



Chandler • Arizona
Where Values Make The Difference

C.



MEMORANDUM

Transportation & Development – PZ Memo No. 13-095

DATE: NOVEMBER 6, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *90*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SJAF*

SUBJECT: LUP13-0003 CIRCLE K STORE

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer & Wine Store License

Location: 6015 South Arizona Avenue, southeast corner of Riggs Road and Arizona Avenue

Applicant: Law office of David Cisiewski, PLLC, representing Circle K

RECOMMENDATION

Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval subject to conditions.

BACKGROUND

The planned new convenience store is located at 6015 South Arizona Avenue, southeast corner of Riggs Road and Arizona Avenue. The surrounding businesses include a McDonald’s fast food restaurant at the southwest corner, a Diamond Shamrock fuel station at the northwest corner, a vacant parcel to the south, and a vacant business to the east. These businesses are all under the jurisdiction of Maricopa County. Undeveloped industrial zoned land to the north is currently used for agricultural purposes and is in the City of Chandler.

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 & Wine Store License.

The planned 4,450 square foot convenience store will sell beer and wine, seven days a week, during the hours permitted by the State of Arizona. Alcohol will be stored and sold in several areas of the store, which include a limited storage area behind the cashier, store displays, and cooler areas. The public may enter the ‘beer cave’ from the sales floor which is under security

November 6, 2013

camera surveillance. The business will employ six to eight staff members, both full-time and part-time. The proposed Circle K store was approved in 2011 for PAD zoning with a Preliminary Development Plan.

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.

Planning Staff recommends approval with no time limit to maintain consistency with other Series 10 Liquor Use Permits approved for other similar type retailers with no time limit condition given the establishments had no outstanding concerns, opposition, or violations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out on October 1, 2013.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Planning Staff has not received any phone calls or letters of concern or opposition.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and zoning, recommends approval of LUP13-0003 CIRCLE K STORE, subject to the following conditions:

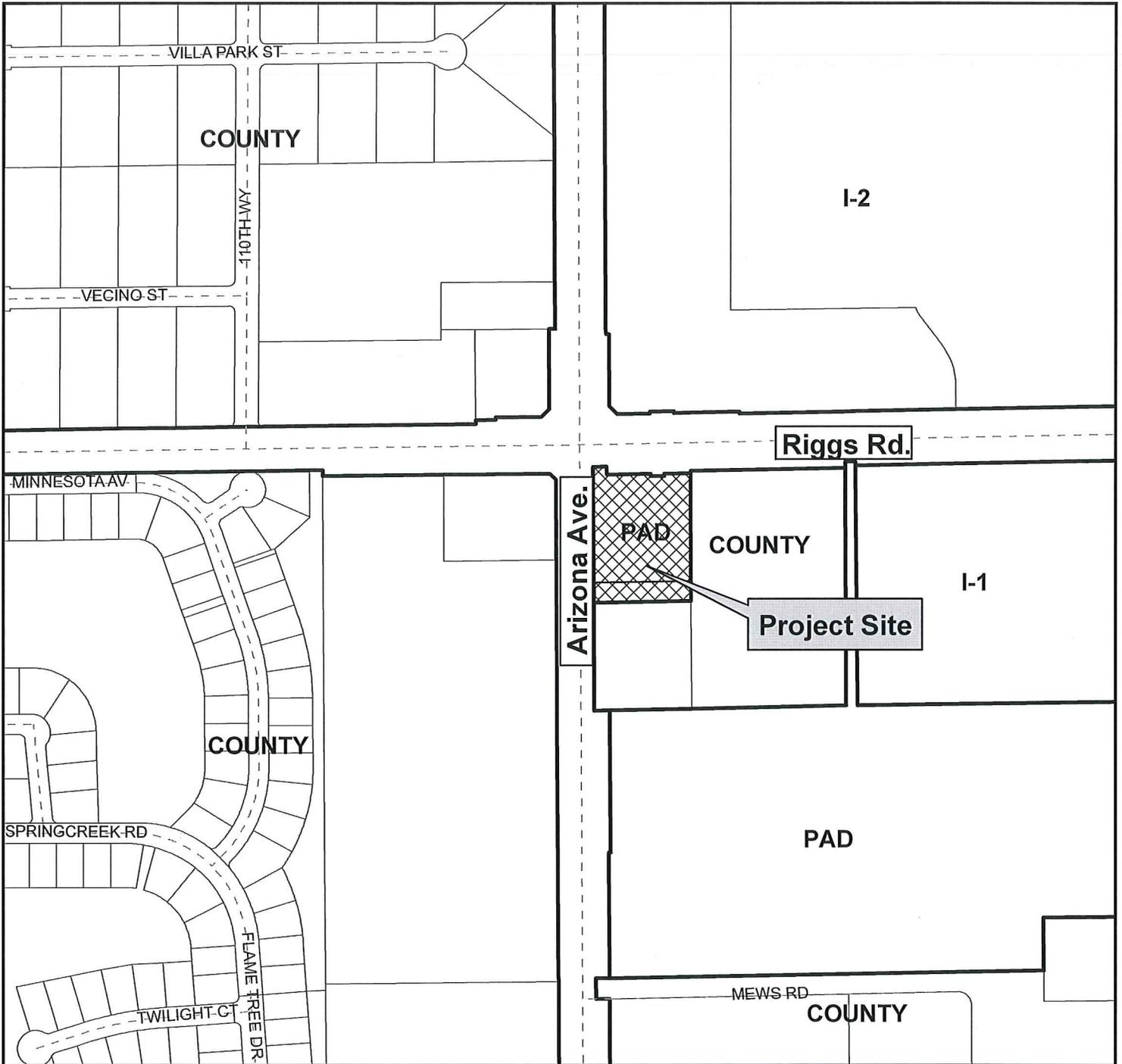
1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to recommend approval of Liquor Use Permit, LUP13-0003 CIRCLE K STORE, subject to the conditions recommended by Planning Staff.

