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MEMORANDUM **Transportation & Development – PZ Memo No. 12-015**

DATE: FEBRUARY 28, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: LUP12-0004 CIRCLE K STORE

Request:	Use Permit approval to sell beer & wine for off-premise consumption only at a convenience store (Series 10 Liquor License)
Location:	Southwest corner of Elliot Road and Arizona Avenue
Applicant:	Circle K Stores, Inc.
Owner:	Arizona Elliot Holdings, LLC
Zoning:	Planned Area Development (PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval.

BACKGROUND

The request is for Use Permit approval to sell alcohol for off-premise consumption from a planned fuel station convenience store in conjunction with a Series 10 Wine & Beer Store License. The currently vacant site is located at the southwest corner of Elliot Road and Arizona Avenue. In January 2012, the site received zoning approval and Preliminary Development Plan (PDP) approval for a 6.6-acre multi-use development, including the fuel station and convenience store, a car wash, a self-storage complex, and two fast-food pads. The car wash, fuel station, and convenience store are anticipated to be developed in 2012 as Phase I.

To the west are townhomes, to the southwest is an apartment complex, and to the south along Arizona Avenue is a truck rental facility. The intersection's other corners are either existing commercial (northwest corner) or planned commercial uses (northeast and southeast corners).

The northwest corner's retail center has several businesses with alcohol sales, including two restaurants (Series 12 License), a bar (Series 6 License), and a convenience store (Series 10 License).

