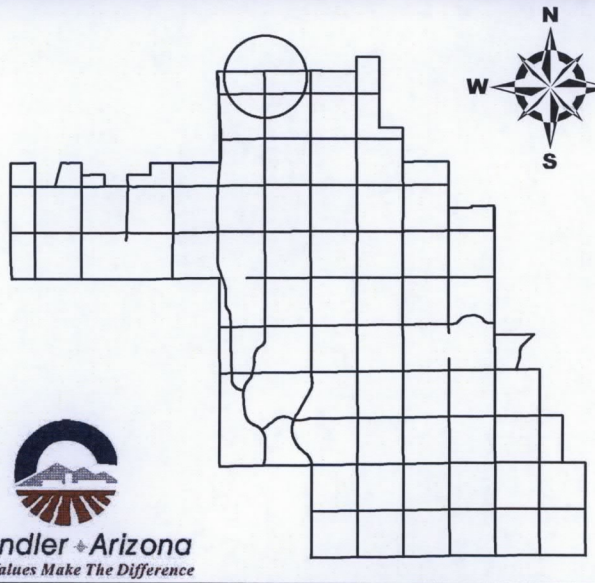
LUP14-0016

Circle K Store
Liquor Use Permit

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/30/2014





Chandler Arizona
Where Values Make The Difference

Vicinity Map

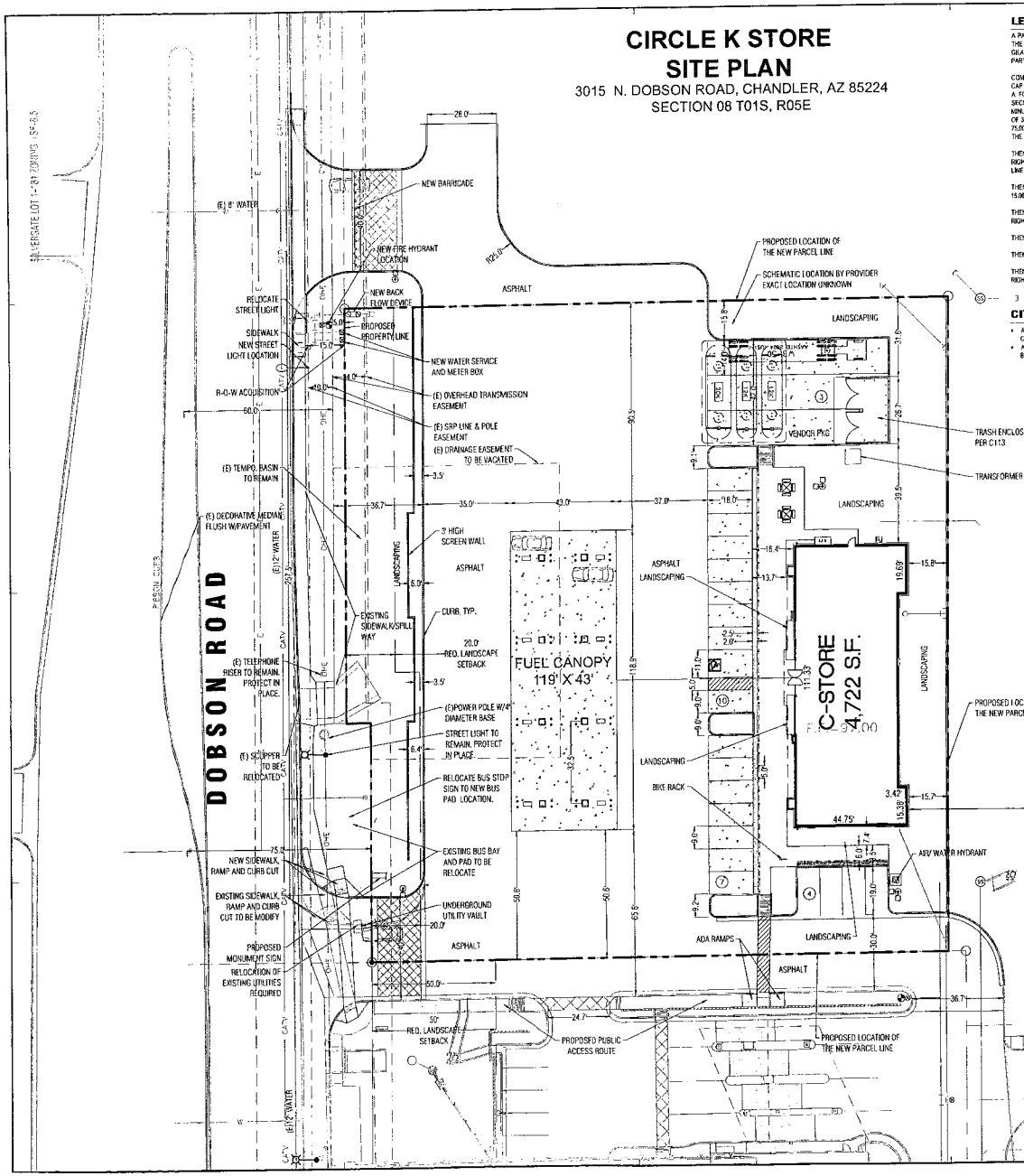
LUP14-0016

Circle K Store
Liquor Use Permit

CITY OF CHANDLER 9/30/2014

CIRCLE K STORE
SITE PLAN

3015 N. DOBSON ROAD, CHANDLER, AZ 85224
SECTION 08 T01S, R05E



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST 600.00 FEET OF THE SOUTH 650.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, BEING A FOUND BRASS CAP IN A HAND HOLE, FROM WHICH THE SOUTH QUARTER OF SAID SECTION 8, AND BEING A FOUND BRASS CAP IN A HAND HOLE, BEARS NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST (ASSUMED BEARING), 2647.37 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 8 FOR A DISTANCE OF 325.08 FEET TO A POINT; THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST 75.00 FEET TO A POINT ON THE EAST 75-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE TRUE POINT OF BEGINNING.

