



**MEMORANDUM                      Transportation & Development – PZ Memo No. 12-130**

**DATE:**                      DECEMBER 26, 2012  
**TO:**                              PLANNING AND ZONING COMMISSION  
**THRU:**                      R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
    JEFF KURTZ, PLANNING ADMINISTRATOR  
    KEVIN MAYO, PLANNING MANAGER  
**FROM:**                      JESSICA SARKISSIAN, AICP, CITY PLANNER  
**SUBJECT:**                      LUP12-0034 SIBLEY’S WEST

**Request:**                      Use Permit approval to sell beer & wine for off-premise consumption only at a gift shop (Series 10 Liquor License)  
**Location:**                      72 S. San Marcos Place  
    West of Arizona Avenue and south of Buffalo Street  
**Applicant:**                      John Wolfe, Sibley’s West  
**Zoning:**                      City Center District (CCD)

**RECOMMENDATION**

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

**BACKGROUND**

The request is for Use Permit approval to sell alcohol for off-premise consumption in conjunction with a Series 10 Wine & Beer Store License. The suite is located within Chandler’s Historic Downtown Square. The 2,000-square foot subject business is open Monday through Thursday 11 a.m. to 7 p.m, Fridays and Saturdays from 10 a.m. to 9 p.m. and Sundays from 11 a.m. to 4 p.m. A variety of retail tenants occupy the other suites. The applicant proposes to showcase local Arizona bottled wines and sell the wines in addition to the other gifts available.

Last year a liquor use permit was approved for this site and business under LUP11-0017, with a one (1) year time condition for continued Staff evaluation. After correspondence with the police department and hearing no objections, Staff recommends approval of the request with the removal of the time condition.

**DISCUSSION**

Staff supports the request, finding that the store is appropriate at this location and that the use has operated for the past year without incident.

**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 responded that they do not have any objections with this proposal.
- A neighborhood meeting was held on December 12, 2012 at the Downtown Community Center. No citizens attended.

**RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0034 SIBLEY'S WEST subject to the following conditions:

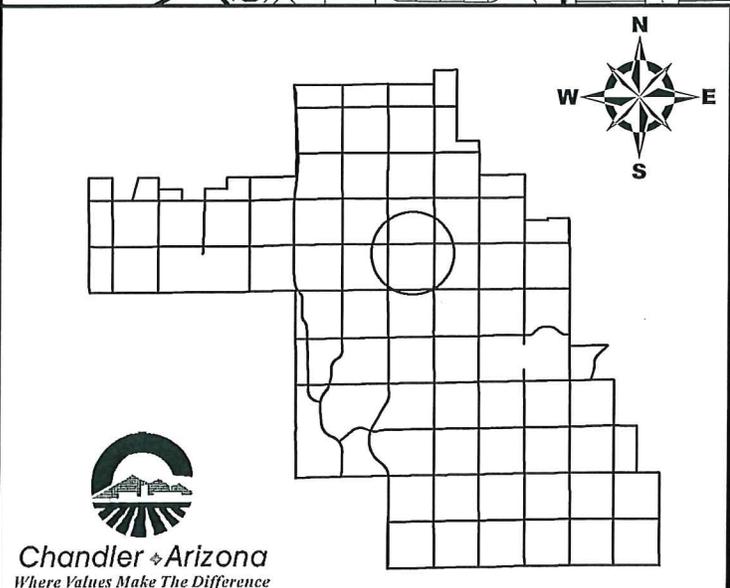
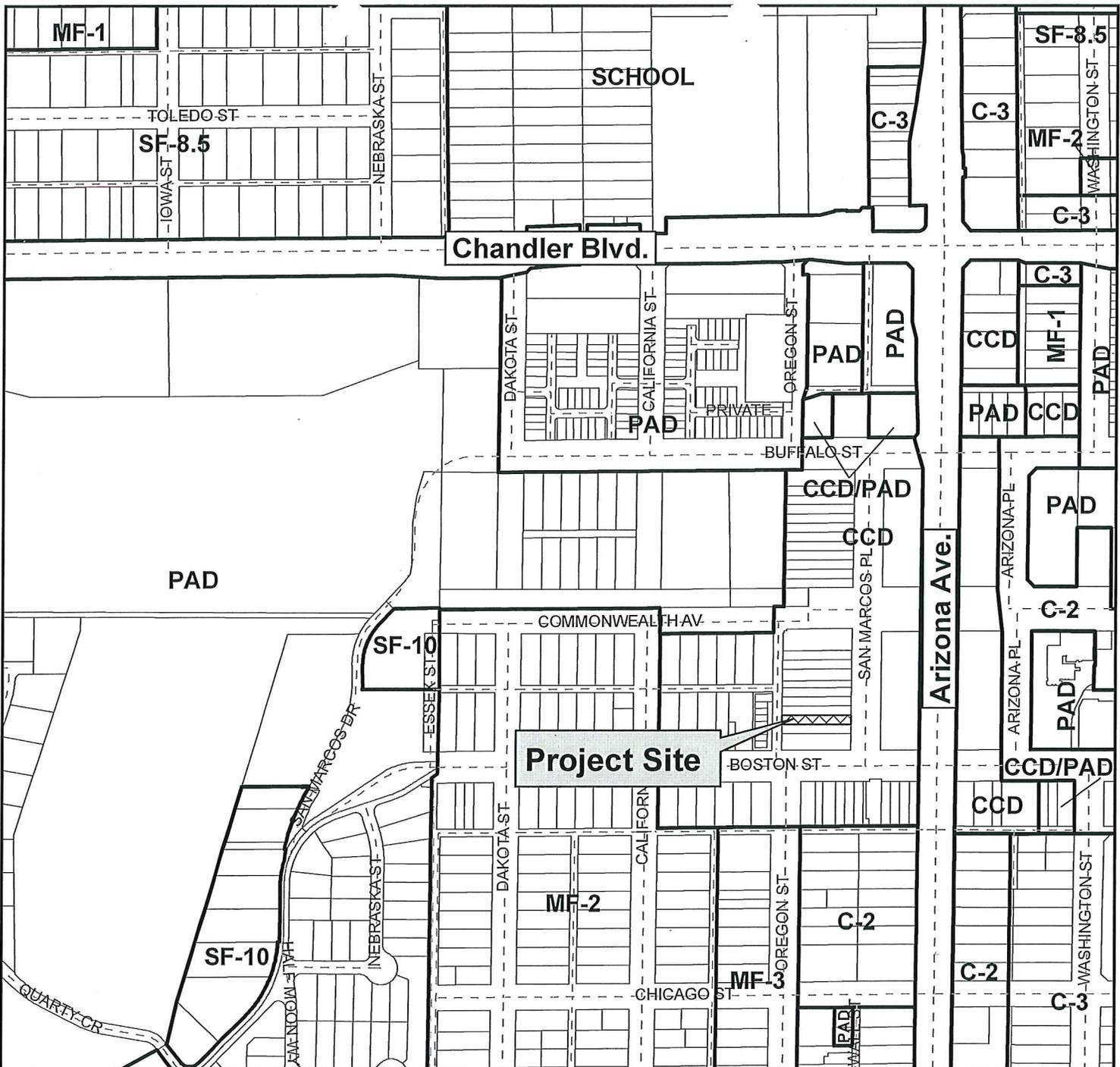
1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion beyond the approved Floor Plan and Narrative shall void the Use Permit and require new Use Permit application and approval.

**PROPOSED MOTION**

Move to recommend approval of LUP12-0034 SIBLEY'S WEST Use Permit for liquor sales subject to the conditions recommended by Staff.