Attachments

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

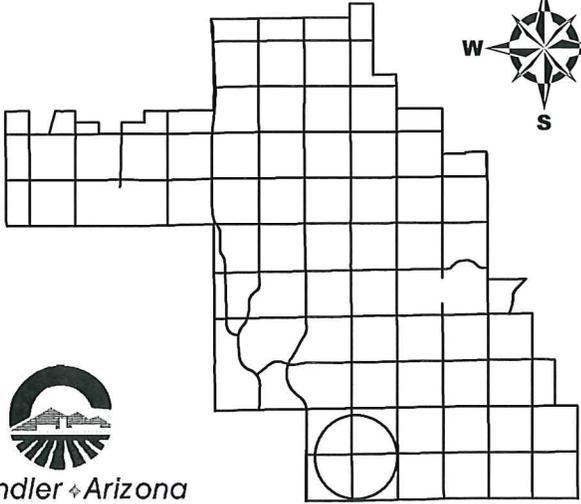


Vicinity Map

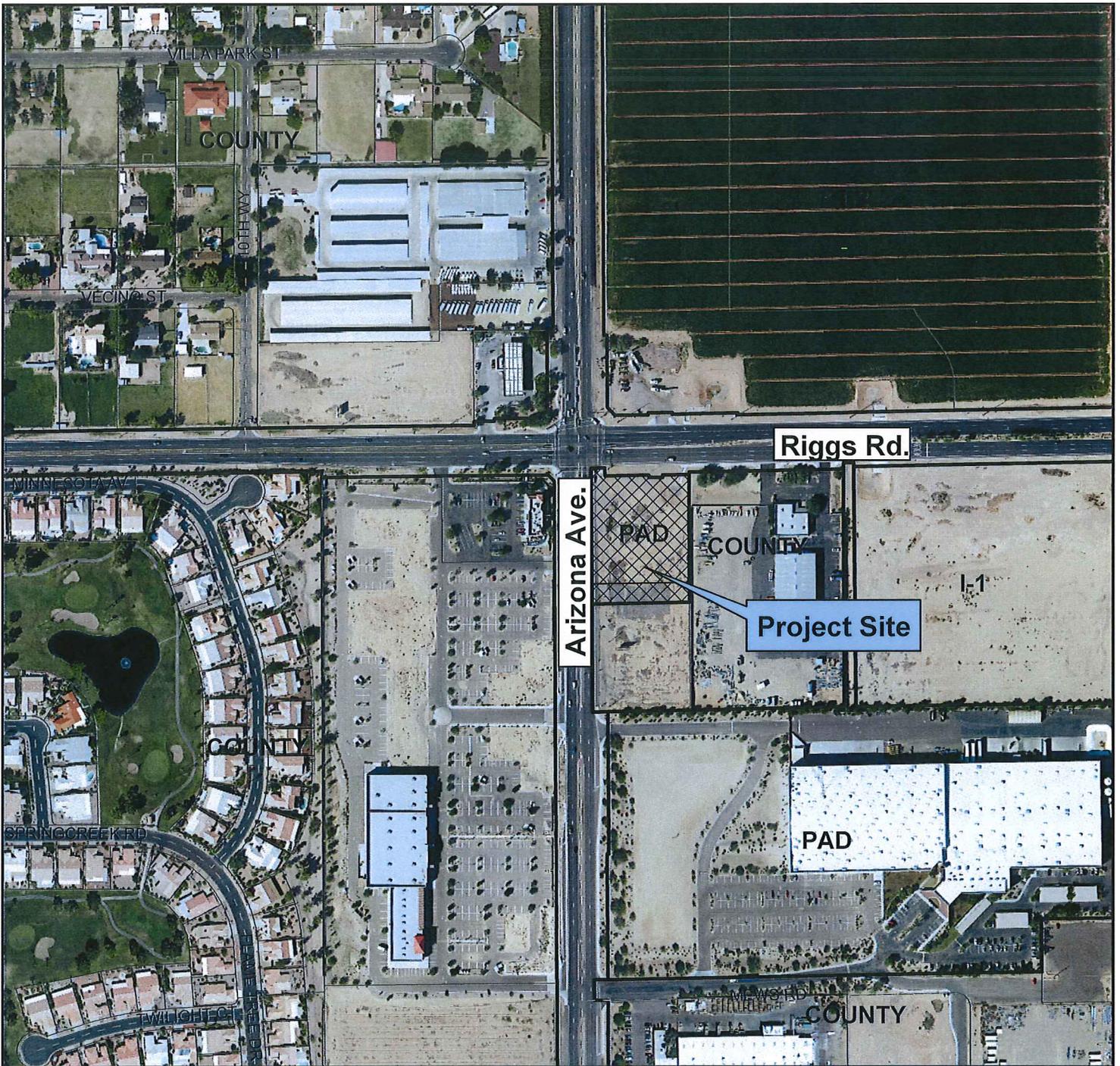


LUP13-0003