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 75-FOOT RIGHT-OF-WAY LINE 94.87 FEET TO A CHANGE IN THE DOBSON ROAD EAST RIGHT-OF-WAY LINE WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST 15.00 FEET TO A POINT ON SAID EAST 60-FOOT RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID 60-FOOT RIGHT-OF-WAY LINE 165.03 FEET;

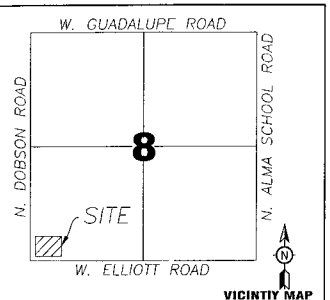
THENCE NORTH 88 DEGREES 13 MINUTES 20 SECONDS EAST 248.01 FEET;

THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST 260.0 FEET;

THENCE SOUTH 88 DEGREES 13 MINUTES 20 SECONDS WEST 233.01 FEET TO SAID 75-FOOT RIGHT-OF-WAY LINE AND TRUE POINT OF BEGINNING.

CITY OF CHANDLER SITE NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.



VICINITY MAP

OWNER:

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

OWNER REPRESENTATIVE

MD PARTNERS, LLC
11811 N. TATUM BLVD. # 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 953-8101 FAX: (602) 997-9857
CONTACT: MIKE SCARBOROUGH

ARCHITECT :

GREENBERG FARROW
19000 MAC ARTHUR BLVD. STE # 250
IRVINE, CA 92612
PHONE: (949) 296-0450 FAX (949) 296-0451
CONTACT: DOUG COUPER

ENGINEER :

ZELL COMPANIES
2400 NORTH DYSART ROAD, STE # 130
AVONDALE, AZ 85392
PHONE: (623) 547-2500
FAX: (623) 547-2501
CONTACT: KEN ZELL

