#41
MAY 12 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-042**

DATE: MAY 12, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: LUP16-0003 CIRCLE K STORE

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

Location: 3087 South McQueen Road
Southeast corner of McQueen and Queen Creek roads

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

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The subject site is located at the southeast corner of McQueen and Queen Creek roads, and zoned Planned Area Development (PAD) for a commercial fuel station with convenience store. Currently the site is vacant but is in the process of submitting building permits. The site is bordered by McQueen Road to the west, Queen Creek Road to the north, the Consolidated Canal to the east, and vacant land for future commercial development to the south.

The request is for a Liquor Use Permit approval to sell beer and wine for off-premise consumption only as permitted under a Series 10 Beer and Wine Store License. The approximately 4,604 square foot convenience store will sell beer and wine seven days a week, during the hours allowed by state law.

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.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to no residential within the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0003 CIRCLE K STORE, subject to the following conditions:

1. The Liquor Use Permit is granted for a Series 10 License only, and any change of license shall require reapplication and new Liquor Use Permit approval.

2. The Liquor Use Permit is non-transferable to other store locations.

3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.

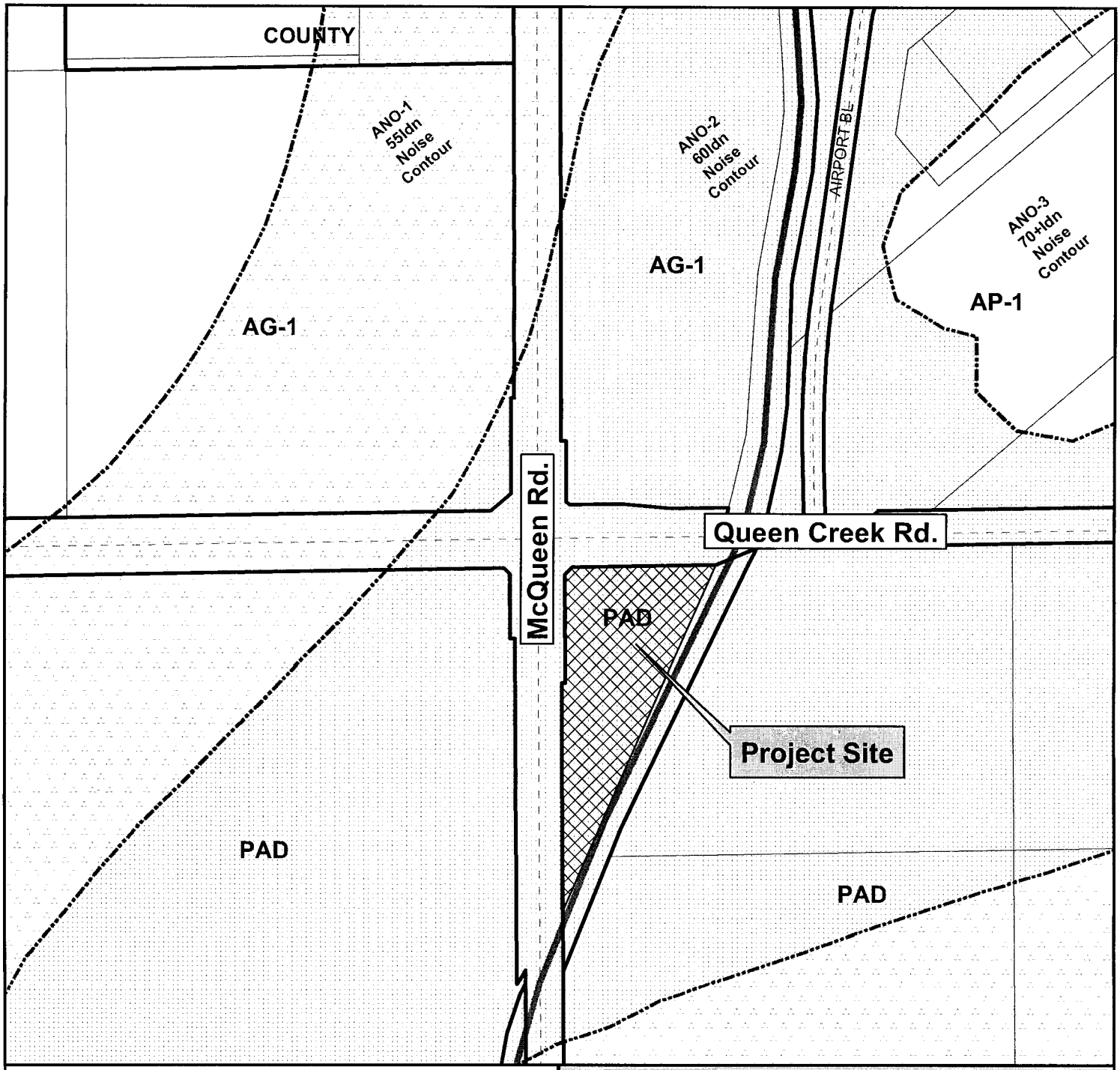
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