**Circle K Store
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference



Arizona Ave.

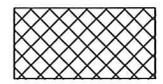
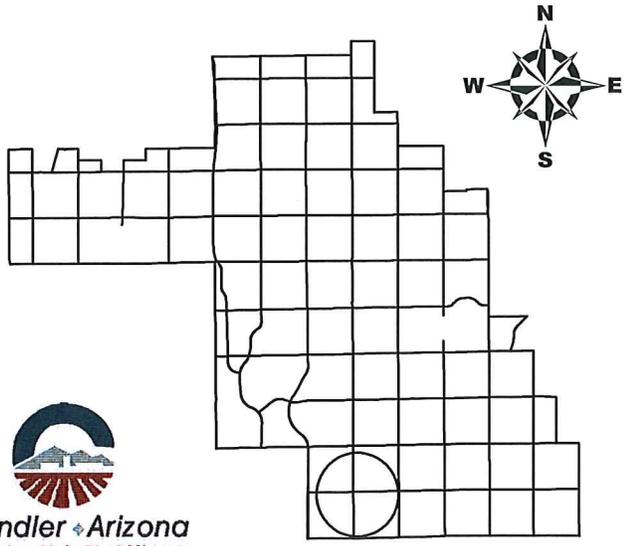
Riggs Rd.