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	3015 NORTH DOBSON ROAD, CHANDLER, AZ 85224
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,647 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 8 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION:	CITY OF CHANDLER
EXISTING ZONING:	C-2 - GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING:	C-2 - GENERAL COMMERCIAL DISTRICT - USE PERMIT
MAX. BLDG HEIGHT ALLOWED:	30' to max of 45' beyond 30' setback line BLDG HEIGHT PROVIDED: 28'-0"
SETBACKS:	
FRONT- ADJACENT TO STREETS:	50'
INTERIOR SIDES:	17'
REAR:	25' OR NONE IF 6' HIGH WALL IS CONSTRUCTED ON P-LINE

SITE DATA

PARCELS:	APN 302-78-001 Y APN 302-78-001 X
CIRCLE K PARCEL:	±8.439 AC (82,230 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	4,722 SF
FUEL CANOPY AREA	5,113 SF
CIRCLE K SITE COVERAGE (BASED ON 4,722 SF OF BLDG AREA AND ±1.428 AC OF SITE AREA)	±7.56% (3,211 SF/AC)
LANDSCAPE AREA (not including required front landscape setback)	11,127 SF
COVERAGE (site area not including required front landscape setback)	±19.05%

PARKING REQUIREMENTS

PARKING REQUIRED	
CONVENIENCE STORE @1/250 SF	19 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	20 SP
ACCESSIBLE PARKING SPACES	1 SP
TOTAL PARKING PROVIDED	21 SP
VENDOR PARKING PROVIDED	3 SP

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
3. REFER TO SHEET SD1.3 AND SD1.4 FOR SITE DETAILS.
4. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND UNLESS NOTED OTHERWISE.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS OR AS REQUIRED BY LOCAL MUNICIPALITY.
6. REPLACE ANY EXISTING, BROKEN OR OUT-OF-GRADE CURB AND SIDEWALK ON THIS PROJECT AS WELL AS ANY CURB OR SIDEWALK OR PAVING DAMAGED DURING CONSTRUCTION.
7. COORDINATE ALL SITE LIGHTING WITH PHOTOMETRIC PLAN AND ELECTRICAL PLANS. ALL LIGHTING SHALL CONFORM TO ARIZONA DARK SKY ORDINANCE.
8. ALL BUILDING AND MONUMENT SIGNAGE UNDER SEPARATE PERMIT - ARCHITECTURAL BASES ARE SHOWN IN THIS PROJECT SET FOR CONSTRUCTABILITY.
9. ALL NON-DEVELOPED PORTIONS OF THE SITE WILL REQUIRE DUST CONTROL AND WEED SUPPRESSANT BY CONTRACTOR.
10. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS PRICING THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
11. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. 2% MAX. CROSS SLOPES AND 12:1 MAXIMUM LONGITUDINAL SLOPES.

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 1902(E)(2) ZONING CODE.
- INDEPENDENT BUILDING PADS MUST BE DESIGNED TO PROVIDE A LANDSCAPE AND ARCHITECTURAL SETTING TO THE LARGER COMPLEX, i.e. COLOR, BUILDING MATERIALS AND ROOF TREATMENTS, FOUR-SIDED ARCHITECTURAL DETAIL IS REQUIRED. SEE SECTION 1903(B)(C) 2, ZONING CODE.
- INDEPENDENT BUILDING PADS MUST PORTRAY DETAILED EXTERIORS ON ALL SIDES TO AVOID BLACK OR MONOTONOUS FACES. SEE SECTION 1903(B)(C) 2, ZONING CODE.
- SERVICE BAYS AND OVERHEAD DOOR MUST BE ORIENTED OR SCREENED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC STREET OR ADJOINING RESIDENTIAL AREA. SEE SECTION 1903(B)(C), ZONING CODE.
- RESIDENTIAL BALCONIES MUST NOT BE VISIBLE FROM WINDOW BALCONIES OR OTHER OPENINGS IN COMMERCIAL BUILDING. SEE SECTION 35-1903(B)(A)2, ZONING CODE.
- MOUNTAIN PRESERVE AND HEIGHTS (SEE SPECIFIED ZONING DISTRICT) NO BUILDING HEIGHT MAY EXCEED 45' UNLESS APPROVED THROUGH THE PAD PROCESS. SEE SECTION 35-1703(5), ZONING CODE.
- SUBMIT CATALOG CUTS FOR ALL OUTDOOR LIGHTING SHOWING LIGHTING DIRECTED DOWNWARD AND INWARD WITHOUT TRESPASS ONTO ADJACENT PROPERTY. SHOW LOCATION OF LIGHTING ON SITE PLAN. SUBMIT ELECTRICAL PLANS AND DETAILS. SEE SECTION 35-1903(B)(D), ZONING CODE.