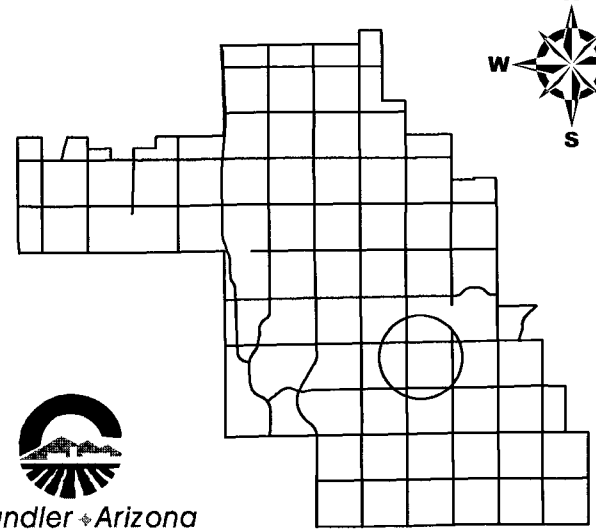
Move City Council approve Liquor Use Permit case LUP16-0003 CIRCLE K STORE, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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



Vicinity Map



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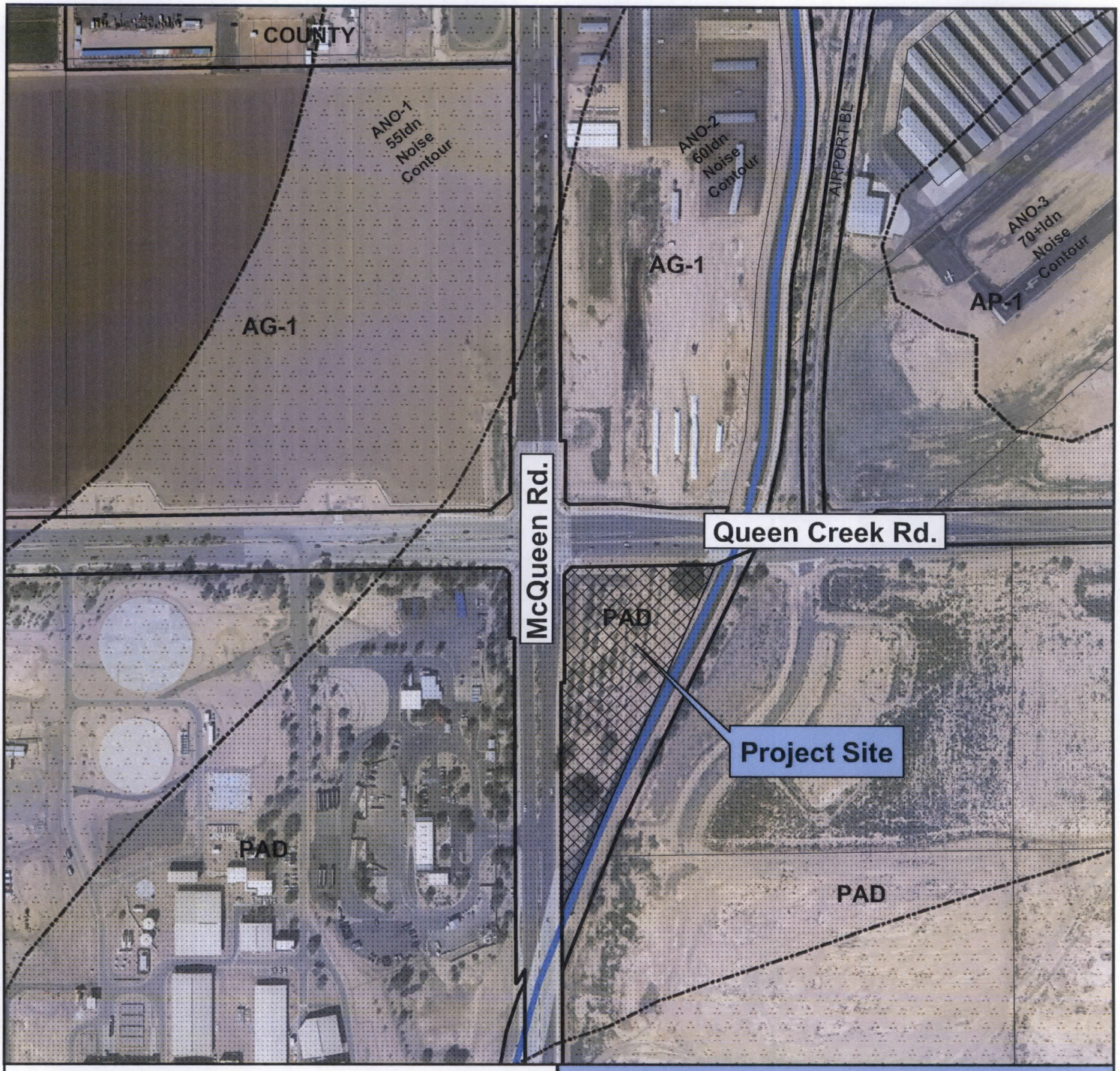
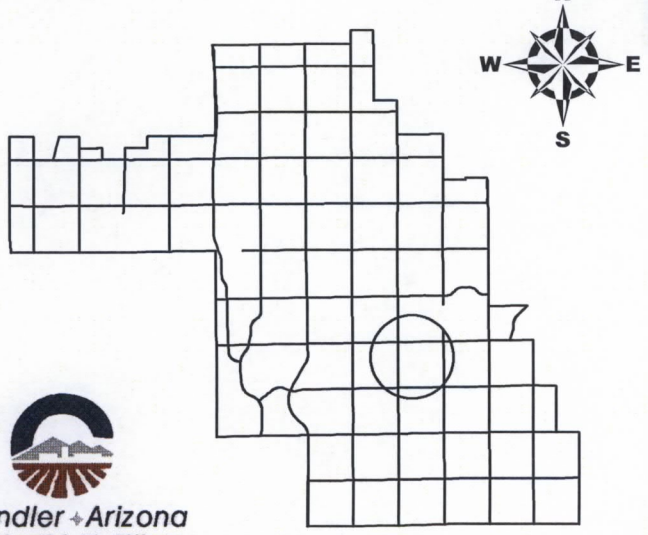
LUP16-0003