Project Site

PAD

I-1

Vicinity Map



LUP13-0003

**Circle K Store
Liquor Use Permit**



LIQUOR USE PERMIT NARRATIVE

**Proposed Circle K Store
6015 South Arizona Avenue
Chandler, Arizona
(10-14-13)**

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

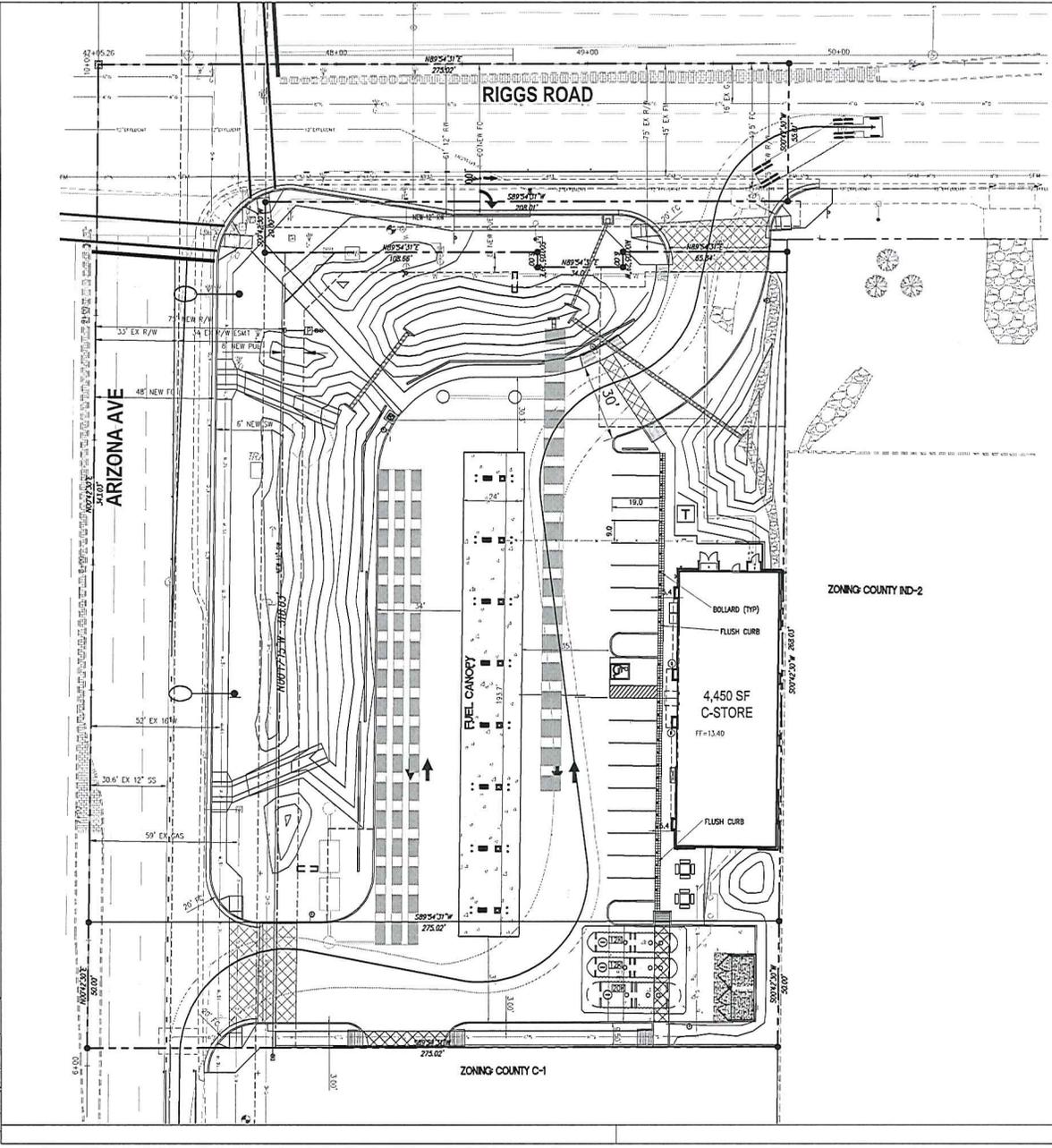
Narrative: Circle K Stores, Inc. owns and approximately 2.48 gross acre tract at the southeast corner of Arizona Avenue and Riggs Road, Chandler, Arizona. The property was recently approved for rezoning to PAD with a preliminary development plan as Case #DVR11-0037. The site plan for this Circle K Store 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 63,091 square foot parcel at the immediate intersection. The retail convenience store development will include an approximately 4,450 square foot convenience store building and a fuel canopy featuring 8 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 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 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 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. The proposed facility will generally employ 6-8 employees, but full-time and part-time.