SCALE: 1" = 20'

GreenbergFarrow
19000 Mac Arthur Blvd. Ste#250
Irvine, CA 92612

PROJECT TEAM

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/29/12	PRE - SUB
09/10/12	REV PER CITY COMM
12/13/13	REV PER COMMENTS
03/12/14	REV PER 4,630 SF FOOTPRINT
03/14/14	REV PER COMMENTS
04/10/14	REV PER COMMENTS
04/17/14	REV PER 4,647 SF FOOTPRINT
05/07/14	REV PER 180'X43' CANOPY
05/13/14	REV PER CLIENT'S COMMENTS
05/15/14	REV PER CLIENT'S COMMENTS
05/16/14	REV PER CLIENT'S COMMENTS
06/10/14	PREP SP-5 PER OFF-SITE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY

PROJECT NAME
CIRCLE K STORE #

CHANDLER
ARIZONA

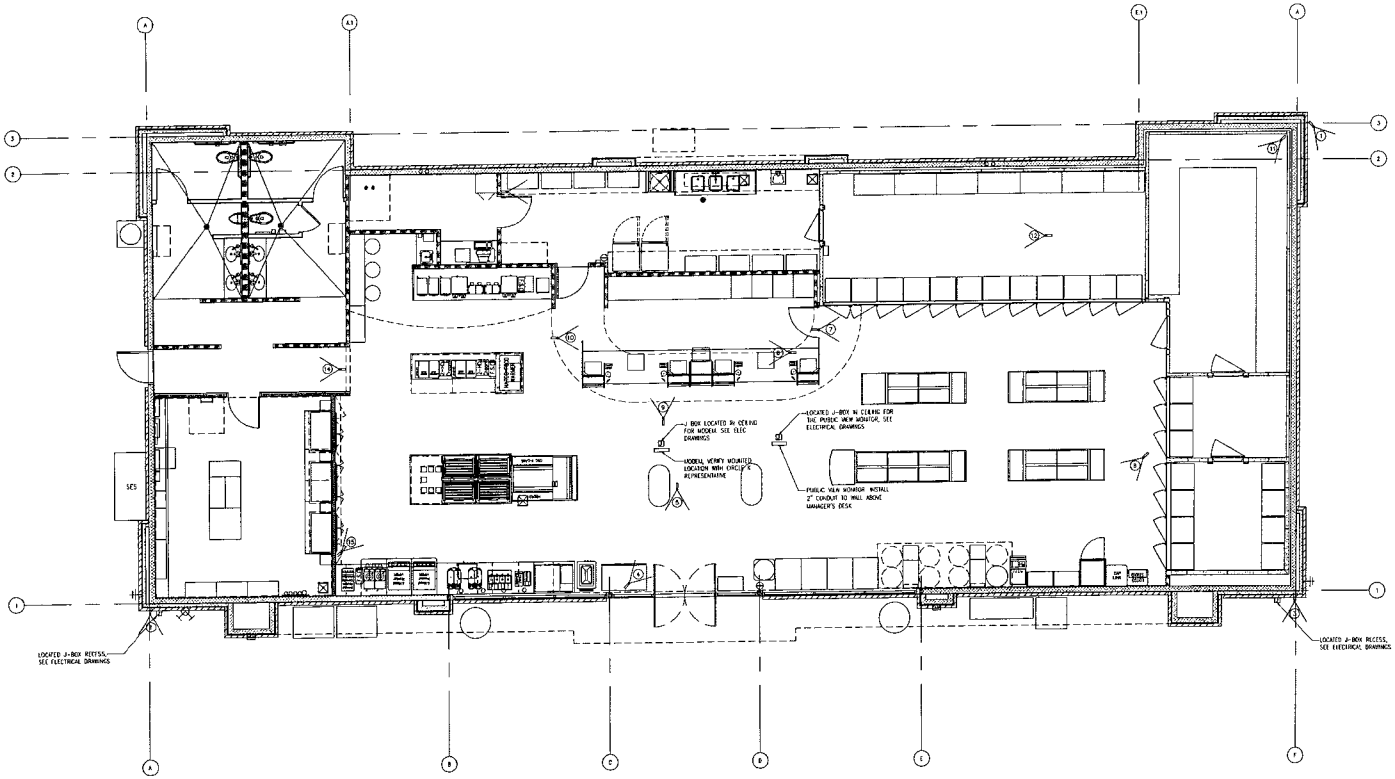
DOBSON RD. & ELLIOTT RD
CHANDLER, AZ

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

PROJECT NUMBER
20110116.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP5.1



1 SECURITY SYSTEM FLOOR PLAN (FOR REFERENCE ONLY)
SCALE: 3/16" = 1'-0"

KEY NOTES

1. SECURITY SYSTEM DESIGNED AND PROVIDED BY CIRCLE K
2. (S) INDICATES APPROXIMATE CAMERA LOCATIONS
3. FINAL CAMERA LOCATIONS TO BE DETERMINED BY CIRCLE K

NOTES

1. VERIFY MUSIC & SPEAKERS LAYOUT WITH CIRCLE K REPRESENTATIVE.
2. G.C. TO PULL ALL SPEAKER WIRE FOR STORE & CANOPY.

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0456 f: 949 296 0437

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/28/14	SMALL CASTLE PROTOTYPE 4727

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ARCH PROF. IN CHARGE
PROJECT MANAGER
ARCH PM
QUALITY CONTROL
ARCH QC
DRAWN BY
ARCH DRAWN

PROJECT NAME
CIRCLE K STORES, INC.

CITY
ARIZONA

ADDRESS_LINE_2
ADDRESS_LINE_2
ADDRESS_LINE_3

CIRCLE K STORES INC.

PROJECT NUMBER
XXXXXX.X

SHEET TITLE
SECURITY SYSTEM PLAN

SHEET NUMBER
A1.9

NOT ISSUED FOR CONSTRUCTION

LIQUOR USE PERMIT NARRATIVE

Proposed Circle K Store
North of the Northeast Corner of Dobson & Elliot
Chandler, Arizona

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

Narrative: Circle K Stores, Inc. has acquired an approximately 63,058 square foot parcel north of the northeast corner of Dobson Road and Elliot Road, Chandler, Arizona. The retail convenience store development will include an approximately 4,722 square foot convenience store building, 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 larger parcel containing the convenience store parcel is zoned C-2 and is concurrently being developed forma bank and other retail/office uses. The site plan for this Circle K Store has been developed in accordance with the requirements of the C-2 zoning district. The larger commercial development is intended to be developed as a neighborhood commercial retail center designed to provide goods and services to the community.

The proposed Circle K Store building will be 4,722 square feet in area and provide customer access to in the interior of the building through a single entrance on the west side of the building, facing Dobson Road. The interior design of the building features an open and inviting floor plan, along with a centrally-located 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 and behind the check stand, as shown on the included floor plan. 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.

Based upon the vested C-2 zoning, the location of the proposed project near the intersection of two (2) major arterial streets, and the separation of the commercial use from residential land uses, 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.