Circle K Store
Liquor Use Permit

CITY OF CHANDLER 1/25/2016





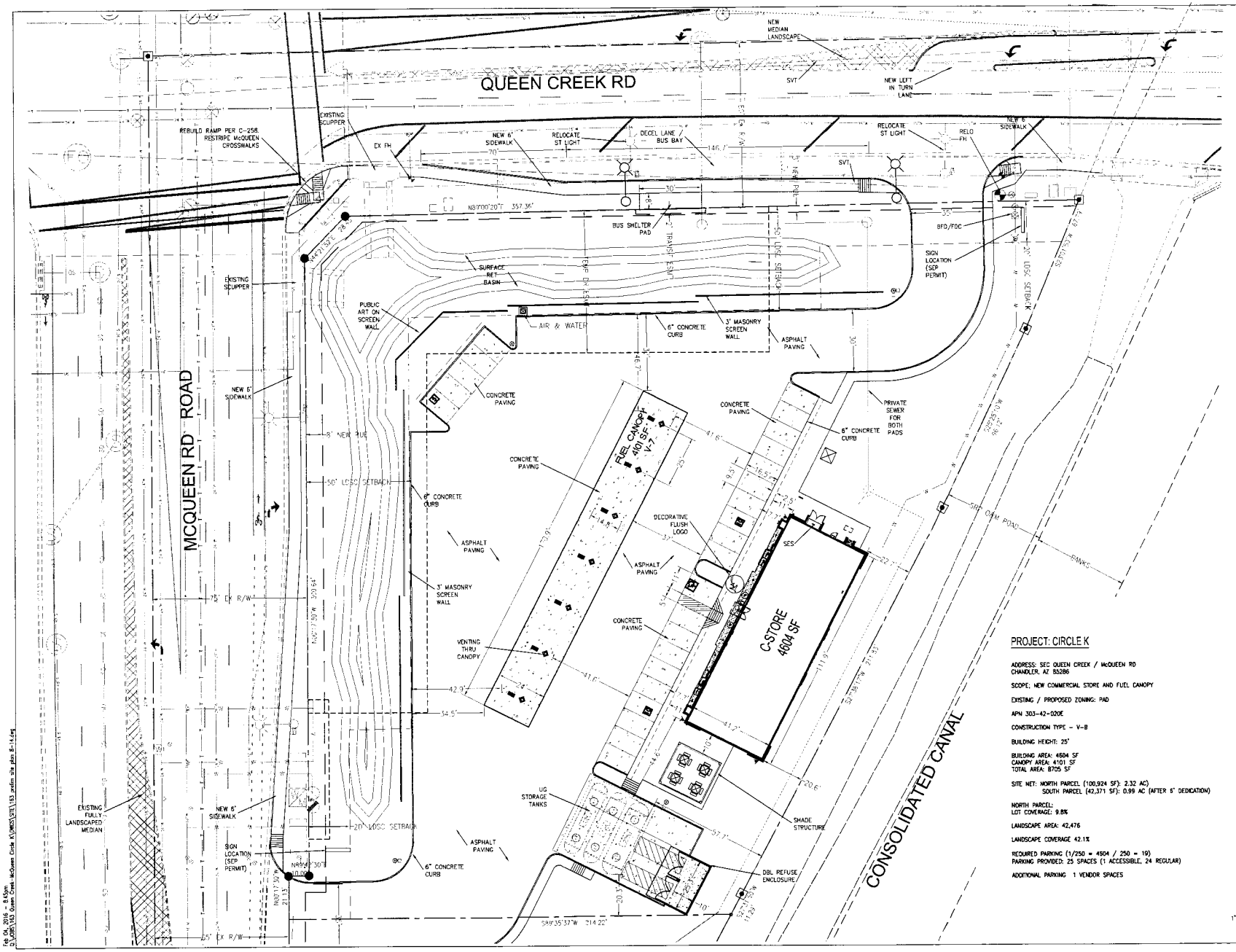
Chandler Arizona
Where Values Make The Difference

Vicinity Map

LUP16-0003

Circle K Store
Liquor Use Permit

CITY OF CHANDLER 1/25/2016



CLIENT:
Land Dev. Consultants, LLC
11811 N. Tatum Boulevard, Suite 1051
Phoenix, AZ 85028
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fax: 602-997-9987
contact: Michael Scarbrough

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

RELEASE	
DATE	
11-14-14	SKETCH
11-19-14	SP REV
3-6-15	SP REV – NEW FOOTPRINT
5-5-15	SP REV
6-10-15	SP REV
6-19-15	SP REV
6-23-15	SP REV
7-6-15	SP REV
8-14-15	SP REV
1-18-16	SP REV
1-19-16	SP REV
2-4-16	SP REV