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 provide specifically by Circle K Stores to their employees.

04.05.2012 1:55pm
 C:\Users\jgall@helix.com\Documents\062.dwg



CLIENT:
 MD Partners, LLC
 11811 N. Tatum Blvd #101
 Phoenix, AZ 85028
 PH: 602-955-9191
 FAX: 480-323-0816
 CONTACT: Michael Scarbrough



Helix Engineering, LLC
 Engineering / Surveying / Consulting
 3240 E Union Hills
 Suite 112
 Phoenix AZ 85050
 602-788-2616
 www.helixeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

TWO WORKING DAYS BEFORE YOU DIG.
 CALL FOR THE BLUE STAKES
 1-800-732-5348
 BLUE STAKE CENTER

RELEASE	
DATE	
6-5-13	CDS
8-2-13	1ST REVIEW COMMENTS
10-2-13	SP CHANGES

REVISIONS	
NO.	DATE

PROJECT NAME
 CIRCLE K
 PROJECT ADDRESS

RIGGS RD / AZ AVE

PROJECT AREA

HELIX JOB NUMBER: 062
 IN HOUSE: []
 DRAWN BY: HIE
 CHECKED BY: SB
 SHEET TITLE

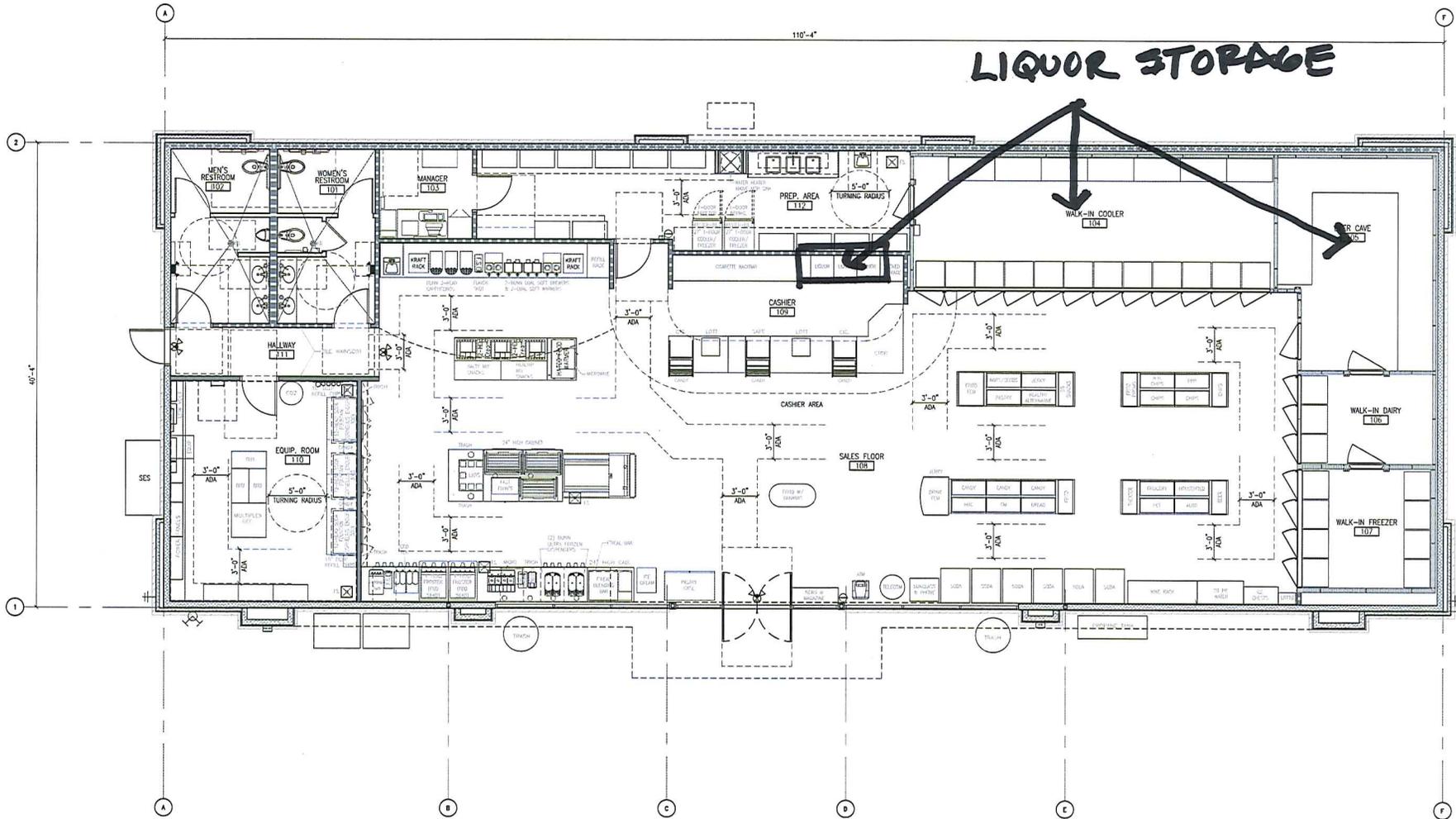
SITE PLAN

SHEET: SP-1 PAGE: 1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"



COC LOG NUMBER DWR11-037 FT/TKK E011-0027



COLOR SCHEDULE

1. 48"x6" SPLIT FACE CHALK FINER, ANCHOR PER SPEC
2. NOT USED
3. STUCCO SYSTEM PER ESN-1807 WITH ACRYLIC FINISH, OVER FIBRO INSULATION
4. MECHANICAL UNITS & EQUIP. BEYOND
5. ROOF/DOWNFLOW DRAIN
6. WALL MOUNTED LIGHT FIXTURE
7. STUCCO W/ ASCENT COLOR
