



**Chandler · Arizona**  
*Where Values Make The Difference*

#50  
JUL 28 2016



**MEMORANDUM**

**Planning Division – CC Memo No. 16-078**

**DATE:** JULY 28, 2016

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, CITY MANAGER *me*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** LAUREN SCHUMANN, CITY PLANNER *LS*

**SUBJECT:** LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER 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:** 1015 S. Cooper Road, southeast corner of Cooper and Pecos roads

**Applicant:** Andrea D. Lewkowitz; Lewkowitz Law Office, PLC

**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 Cooper and Pecos roads. The property is bounded on the east by office condominiums and a single-family residential subdivision to the south. West of Cooper Road is a single-family residential subdivision and north of Pecos Road is an undeveloped neighborhood commercial parcel and a single-family residential subdivision under construction. The property is currently undeveloped, however the companion rezoning and preliminary development plan application is scheduled for July 28, 2016, City Council Meeting.

The request is for a Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The Series 10 Beer and Wine Store license allows for the sale of beer and wine only. The subject site has yet to be constructed, but upon approval anticipates being fully constructed and open within one-year of Council approval. The approximately 5,730 square foot convenience store will sell beer and wine seven days a week, during the hours allowed by state law.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 19, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 1 (Wastchak)

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following conditions:

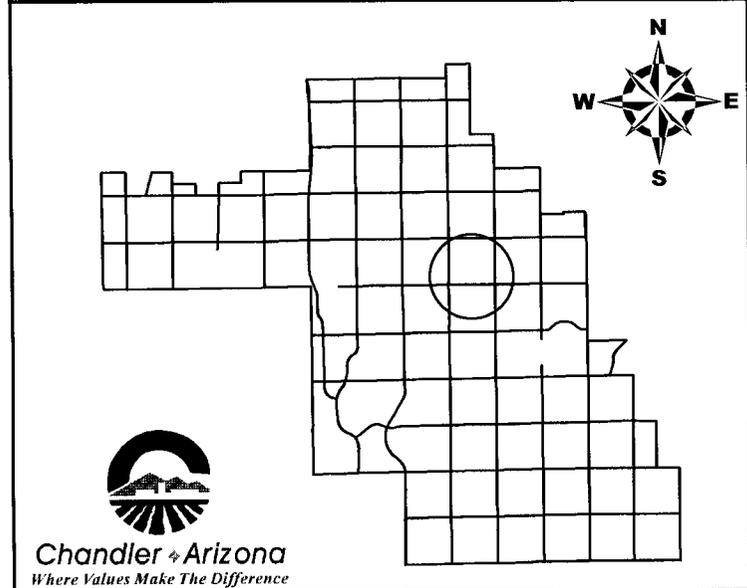
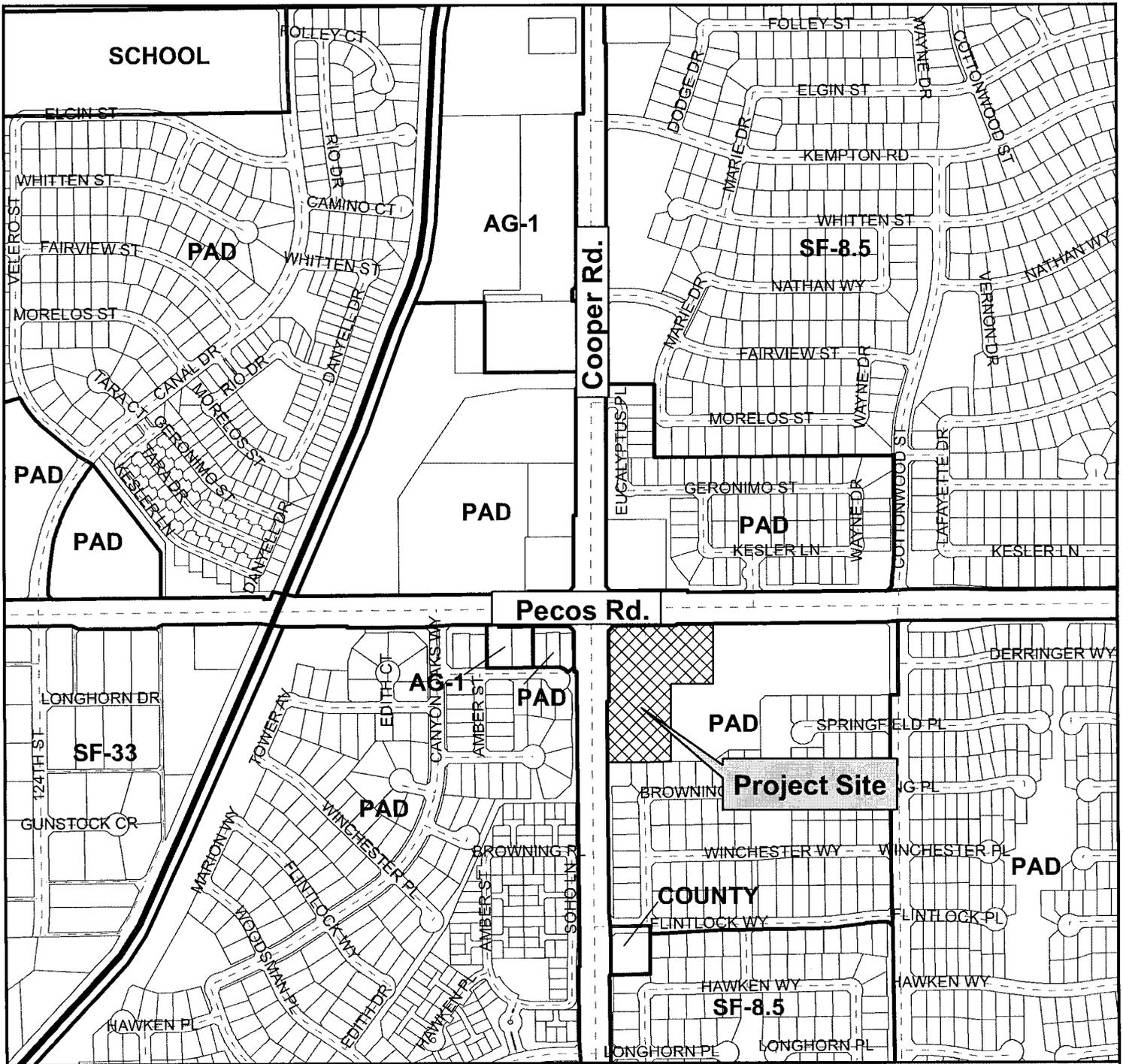
1. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.
3. Expansion or modification beyond the approved exhibits (Site 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**