The 4,450 square foot convenience store will sell beer and wine seven (7) days a week during the hours permitted by the State of Arizona (currently 6 a.m. to 2 a.m.). A separate Use Permit application has been submitted that, if approved, would allow for the store to be open 24 hours, though alcohol sales would still be limited to those allowed by state law. A Series 10 Wine & Beer Store License allows for off-premise consumption only.

Staff recommends the standard condition regarding maintaining the site in a "clean and orderly manner" to ensure that no littering occur on the vacant portion of the site or adjacent to the store.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has not responded with any issues or concerns.
- A neighborhood meeting was held February 27, 2012 at the Downtown Community Center. No neighbors attended.
- One neighbor called in opposition to the request because he believes there are too many places in the area already to buy alcohol, and that it will have a negative effect on crime in the nearby apartment complexes. He requests that Circle K provide 24 hour security if they are approved to sell alcohol.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0004 CIRCLE K STORE 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 beyond the approved Floor Plan and Narrative shall void the Use Permit and require new Use Permit application and approval.

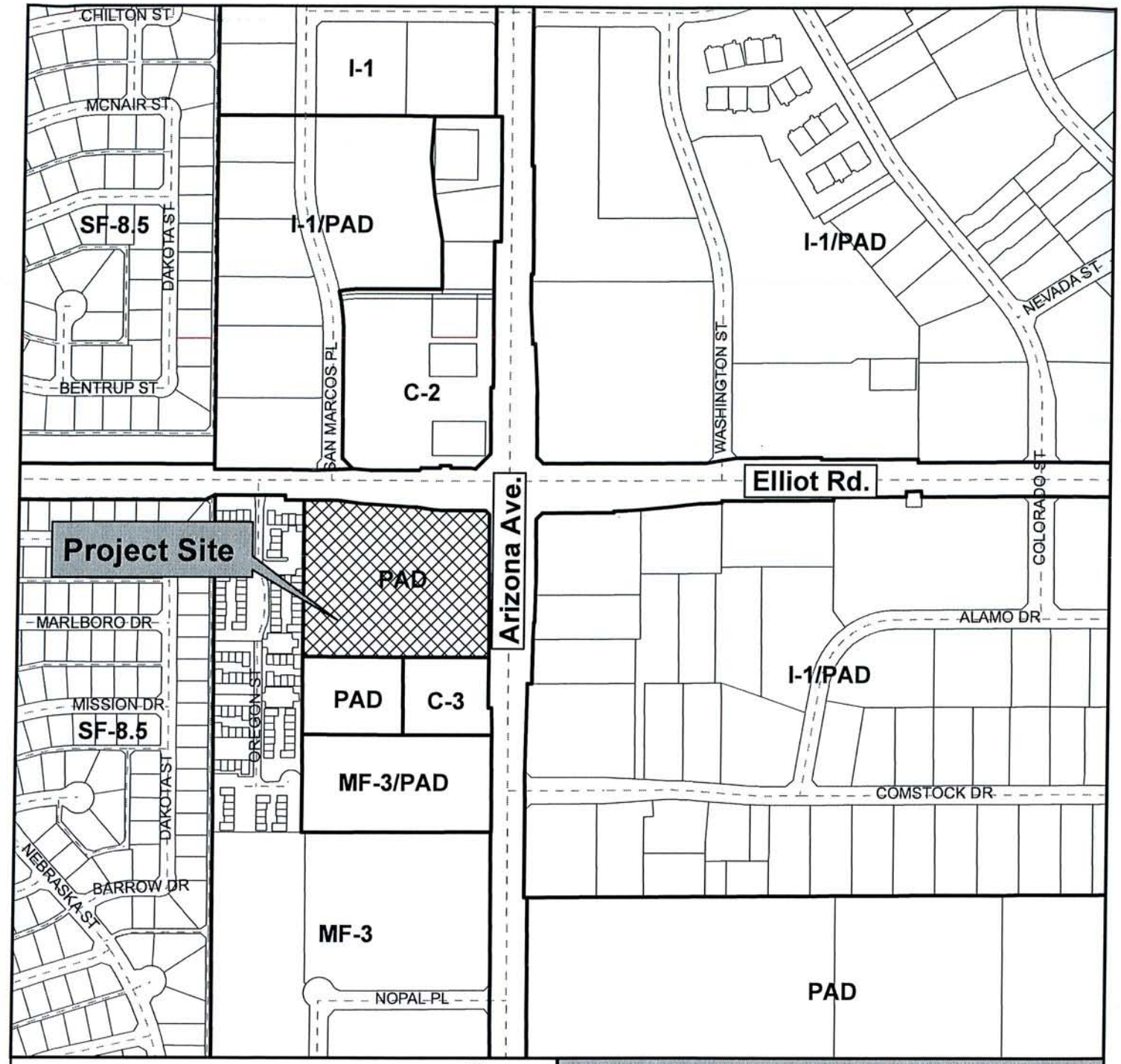
4. The site shall be maintained in a clean and orderly manner.

