



MEMORANDUM Planning Division – CC Memo No. 16-080

DATE: JULY 28, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, CITY MANAGER [initials]
JEFF KURTZ, PLANNING ADMINISTRATOR [initials]
KEVIN MAYO, PLANNING MANAGER [initials]
FROM: LAUREN SCHUMANN, CITY PLANNER [initials]
SUBJECT: LUP16-0023 FRY'S FUEL CENTER

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine License within a new fuel station convenience store
Location: 2955 E. Ocotillo Road, southwest corner of Ocotillo and Gilbert roads
Applicant: Lauren Merrett; Mereco Inc.

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 southwest corner of Ocotillo and Gilbert roads within the new Artesian Marketplace commercial development with frontage along Ocotillo Road. Artesian Marketplace is bordered on the west by Norman Way and Fonte Al Sol, a single family residential subdivision. South of the property is a new Fry's Marketplace and to the east is Gilbert Road with the Plant commercial development beyond.

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 and Wine Store License. The approximately 800 square foot walk-in kiosk convenience store will sell beer and wine seven days a week, during the hours allowed by state law. Fry's Marketplace recently received Liquor Use Permit approval for the grocery store within Artesian Marketplace.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 29, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this 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, LUP16-0023 FRY'S FUEL CENTER, subject to the following conditions:

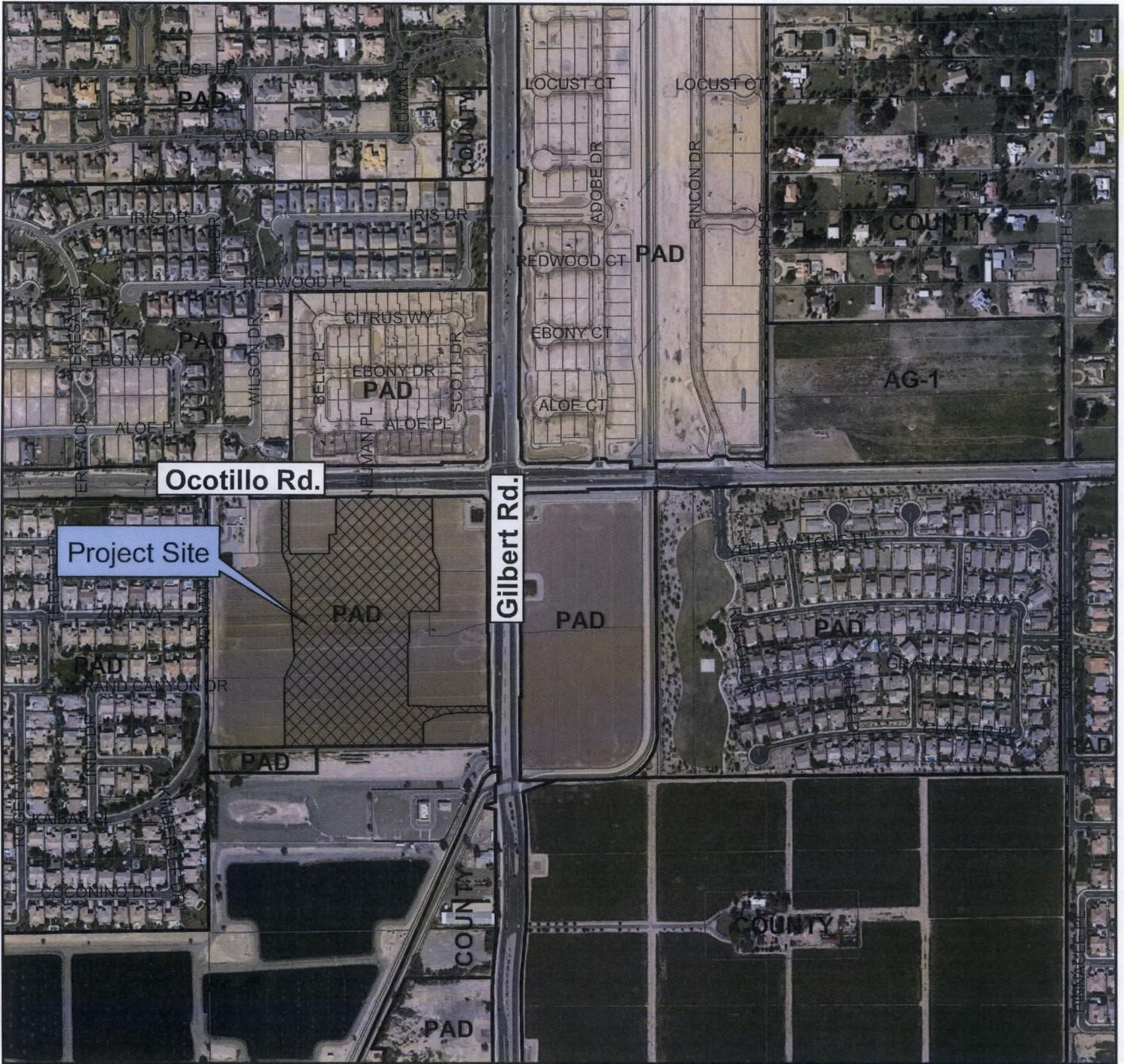
1. The Liquor Use Permit is granted for a Series 10 License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan 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 LUP16-0023 FRY'S FUEL CENTER, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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