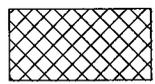
Move City Council approve Liquor Use Permit case LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

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

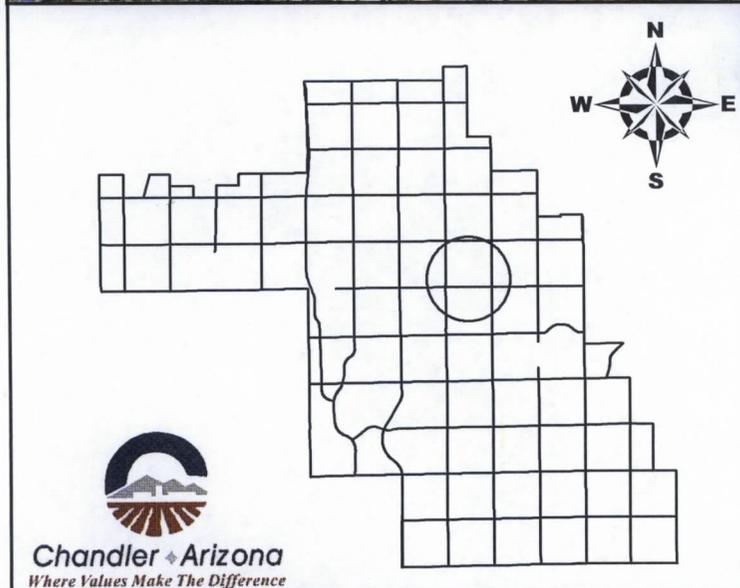
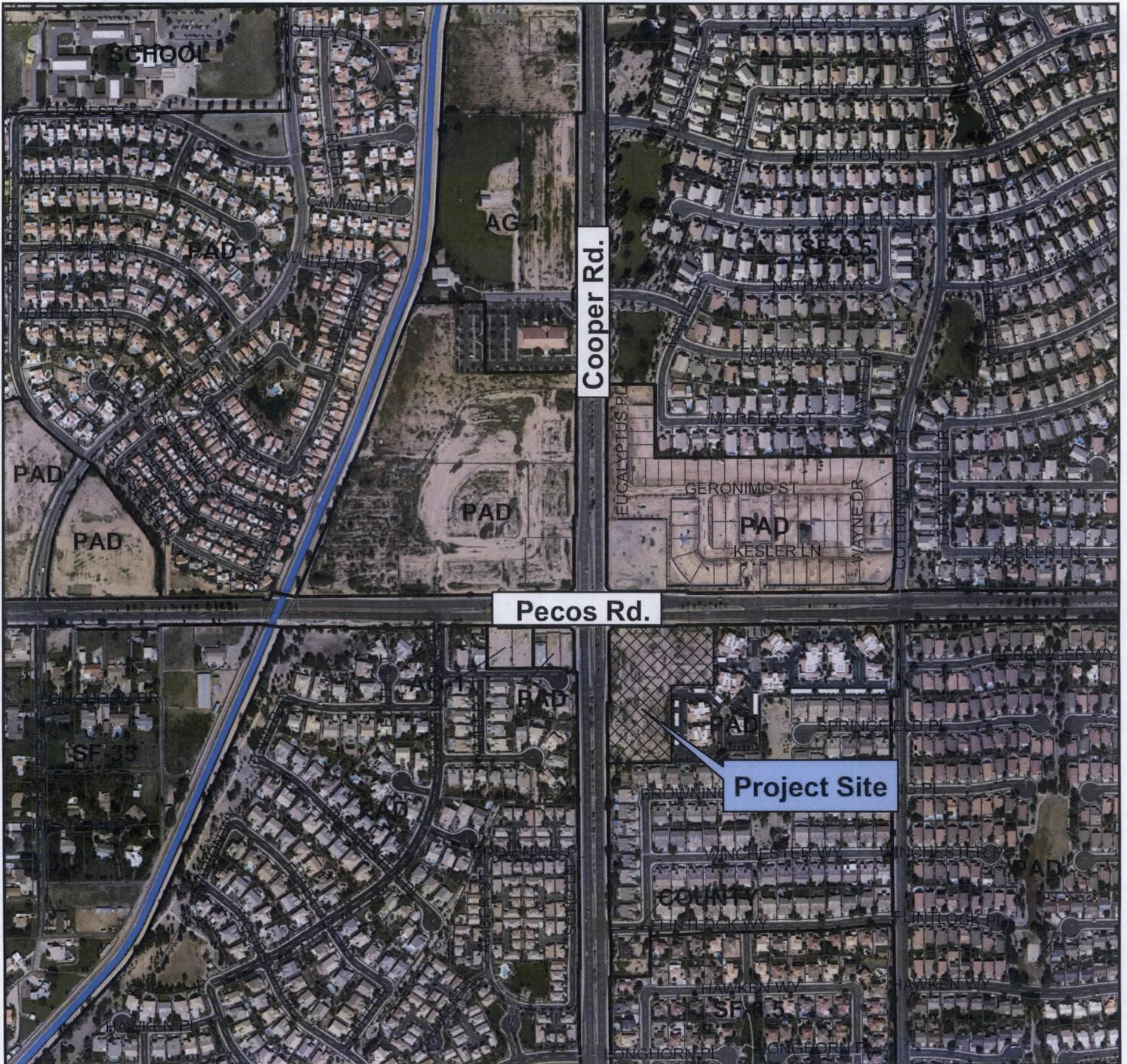