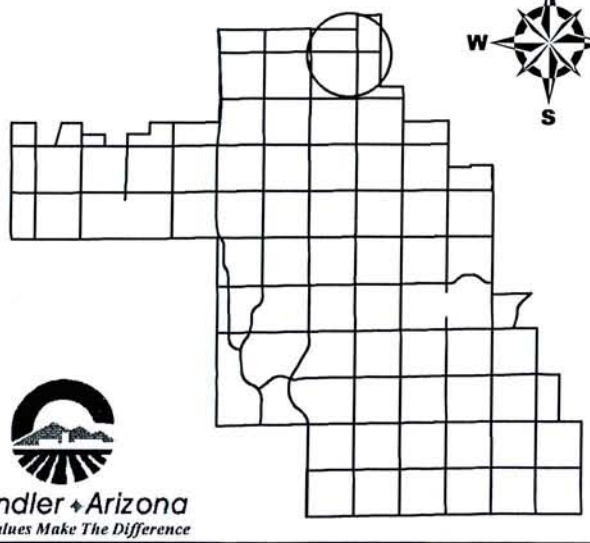
PROPOSED MOTION

Move to recommend approval of LUP12-0004 CIRCLE K STORE Use Permit for liquor sales subject to the conditions recommended by Staff.

Attachments

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





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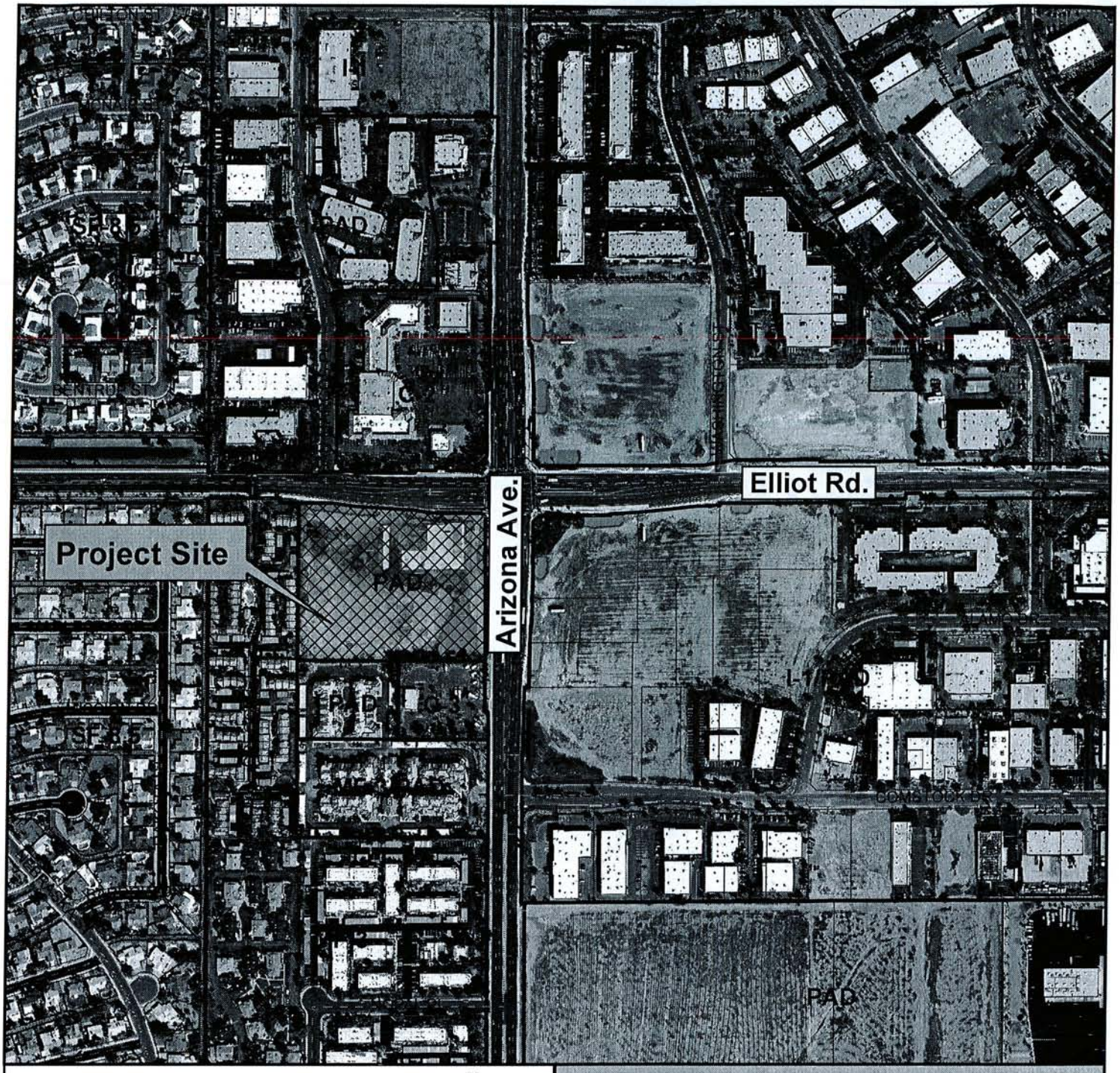
Vicinity Map