REVISIONS		
NO.	DATE	
1		
2		
3		

PROJECT NAME
CIRCLE K

PROJECT ADDRESS
3033 S. McQueen Rd 85286
Queen Creek / McQueen

PROJECT AREA

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

SHEET TITLE
SITE PLAN

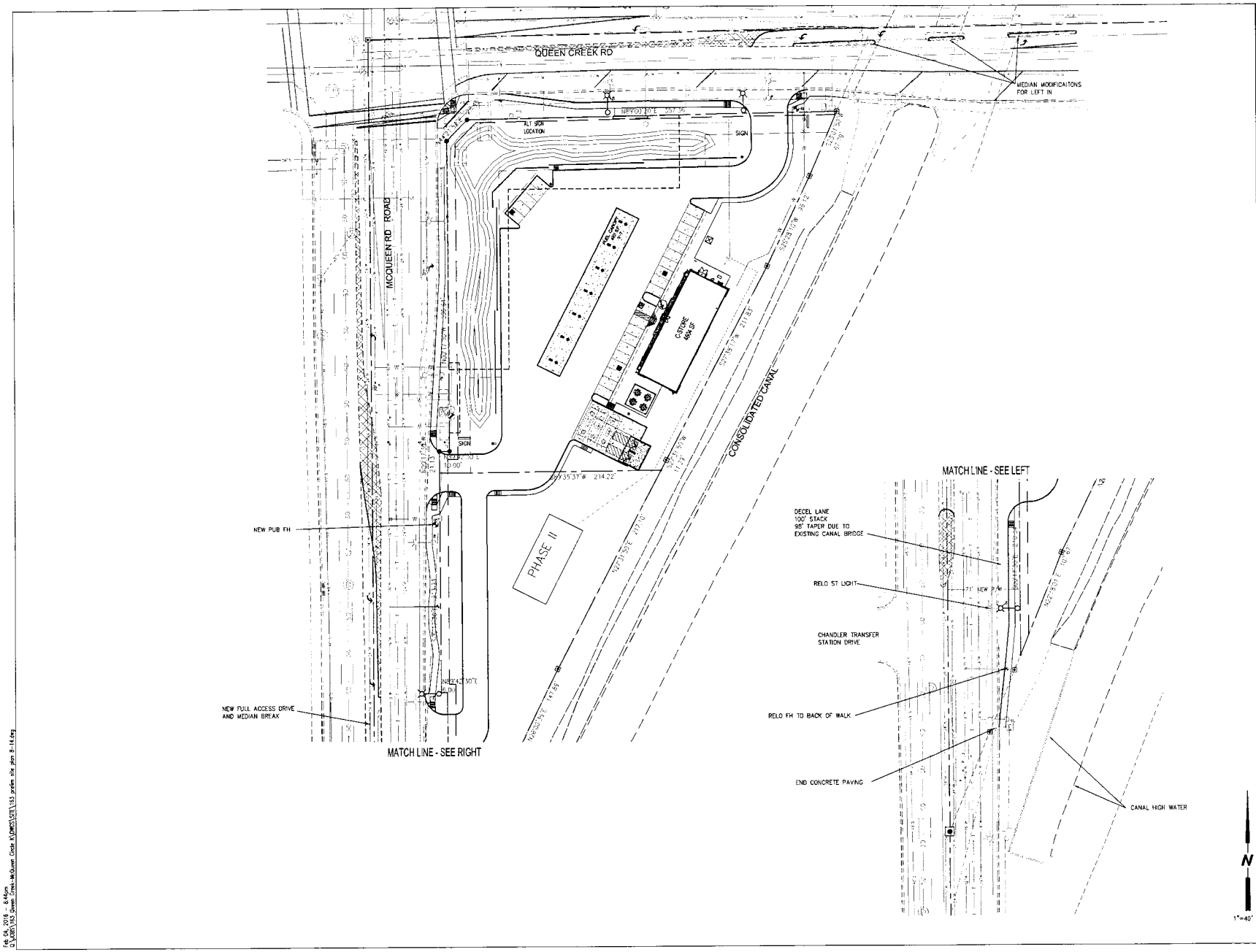
SHEET	PAGE
SP-1.1	1 OF 2

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

COC LOG NUMBER

Site Plan

Feb 04, 2016 - 8:45pm
Q:\JOBS\163 Queen Creek-McQueen Circle K\WKNG\SITE\163 prelim site plan 8-14.dwg



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REVISIONS		
NO.	DATE	
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2		
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PROJECT NAME
CIRCLE K

PROJECT ADDRESS
3033 S. McQueen Rd 85286
Queen Creek / McQueen

PROJECT AREA

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IN HOUSE: DRAWN BY: HXE; CHECKED BY: SB