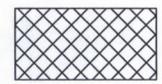
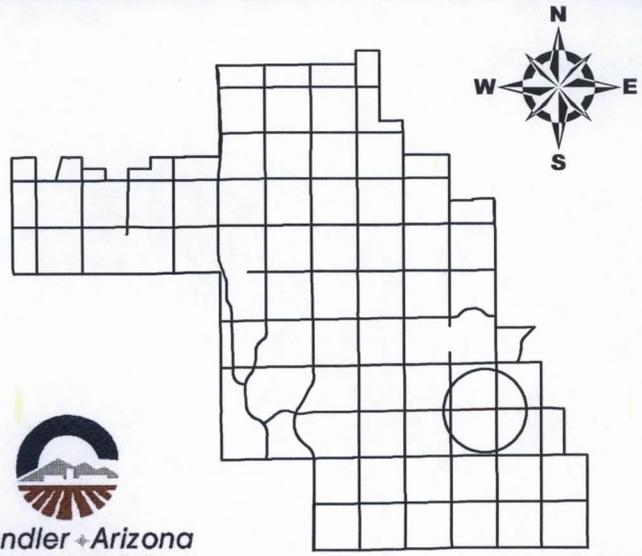


Project Site

Ocotillo Rd.

Gilbert Rd.

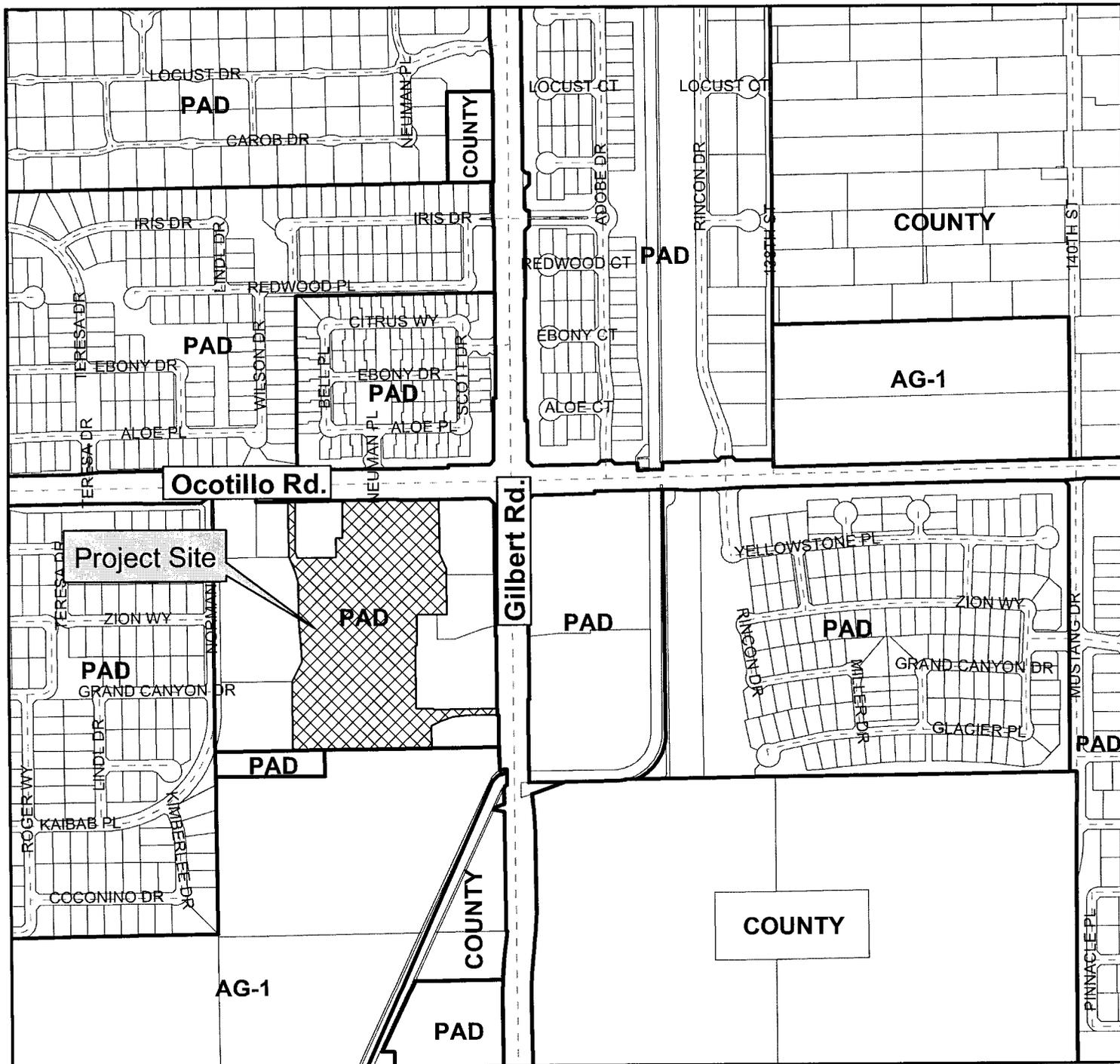
Vicinity Map



LUP16-0023

**Fry's Fuel Center
Liquor Use Permit**





Vicinity Map



LUP16-0023

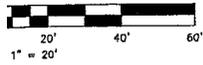
**Fry's Fuel Center
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/17/2016