ZUP12-0002

Circle K Store
SWC Arizona & Elliot

CITY OF CHANDLER 1/25/2012



Vicinity Map

ZUP12-0002

Circle K Store
SWC Arizona & Elliot

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CITY OF CHANDLER 1/25/2012

LIQUOR USE PERMIT NARRATIVE

Proposed Circle K Store
SWC Arizona Avenue & Elliot Road
Chandler, Arizona

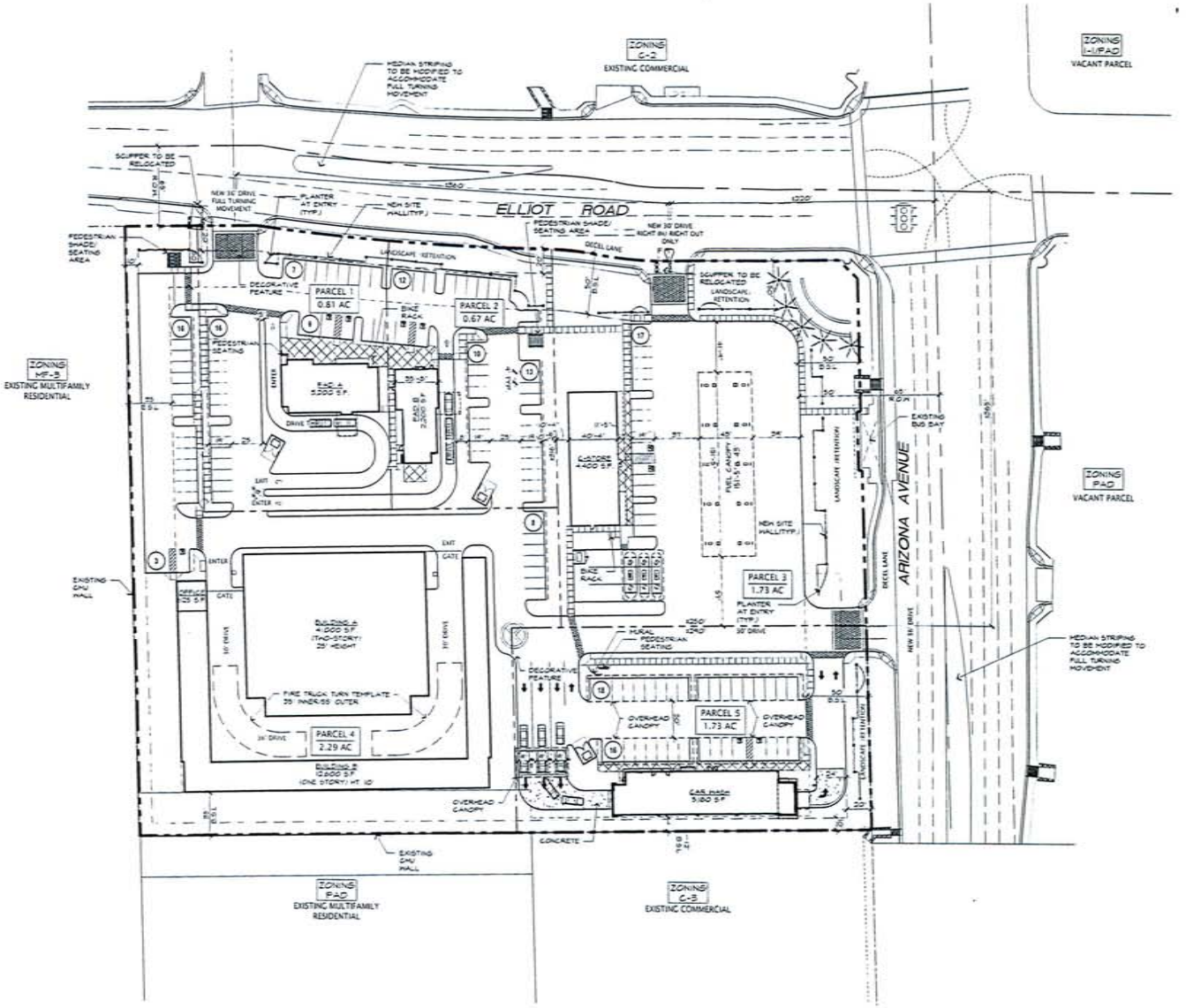
Request: A Liquor Use Permit for a Series 10 license for a new retail convenience grocery store

Narrative: Circle K Stores, Inc. is acquiring a portion of a 6.62 net acre tract at the southwest corner of Arizona Avenue and Elliot Road, Chandler, Arizona. The proposed Circle K store will be located upon an approximately 75,204 square foot parcel at the immediate intersection. The retail convenience store development will include an approximately 4,450 square foot convenience store building. a fuel canopy featuring 10 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 was recently approved for rezoning to PAD with a preliminary development plan as Case #DVR11-0017 Arizona –Elliot Commerce Center. The larger commercial development is intended to be developed as a neighborhood commercial retail center designed to provide goods and services to the community. While the retail center will have common access ways and a comprehensive architectural design, it is intended that each parcel within the larger tract be developed by separate end-users.

The proposed Circle K Store building will be 4,450 square foot in area and provide customer access to in the interior of the building through a single entrance on the east side of the building, facing Arizona Avenue. The interior design of the building features an open and inviting floor plan, along with an elevated 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 northwest 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 conditions imposed through the PAD/PDP zoning stipulations, the location of the proposed project at 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.



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

0 40' 80' 120'

project directory

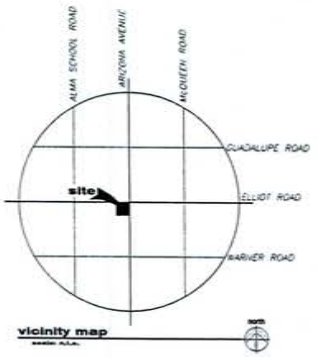
DEVELOPER:
MD PARTNERS, LLC
11811 N. TATUM BOULEVARD SUITE 1051
PHOENIX, ARIZONA 85028
CONTACT: DAVID CISIEWSKI OR MICHAEL SCARBROUGH
E-MAIL: Dave@MDPartnersaz.com
Mike@MDPartnersaz.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: HARVEY UNTI
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: hunti@rkaa.com