SHEET TITLE
SITE PLAN

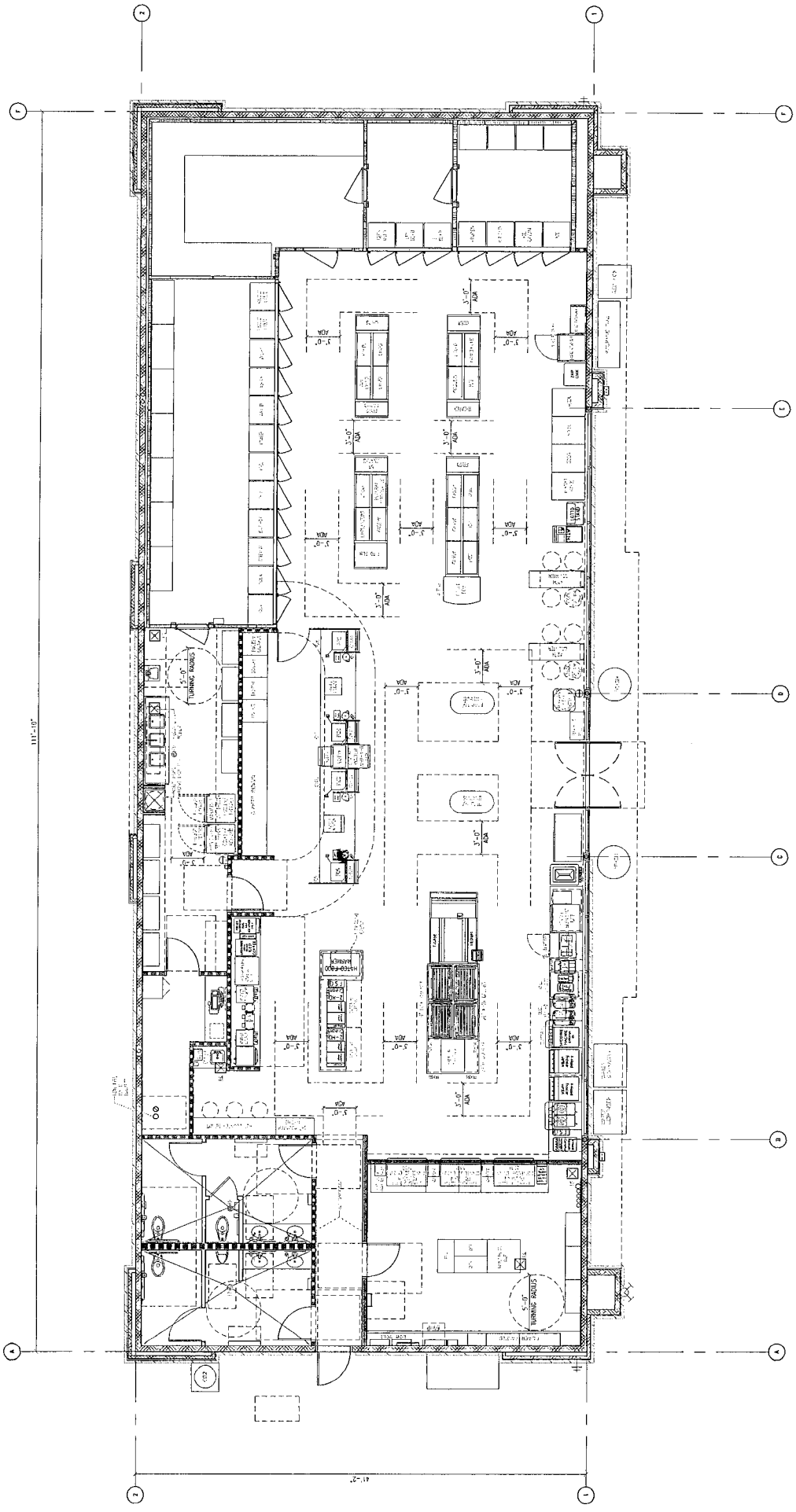
SHEET: SP-1.2
PAGE: 2 OF 2

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

COC LOG NUMBER

Overall Site Plan

Feb 04, 2016 - 8:46am
Q:\JOBS\163 Queen Creek-McQueen Circle K\DWGS\SITE\163 prelim site plan 8-14.dwg



PROTOTYPE 4604

FLOOR PLAN

LIQUOR USE PERMIT NARRATIVE

Proposed Circle K Store
Southeast Corner of McQueen Road & Queen Creek Road
Chandler, Arizona
(Revised 2-26-16)

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

Narrative: Circle K Stores, Inc. proposes to develop an approximately 2.3 gross acre tract at the southeast corner of McQueen Road & Queen Creek Road, Chandler, Arizona. The property was zoned PAD with a preliminary development plan under cases AP09-0003 and DVR09-0025, with a time extension for satisfaction of the PAD conditions approved under case DRV13-0011. The use proposed by Circle K, as retail convenience grocery store with fuel sales was an approved use under the above referenced zoning cases. 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 2.3 acre parcel at the immediate intersection. The retail convenience store development will include an approximately 4,604 square foot convenience store building and a fuel canopy featuring 7 dispensers and associated parking for the facility.

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 McQueen 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, 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.

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 provided specifically by Circle K Stores to their employees.