8. INSULATED METAL DOOR IN HOLLOW METAL FRAME, DARK BRONZE FINISH
9. ALUMINUM STOP-HITCH SYSTEM, DARK BRONZE FINISH
10. CONCRETE ROOF TILE
11. SET LOCATION, PAINT TO MATCH BUILDING
12. 12" HIGH ADDRESS SIGN LOCATION, INDIVIDUAL MOUNT, HALF-ILLUMINATED METAL MOUNTED SIGN CHANNEL, NUMERICAL COLOR OF NUMERICAL "BLACK"
13. WALL MOUNTED LIGHT FIXTURE, PAINT TO MATCH SURROUNDING WALL
14. STONE VENEER, INSTALL PER MANUFACTURER SPEC.
15. WINE TRUSS, 8"x6"
16. NOT USED
17. 1/2" SCOTE LINE
18. ROOF LINE BEYOND
19. INTERNALLY ILLUMINATED SIGN (FURTHER SEPARATE PERMIT)
20. DECEPTIVE STUCCO POP-OUT
21. EXISTING BLOCK WALL 6" HEIGHT

CITY OF CHANDLER SITE AND BUILDING ELEVATION NOTES

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY FINISH WALLS EQUAL TO OR GREATER THAN THE HEIGHT FROM THE SECONDARY LOWWATER.

IF THE EXISTING WALLS AND CEILING EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUP MOUNTED MECHANICAL EQUIPMENT.

IF A WALL OF EXISTING METAL BUILDING IS PROPOSED, SEE SECTION 05000 FOR PROVISIONS, ZONING CODE.

INDEPENDENT BUILDING PARTS MUST BE DESIGNED TO PROVIDE A LANDSCAPE AND ARCHITECTURAL SETTING TO THE BARRIER COMPLEX. IN COLOR, BUILDING MATERIALS AND FINISH REQUIREMENTS. FOUR-SIDED ARCHITECTURAL DETAIL IS REQUIRED. SEE SECTION 05000 FOR ZONING CODE.