site data

EXISTING ZONING:	AG-1
PROPOSED:	PAD
GROSS SITE AREA:	8.27 ACRES
NET SITE AREA:	6.62 ACRES
PROPOSED USE:	RETAIL / RESTAURANT / GAS SERVICE
BUILDING AREA:	
PAD A:	3,200 S.F.
PAD B:	2,200 S.F.
C-STORE WITH CANOPY:	10,900 S.F.
CAR WASH:	5,180 S.F.
STORAGE:	53,600 S.F.
TOTAL BUILDING AREA:	75,080 S.F.
SITE COVERAGE:	18.9 %

TOTAL PARKING REQUIRED:		112 SPACES
PAD A		
RESTAURANT (3,200 S.F.) P.S.A. (1,920 S.F.)/50		39 SPACES
PAD B		
RESTAURANT (2,200 S.F.) P.S.A. (1,430 S.F.)/50		29 SPACES
C-STORE		
RETAIL (4,400 S.F.)/250		18 SPACES
CAR WASH		
(5,180 S.F.)/250		21 SPACES
STORAGE		
STORAGE (53,600 S.F.) -	PER STAFF	5 SPACES
TOTAL PARKING PROVIDED:		144 SPACES
ACCESSIBLE SPACES REQUIRED:		4 SPACES
ACCESSIBLE SPACES PROVIDED:		9 SPACES



vicinity map
scale: n.t.s.

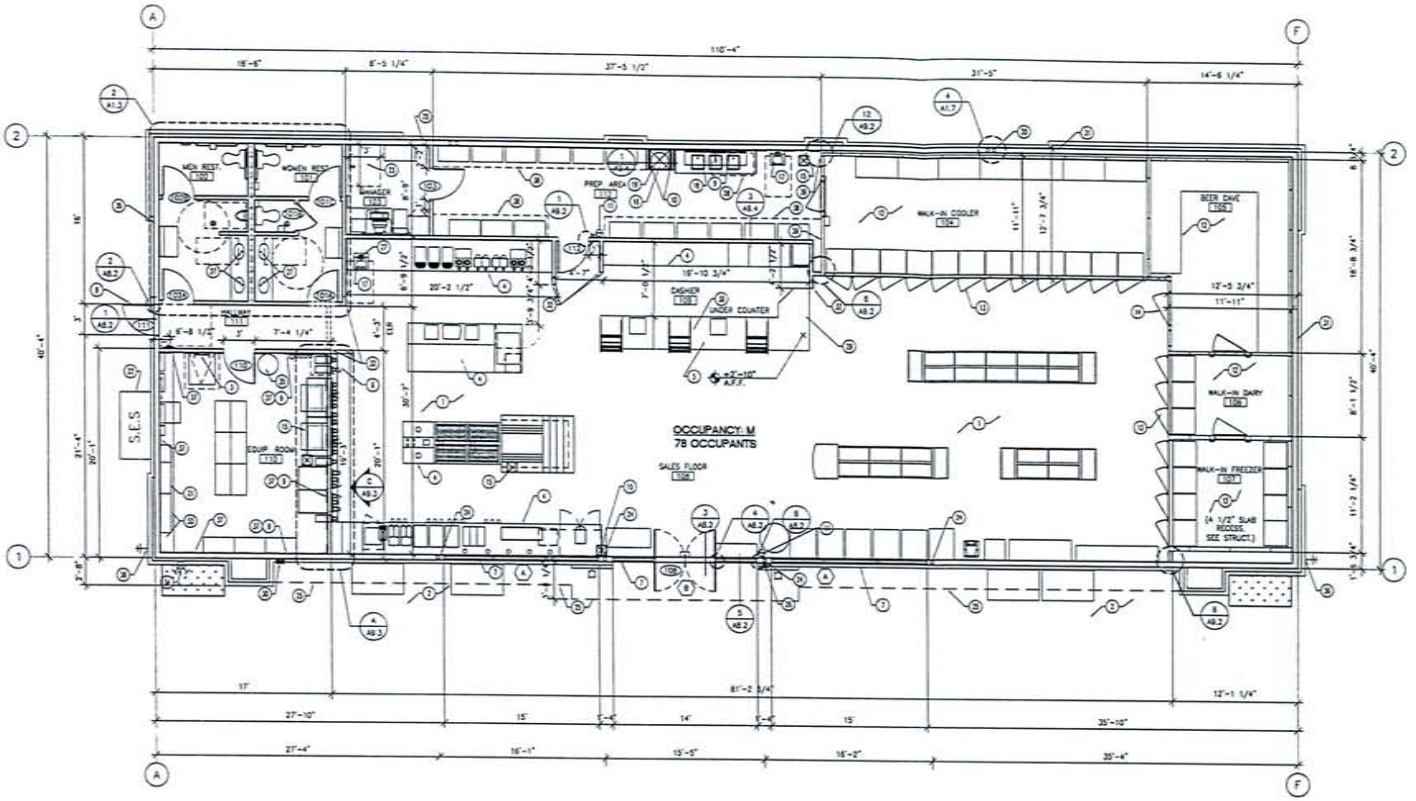
ROBERT KUBICEK
Architects And Associates, Inc.
2233 East Thomas Road
Phoenix, AZ 85016-3474
(602) 955-3900 Phone
(602) 955-0496 Fax
www.rkaa.com