**Attachments**

1. Vicinity Maps
2. Suite Location Map
3. Narrative
4. Floor Plan

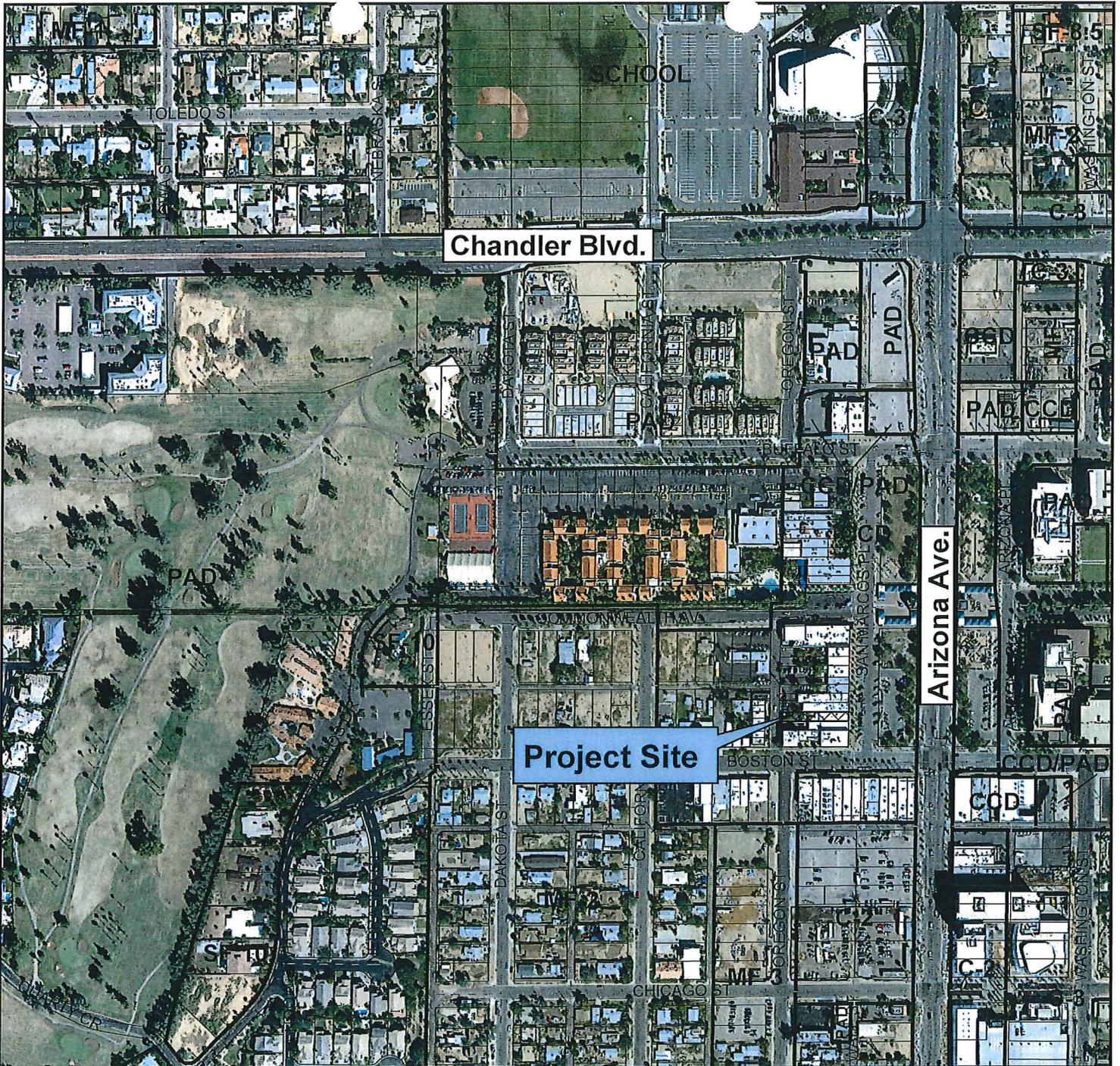


## Vicinity Map



**LUP12-0034**  
**Sibleys West**  
**Liquor Use Permit**

CITY OF CHANDLER 11/19/2012



Chandler Blvd.

Arizona Ave.