**Vicinity Map**



**LUP16-0019**

**Santan Crossing Plaza/ Valero  
Corner Store  
Liquor Use Permit**



## Vicinity Map



LUP16-0019

**Santan Crossing Plaza/ Valero  
Corner Store  
Liquor Use Permit**

**PROJECT DATA**

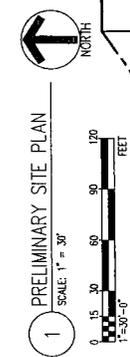
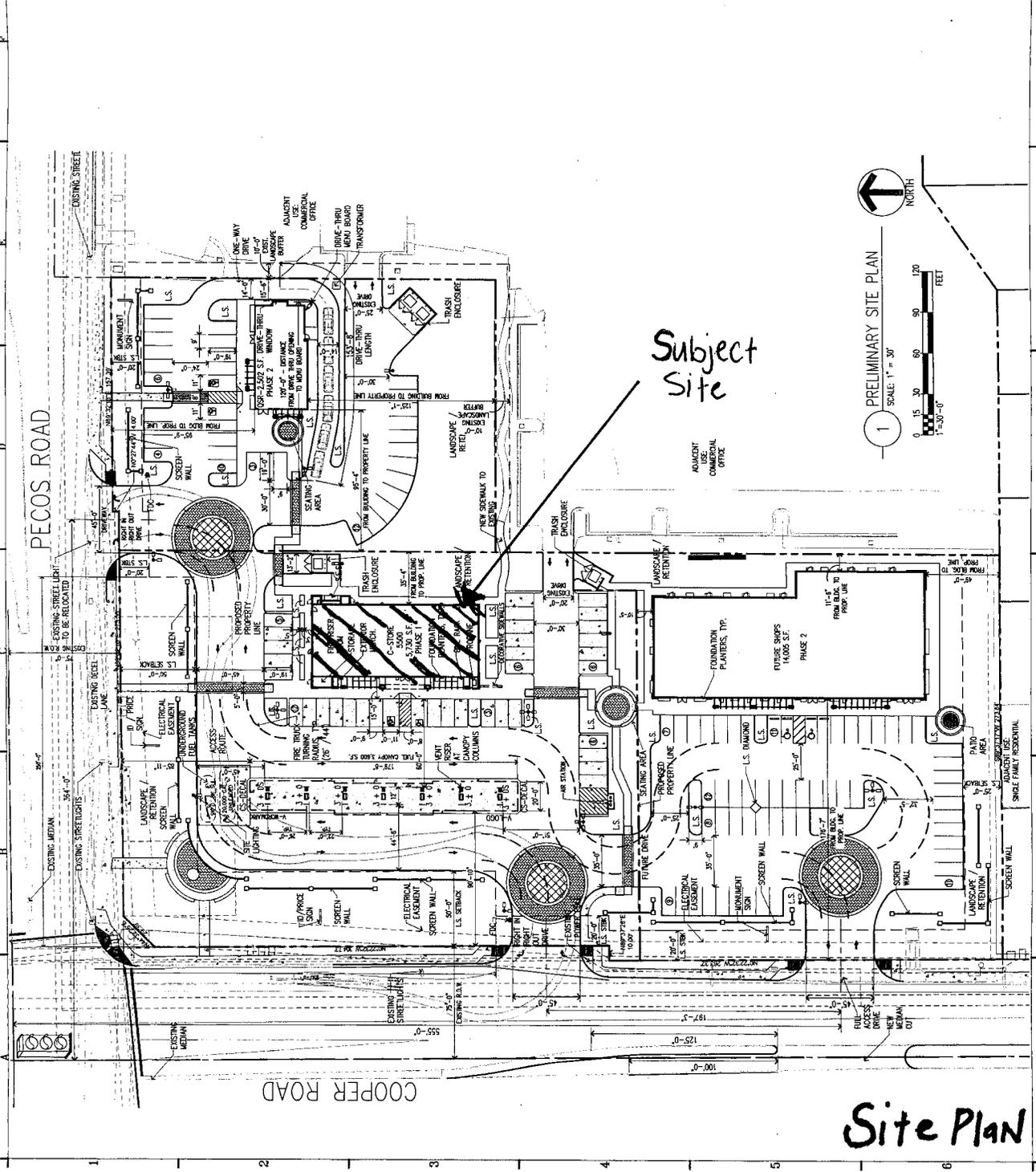
PROJECT NAME: SMTVA CROSSING PLAZA / VALERO CORNER STORE  
 PROPOSED USE: NEW CONSTRUCTION OF MARKET VENDOR CENTER, CHANGING FROM OFFICE TO MARKET VENDOR CENTER  
 OWNER: NCI ONE, LLC  
 ARCHITECT: P&M DESIGN  
 CIVIL ENGINEER: P&M DESIGN  
 LANDSCAPE: P&M DESIGN