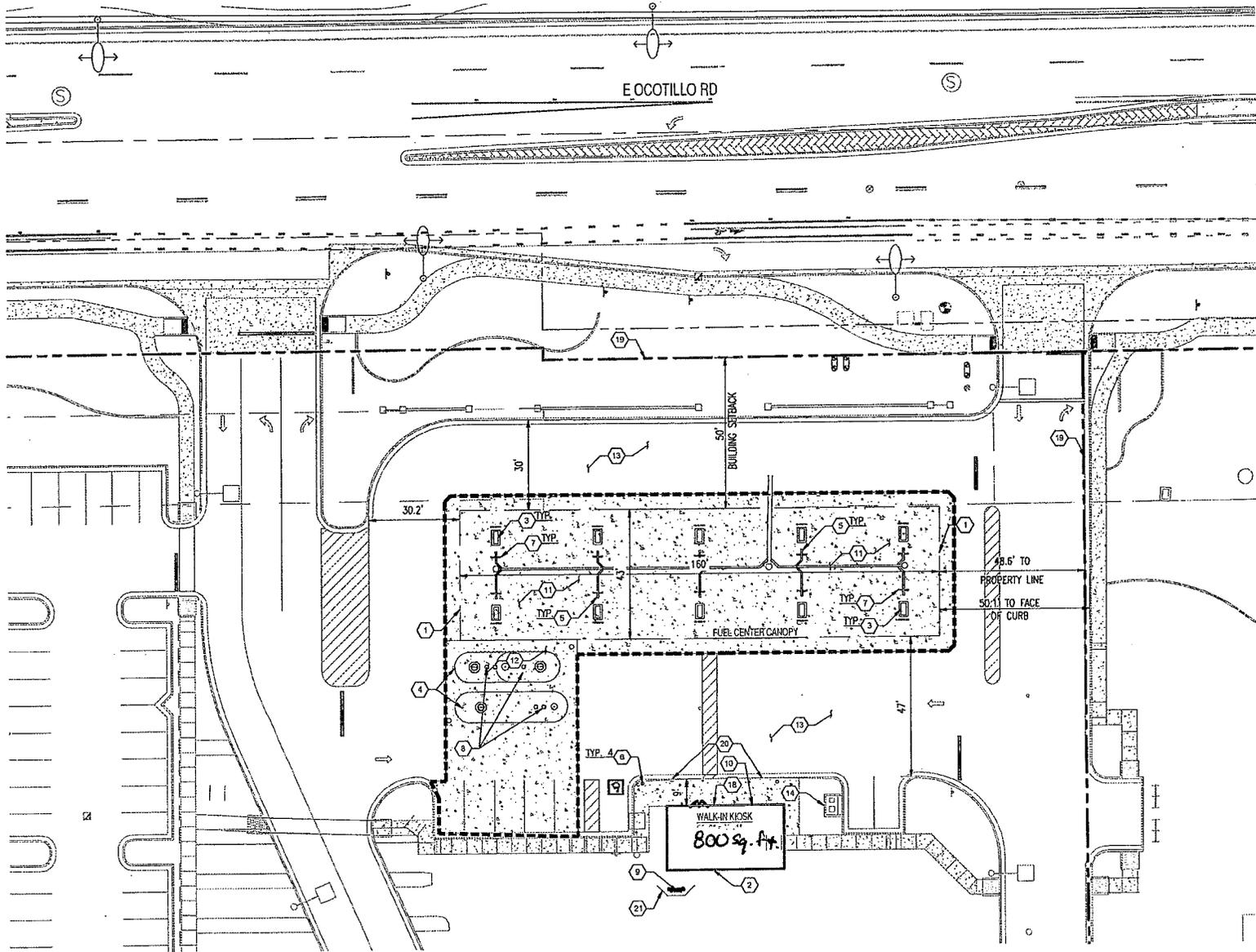
ENLARGED SITE PLAN - FUEL CENTER



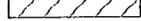
ENLARGED SITE PLAN

ARTESIAN MARKETPLACE - FRY'S #681 FUEL CENTER

E OCOTILLO RD AND S GILBERT RD, CHANDLER, AZ 85249

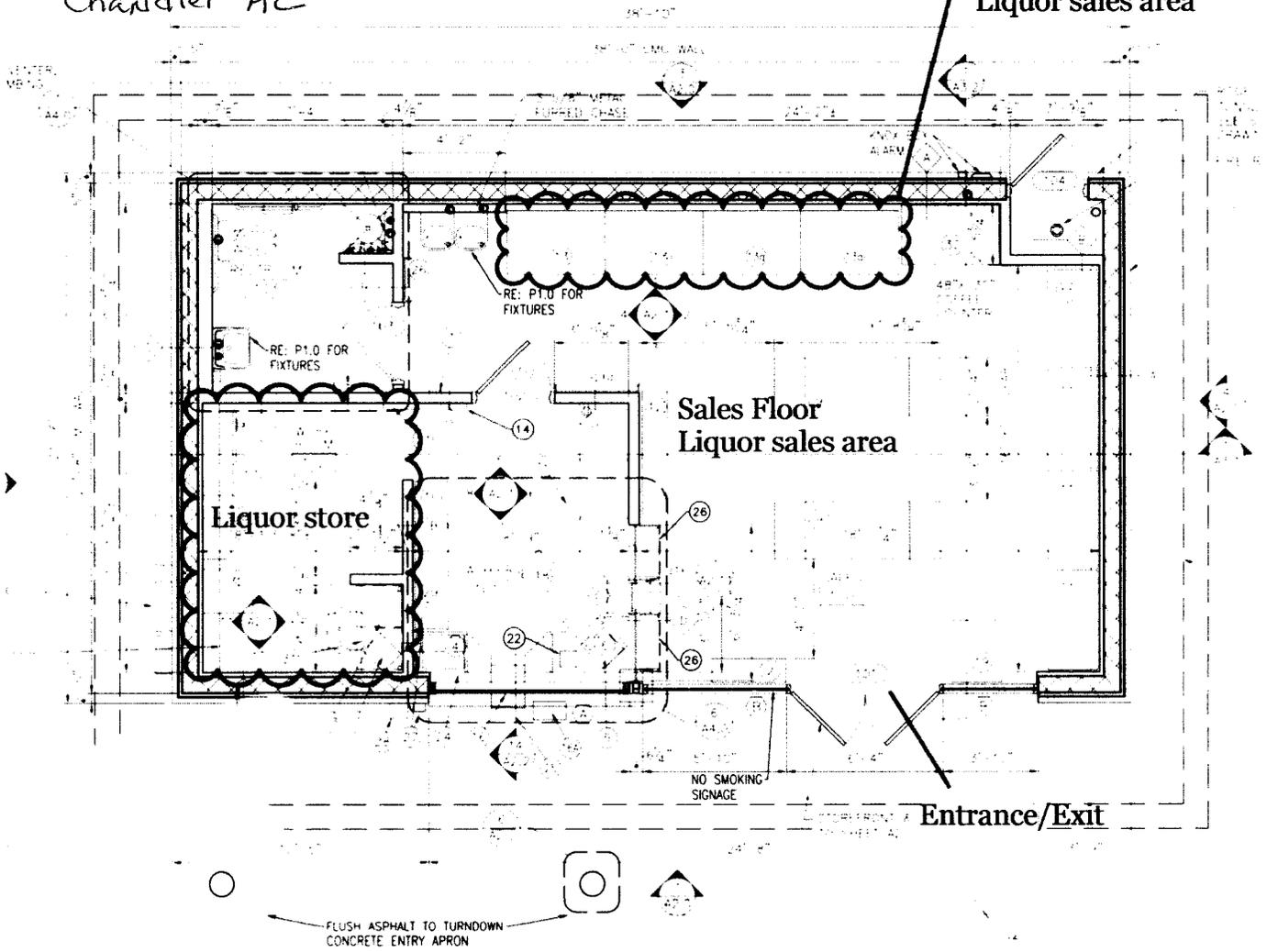


PROPOSED LEGEND:

-  PROPERTY LN
-  CONTRACTOR
-  EASEMENT LN
-  STRIPING
-  CONCRETE

Fry's Fuel Center #681
2955 E. Ocotillo
Chandler AZ

Beer Coolers
Liquor sales area



Fry's Marketplace Narrative series 10 liquor licenses:

Please accept this application for a Series 10 Beer and Wine License use permit on behalf of Fry's Food and Drug Store. The purpose of these licenses is to provide off sale alcohol sales for the convenience store. The 800 square foot store will be located within Artesian Marketplace at 2929 E. Ocotillo Road. Hours of operation are 24 hours per day, 7 days a week, however, liquor products will only be sold during permitted hours allowed by state law.

Regarding storage sales etc.:

As is standard in this industry, there is a specified storage area for alcohol identified by the #2 on the footprint/diagram, however for loading, unloading and staging the entire back room must be identified as potential liquor storage. This is also indicated by the #2 on the diagram.

Similar to the storage issue the sales area has a specific designation however, as is standard in this industry the entire sales floor must be identified as potential sales. This is to accommodate end-caps, special items, sales and or promotions.

Thank you for your consideration
Lauren Merrett
Mereco Inc.
Agent for Fry's Food and Drug Stores