Project Site

## Vicinity Map



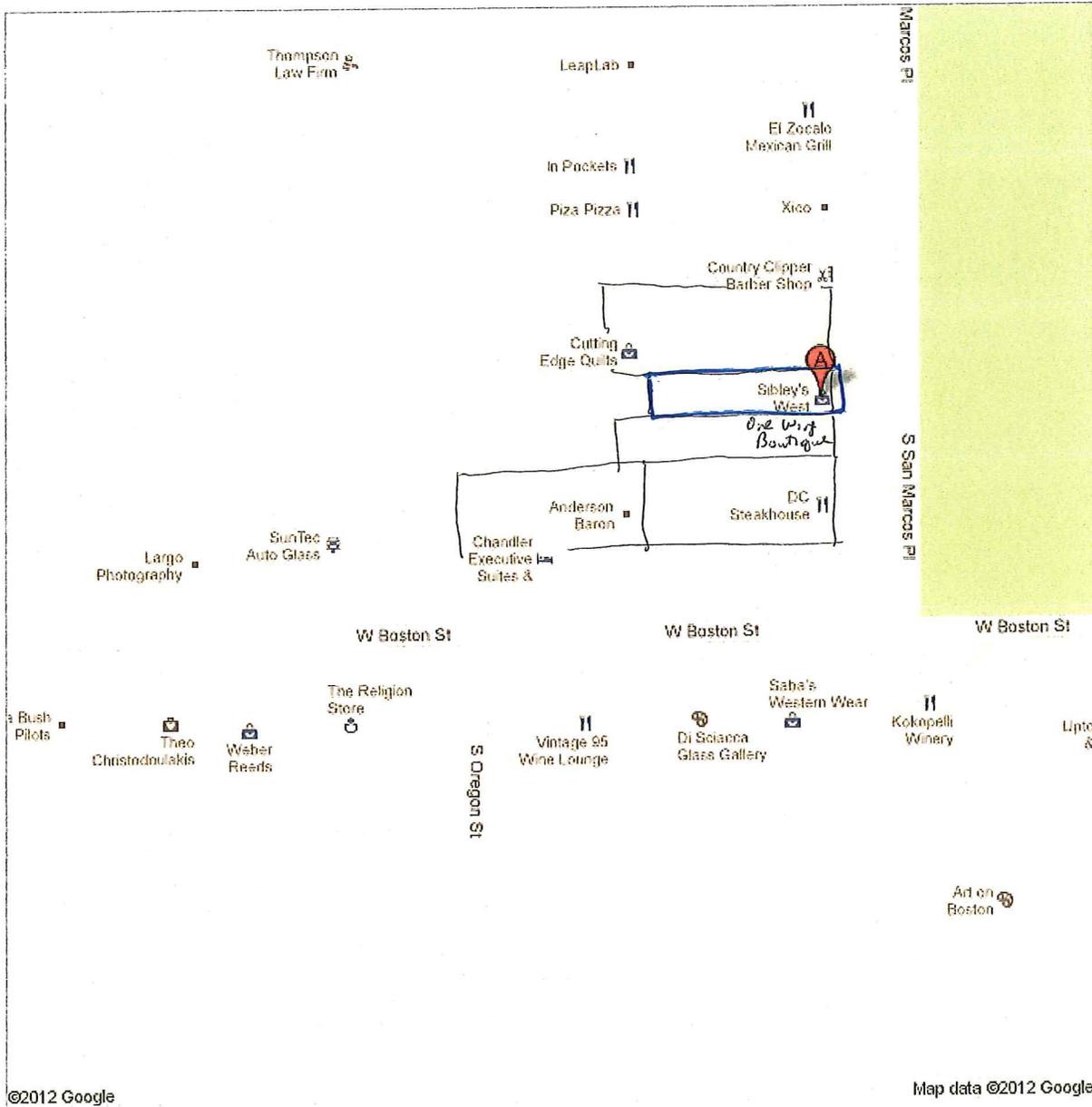
LUP12-0034  
 Sibleys West  
 Liquor Use Permit



# SITE PLAN LOCATION

Get Google Maps on your phone

Text the word "GMAPS" to 466453



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Map data ©2012 Google

- A. **Sibley's West: The Chandler and Arizona Gift Shop**  
72 South San Marcos Place, Chandler, AZ  
(480) 899-4480