PRELIMINARY
date: 01-23-12

NEW COMMERCIAL DEVELOPMENT
SWC ARIZONA AVENUE AND ELLIOT ROAD
CHANDLER, ARIZONA

design HGU
drawn EF
check HGU

sheet SP-1
of
job 10180



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES

1. CONCRETE SLAB, SEE STRUCTURAL FOR REINFORCING.
2. CONCRETE WALK, BROOM FINISH.
3. ROOF ACCESS LADDER, SEE DETAIL SHEETS 12/A8.2
4. CUSTOM CASEWORK SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
5. SALES COUNTER, SEE SHEET A1.4 FOR EQUIPMENT.
6. SOLID SURFACE COUNTER TOP SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
7. ALUMINUM STOREFRONT SYSTEM, DARK BRONZE FINISH, SEE SHEET A6.0 FOR DOOR & WINDOW SCHEDULES
8. INSULATED METAL DOOR IN HOLLOW METAL FRAME, SEE DOORS SHEDULES SHEET A6.0
9. PEBBLE SURFACE MARLITE F.R.P. PANELING TO 6" ABOVE FINISH CEILING, P-100 WHITE, OR EQUAL SEE SHT. A3.2.
10. PEBBLE SURFACE MARLITE F.R.P. PANELING TO 48" A.F.F., P-100 WHITE, OR EQUAL SEE SHT. A3.2.
11. 5 LB. 2A-10BC FIRE EXTINGUISHER, SURFACE MOUNTED AT 48" A.F.F., PROVIDE BLOCKING AS REQUIRED
12. COOLER/FREEZER PROVIDED AND INSTALLED BY CIRCLE K. GENERAL CONTRACTOR RESPONSIBLE FOR ELECTRICAL AND PLUMBING CONNECTIONS.
13. COOLER REACH-IN DOOR, SUPPLIED BY MANUFACTURER
14. BEER CAVE DOOR & WINDOW, SUPPLIED BY MANUFACTURER
15. FLOOR SINK ACCESSIBLE FOR CLEANING, SEE PLUMBING DRAWING
16. MOP SINK, SEE PLUMBING DRAWING FOR SPECIFIC INFORMATION
17. HAND SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
18. 3-COMPARTMENT SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
19. 50 GALLON WATER HEATER ON SHELF ABOVE, SEE PLUMBING AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
20. COMBINATION ROOF DRAIN / OVERFLOW DRAIN, SEE CIVIL AND PLUMBING DRAWINGS, ROOF PLAN SHEET A1.7 AND DETAIL 3/A1.7.
21. LOCATION OF ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
22. LOCATION OF SES, SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
23. PROPOSED LOCATION OF FIRE SPRINKLER RISER. MAINTAIN MIN. 36" CLEARANCE PER FIRE CODE. SEE CIVIL AND FIRE DRAWINGS FOR SPECIFIC INFORMATION
24. STEEL COLUMN, SEE STRUCTURAL DRAWINGS
25. LINE OF CANOPY / SOFFIT ABOVE, SEE REFLECTED CEILING PLAN SHEET A1.8 AND EXT. ELEVATIONS SHEET A2.1
26. KEY BOX LOCATION, SEE RECESS DETAILS 1/A8.3 & 2/A8.3
27. PROVIDE SIGN ABOVE HAND SINK "EMPLOYEE MUST WASH HANDS BEFORE RETURNING TO WORK"
28. UNDERGROUND GREASE INTERCEPTOR, SEE PLUMBING DRAWINGS.
29. 34" HIGH ACCESSIBLE COUNTERTOP
30. FUEL EMERGENCY SHUT-OFF SWITCH WITH COVER, PROPOSED LOCATION WHEN IS REQUIRED, SEE FUEL PLAN
31. 2X8 WOOD STUD WALL, SEE DETAIL 11/A8.1, STRUCTURAL, BUILDING SECTIONS AND EXTERIOR ELEVS.
32. 1 1/2" STAINLESS STEEL CORNER GUARDS TO 5'-0" A.F.F.
33. 6" CONC. WOP CURB AT ELECTRICAL FLOOR PENETRATIONS
34. FDC PROPOSED LOCATION WHEN CITY REQUIRED.
35. CO2 TANK WITH FILL AT EXTERIOR SEE DET. 2/A9.1 FOR REQUIRED SIGNS. SEE SHT. A1.4 FOR SIGN LOCATIONS.
36. HOUSE BIB, SEE PLUMBING DRAWINGS
37. 3/4" PLYWOOD WITH FRP, SEE SEE SHT. A3.2.
38. STORAGE LOFT 7'-0" HEIGHT, SEE DETAIL 3/A9.4
39. ANGLE BREAK METAL TO CLOSED GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING, SEE DETAIL 12/A9.2