INDEPENDENT BUILDING PARTS MUST PROVIDE DETACHED EXTENSIONS ON ALL SIDES TO AVOID BLOCK OF MONOTONOUS FACES. SEE SECTION 05000 FOR ZONING CODE.

SERVICE RAYS AND DAMAGED LIGHT MUST BE SCREENED OR SCREENED TO AN AREA TO BE VISIBLE FROM THE STREET OR ADJACENT RESIDENTIAL AREA. SEE SECTION 05000 FOR ZONING CODE.

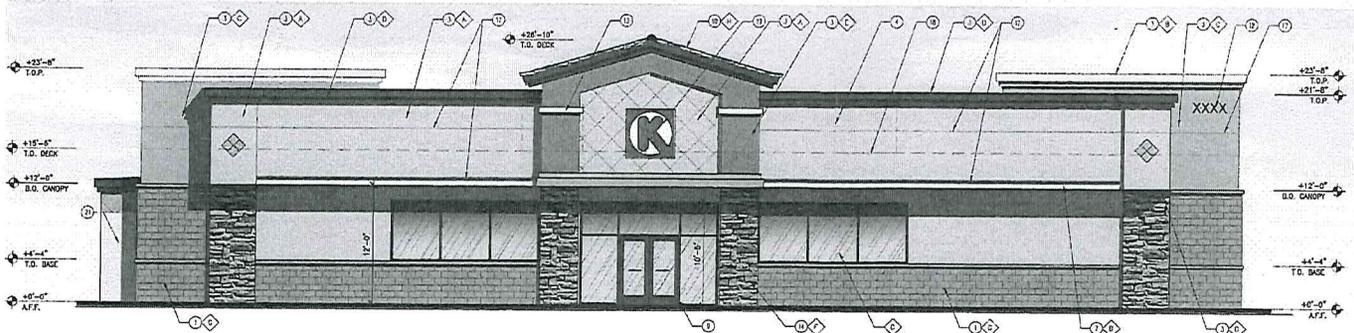
RESIDENTIAL GARDENS MUST NOT BE VISIBLE FROM WINDOW BALCONIES OR OTHER OPENINGS BY CONFORMANCE WITH ZONING CODE OR 25-1502(C)(2), ZONING CODE.

MAXIMUM BUILDING HEIGHTS (SEE SPECIFIED ZONING DISTRICT) NO BUILDING HEIGHT MAY EXCEED 15' UNLESS APPROVED THROUGH THE PLAN PROCESS. SEE SECTION 25-1502(C), ZONING CODE.

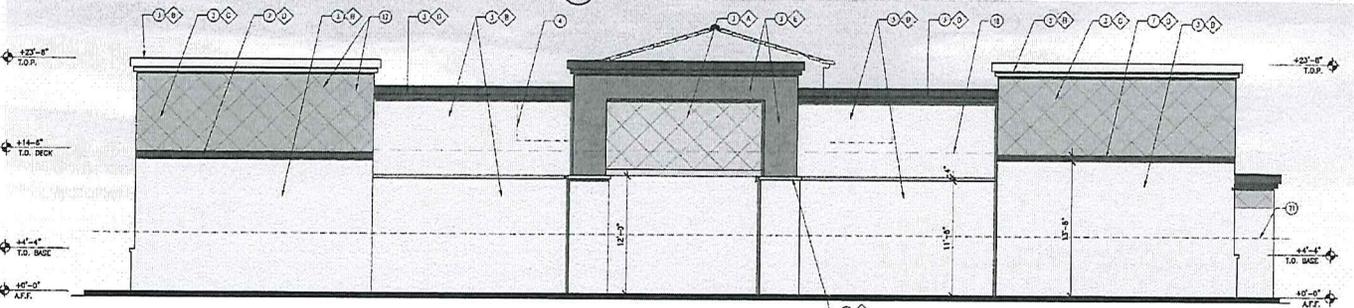
CURRENT CATALOG CUTS FOR ALL OUTDOOR LIGHTING SHOWING LIGHTING DIRECTED DOWNWARD AND AWAY FROM THE PROPERTY. CLIMATE ELECTRICAL PLANS AND DETAILS. SEE SECTION 25-1502(C)(2), ZONING CODE.