**SITE DATA**

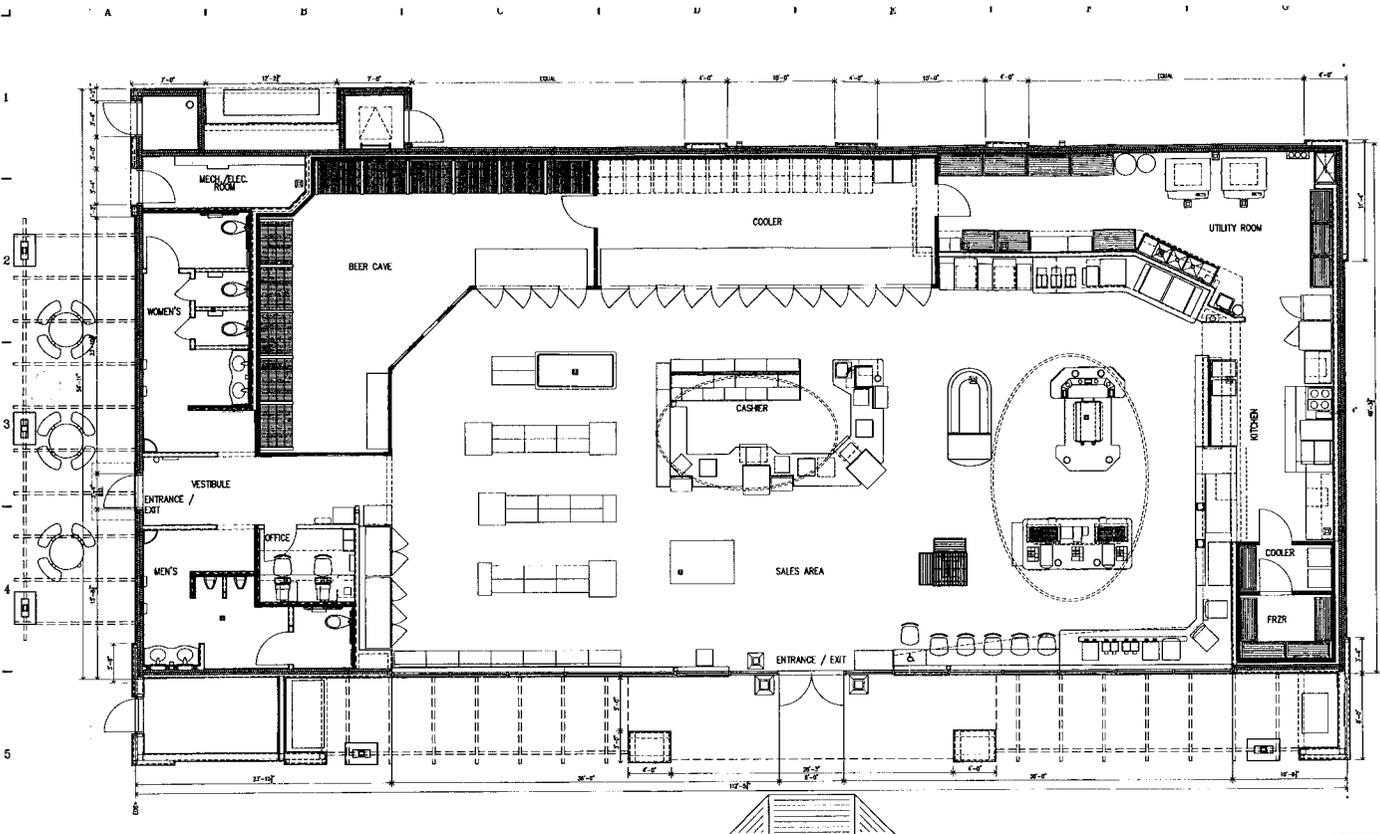
APPROXIMATE TOTAL AREA: 1,100,000 S.F.  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



**Site Plan**



FLOOR PLAN

NO.	REVISIONS	DATE



2600 North Central Avenue  
Suite 1775  
Phoenix, Arizona 85004  
☎ 602.200.7222  
📠 602.200.7234  
www.lewkowitzlaw.com

Andrea D. Lewkowitz  
H.J. Lewkowitz

andrea@lewklaw.com

June 8, 2016

City of Chandler, Planning Division  
215 E. Buffalo St.  
Chandler, AZ 85226

Re: Liquor Use Permit / Corner Store #1604, 1015 South Cooper Road

CST Arizona LLC ("Applicant") submits the following information in support of its application for a liquor use permit for the "Corner Store" planned for 1015 South Cooper Road on the southeast corner of Cooper and Pecos Roads. Applicant is a subsidiary of CST Brands, Inc., a publicly-traded fuel and convenience store retailer with more than 1,000 locations in the United States, including more than 60 in Arizona *doing business* as "Corner Store," "Diamond Shamrock," and "Valero."

The Cooper/Pecos Road business will include a 5,730 square foot convenience store, seven fuel pumps under a 3600 square foot canopy. The store will offer convenience, grocery and prepared food items, non-alcoholic fountain drinks, and personal and household products. Applicant would also like to sell beer and wine for off-premises consumption as permitted under a Series 10 Beer and Wine Store license. All staff will be trained in responsible alcohol sales, following Applicant's policy to request identification from any customer who appears to be under the age of 30. The business will be open 24 hours a day/7 days per week; beer and wine sales will be available only during legal sale hours.

Sincerely,

A handwritten signature in black ink that reads 'Andrea D. Lewkowitz'.

Andrea D. Lewkowitz

Encl.: Site Plan + Floor Plan +Landscape Plan