INTERIOR FINISHES

MARK	DESCRIPTION
B1	6" HIGH BLACK RUBBER BASE
B2	6" HIGH 3/8" RADIUS COVED METAL BASE
B3	6" HIGH COVED PORCELAIN TILE: SKU-TILE TERRA ANTICA GRID TAUPE 6" X 12" GROUT: CHARCOAL BLACK
C1	3/8" GYPSUM CEILING BOARD – PAINTED SW6105 (SHERWIN WILLIAMS)
C2	5/8" GYPSUM CEILING BOARD – PRIMED, READY FOR PAINT
C3	FACTORY FINISH – METAL
C4	SUSPENDED 2'x4' T-BAR GRID WITH WASHABLE LAY-IN VINYL-CLAD SHEETROCK CEILING TILES – 1/4" THICK
F1	EXPOSED CONCRETE: MACDMP 20 SEALER (M.R. MEADOWS), APPLY PER MFR. WRITTEN INSTRUCTIONS MACDMP 20 SEALER (M.R. MEADOWS), APPLY PER MFR. WRITTEN INSTRUCTIONS
F2	PORCELAIN TILE: SKU-TILE TERRA ANTICA GRID TAUPE 18" X 18" GROUT: CHARCOAL BLACK
F3	CARPET
W1	5/8" GYPSUM WALL BOARD – PRIMED, READY FOR PAINT
W2	FACTORY FINISH
W3	WALL TILE: TRI SKATE TILE – CHRYSLER BEIGE GLOSSY 12" X 12" GROUT: CHARCOAL BLACK

ROOM FINISH SCHEDULE

NO.	REFERENCE ORIENTATION	FLOOR F1 EXPOSED CONCRETE	FLOOR F2 PORCELAIN TILE (SEE ALSO NOTE 3/A9.0)	FLOOR F3 CARPET	BASE B1 6" HIGH BLACK RUBBER BASE	BASE B2 6" HIGH COVED METAL BASE	BASE B3 6" HIGH COVED PORCELAIN TILE	INTERIOR WALLS REAR W1 5/8" GYPSUM WALL BOARD	REAR W2 FACTORY FINISH – METAL	REAR W3 WALL TILE/GROUT	RIGHT W1 5/8" GYPSUM WALL BOARD	RIGHT W2 FACTORY FINISH – METAL	RIGHT W3 WALL TILE/GROUT	FRONT W1 5/8" GYPSUM WALL BOARD	FRONT W2 FACTORY FINISH – METAL	FRONT W3 WALL TILE/GROUT	LEFT W1 5/8" GYPSUM WALL BOARD	LEFT W2 FACTORY FINISH – METAL	LEFT W3 WALL TILE/GROUT	CEILING C1 5/8" GYP. CEIL. BD. – PAINTED	CEILING C2 5/8" GYP. CEIL. BD. – PRIMED	CEILING C3 FACTORY FINISH	CEILING C4 SUSPENDED 2'x4' – 1/4" THICK (SEE ALSO NOTE 4/A9.0)	NOTES
–	–																							–
101	WOMEN	X				X				X			X			X			X		X				SEE SHTS. A3.3 & A1.8 FOR MORE INFORMATION
102	MEN	X				X				X			X			X			X		X				SEE SHTS. A3.3 & A1.8 FOR MORE INFORMATION
103	MANAGER	X			X			X			X			X			X						X		
104	WALK-IN COOLER	X				X			X			X			X			X					X		
105	BEER CAVE		X			X			X			X			X			X					X		
106	WALK-IN DAIRY	X				X			X			X			X			X					X		
107	WALK-IN FREEZER	X				X			X			X			X			X					X		
108	SALES FLOOR		X				X	X			X			X			X							X	FLOOR BY FREEZER MFR.
109	CASHIER			X	X			X			X			X			X				X				
110	EQUIP. ROOM	X			X			X			X			X			X							X	F.R.P. PANELING, SEE SHTS. A1.2 & A3.2
111	HALLWAY		X			X		X			X			X			X							X	
112	PREP. AREA	X			X			X			X			X			X							X	F.R.P. PANELING, SEE SHTS. A1.2 & A3.2