Nov. 27, 2012

### **Introduction**

**Sibley's West: The Chandler and Arizona Gift Shop** opened in December, 2010 with the purpose of making available to customers unique gift items made in Arizona. Located in Chandler's historic downtown square, the 2,000-square-foot shop at 72 S. San Marcos Place is conveniently located between an array of restaurants and a short walk from the Crowne Plaza San Marcos resort. In its 23 months of existence Sibley's West has become a destination for residents, winter visitors and tourists looking for quality, authentic, interesting gifts from Arizona. In fact, based on visitors' signing of a guest book, the shop in its short time has had customers from all 50 states and 65 foreign countries.

**Sibley's West** offers a wide variety of items, including hand-crafted pottery from Payson, kachina dolls from Tees Toh, Diana Madaras prints from Tucson, scented candles from Prescott, and metal wall art from Bisbee. The shop also sells a variety of Arizona-themed books and unique food items like prickly pear jellies, salsas and hot sauces, soup mixes and oils from the Queen Creek Olive Mill. Sibley's West features items from almost 20 Chandler artists and small businesses, including the Urban Oven, Lil Sassy Salsa, GlassMelts, and Southwest Ornaments. Sibley's West opened with 55 Arizona suppliers; the number is now 170.

The shop is looking to continue to showcase a sample of Arizona bottled wines on its shelves. Arizona now has 48 wineries, although only about 25 sell their wines commercially. Among those is Kokopelli Winery, a neighbor of Sibley's West in the downtown square and a willing supplier. The number of state wineries is growing and Arizona is becoming known for its soft reds, whites and chardonnay wines. Sibley's West has designated one four-foot by eight-foot fixture near its point-of-sale register for display. Sibley's West has been assisted in this initiative by local consultants Lauren Merrett of Mereco Co. and Jim Wiskerchen of MyWineHelper.com.

**Sibley's West** is requesting a Series 10 liquor license in order to begin selling bottles of Arizona wines in the shop. The shop is open Monday through Thursday from 11 a.m. to 7 p.m., Fridays and Saturdays from 10 a.m. to 9 p.m., and Sundays from 11 a.m. to 4 p.m. Hours may expand during holiday periods. The store looks to hold 12-16 free wine-tastings a year. These are events in which a certified wine distributor offers small (1 oz.) samples to guests to share Arizona wines. Wine-tastings are typically held in conjunction with artist visits to Sibley's West or community events like the jazz weekend or classic-car show.

Sibley's West now employs one fulltime employee and one part-time employee. An owner is on premises 90% of the time.

**The owners of Sibley's West, John and Michelle Wolfe**, have lived in Chandler since 1997. John is the former editor and general manager of the Chandler Independent newspaper and a one-time board member for the Chandler Chamber of Commerce and the Chandler Rotary. Michelle was an employee of the Chandler Unified School District prior to becoming an instructor at Arizona State University. They have been active members of the Chandler community and have hosted three students from foreign countries as part of the AFS exchange program. Those students attended Chandler High School with the Wolfes' two daughters.

Sibley's West  
72 S. San Marcos Place  
Chandler, AZ 85225  
480-899-4480

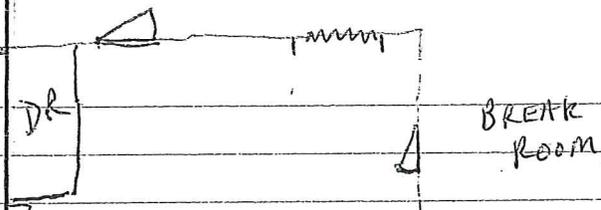
1 line = 2 feet

STORE ROOM

REAR DOOR

TRIBLEY'S WEST

72 S. SAN MARCOS PL.  
CHANDLER, AZ 85225



APPAREL

FOOD

WINE

CASH  
WRAP  
COUNTER

HOME  
GOODS

SOUVENIRS

FRONT DOOR