LEGEND

- 2X6 WOOD STUD AT 16" O.C. SEE SHEET A1.3 FOR WALL TYPES
- 6" 20GA. METAL STUD AT 24" O.C. SEE SHEET A1.3 FOR WALL TYPES
- 3 5/8" 20ga. METAL STUD AT 24" O.C. SEE SHEET A1.3 FOR WALL TYPES
- 3 5/8" 20ga. METAL STUD AT 24" O.C. TO DECK SEE SHEET A1.3 FOR WALL TYPES
- GALVANIZED
- PRE-MANUFACTURED FREEZER/COOLER WALL
- F.R.P. PANELING, SEE KEYNOTES & SHT. A3.2
- 3/4" PLYWOOD W/F.R.P. PANELING, SEE KEYNOTES & SHT. A3.2
- WINDOW TYPE, SEE WINDOWS SCHEDULE SHEET A6.0
- DOOR TYPE, SEE DOOR SCHEDULE SHEET A6.0

GENERAL NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. SEE SHEETS A1.4 & A1.5 FOR EQUIPMENT
3. COORDINATE ALL DIMENSIONS IN AREAS OF WALK-IN COOLERS WITH EQUIPMENT INSTALLERS
4. INSTALL FULL THICKNESS BATT INSULATION CONTINUOUS TO ROOF DECK IN ALL WALL SEPERATING REST ROOMS FROM ADJACENT CONVENIENCE STORE AREAS. INSULATION TO BE NON-COMBUSTIBLE, BEARING THE U.L. CLASSIFICATION MARKING
5. BRACE STUDS ABOVE CEILING AS REQUIRED TO PROVIDE RIGID WALLS THROUGHOUT – SEE DET. 3/A9.1
6. ALL CABINETS IN FAST-FOOD AREA, INCLUDING COFFEE BAR AND SALES COUNTER, TO HAVE SOLID TOP WITH METAL SIDES PAINTED AND KICK PLATE BASE PAINTED "BLACK"
7. USE FDA APPROVED FOOD GRADE CLEAR CAULKING BETWEEN COUNTERTOPS AND WALLS AND WHERE REQUIRED PER LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS
8. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT AND DRYWALL INSTALLERS TO ENSURE THAT ALL ELECTRICAL WIRING, WATER LINES AND REFRIGERATION LINES HAVE BEEN INSTALLED PROPERLY ON ALL EQUIPMENT PRIOR TO THE HANGING OF ANY DRYWALL. SEE THE CIRCLE K PROJECT MANAGER FOR ANY EQUIPMENT LOCATION CLARIFICATIONS.
9. ALL INSULATION SHALL NOT BE EXPOSED TO VIEW FROM INSIDE SALES FLOOR AREA
10. PROVIDE 5/8" MOISTURE-RESISTANT GYPSUM WALLBOARD THROUGHOUT WHERE REQUIRED.

ANDREWS DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
4434 N CIVIC CENTER PLAZA
SUITE 101
SCOTTSDALE, ARIZONA 85251
(480)994-3478

CIRCLE K STORES INC.
STORE #
1100 WEST WARNER RD
SUITE 101
TEMPE, AZ. 85284

CIRCLE 'K'
ARIZONA AVE AND ELLIOT RD
CHANDLER, AZ

No: DATE: REVISION:

FLOOR PLAN AND ROOM FINISH SCHEDULE

PRELIMINARY: NOT FOR CONSTRUCTION OR RECORDING

ADG Job No: A3611

Date: 12/17/12 Sheet No:
Drawn: RP/EF
Checked: D.A.A. A1.2