FINISH SCHEDULE

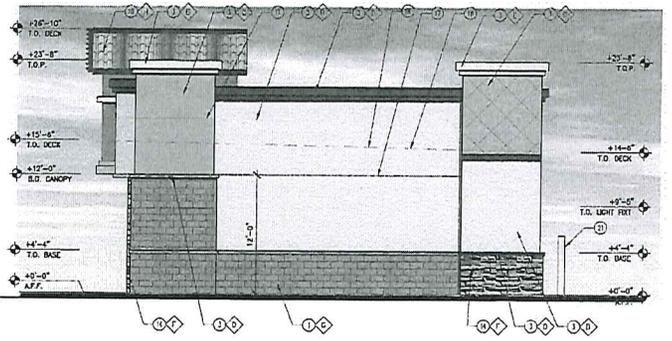
- ◆ DENN EDWARDS #06R206 - BESEI "L23E"
- ◆ DENN EDWARDS #06R212 - ORIP WUDPH
- ◆ DENN EDWARDS #060123 - TRAIL DUG2
- ◆ DENN EDWARDS #060122 - L2VX
- ◆ DENN EDWARDS #060358 - BURNI MUMDCK
- ◆ EDWARDS STONE - CARMEL MOUNTAIN
- ◆ WESTERN BLOCK - PROCELY PEAR PLUM
- ◆ ASHOK BUCHHAL - INTENSE CARBANE
- ◆ MONTE LITTELL #060410 - DEBERT WINDS N.0500 "C" TILE



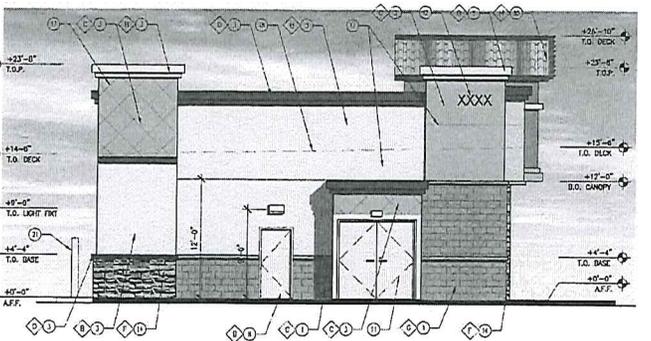
4 FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 BACK ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



1 SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



Andrews Design Group, Inc.



CIRCLE K STORES INC.
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ 85284

BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"

CASE # PRE11-0011 ZONING CASE # DVR11-0037

CIRCLE K
S.E.C. ARIZONA AVE & RIGGS RD.
CHANDLER, ARIZONA
ADG PROJECT NO. A1611

No.	DATE	REVISIONS

DR2

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4013

DATE: 01/23/12

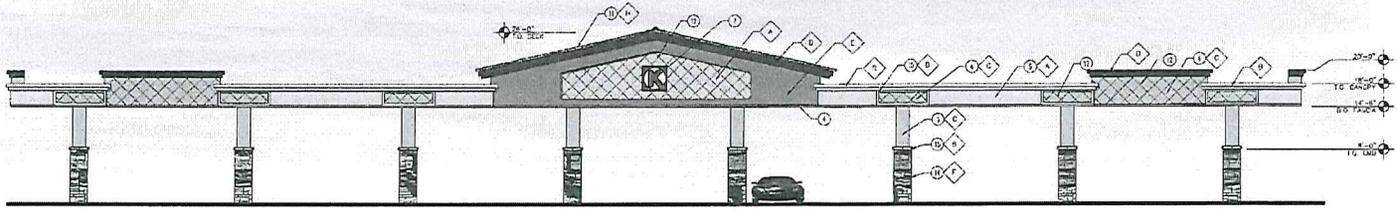
4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4033

KEY NOTES

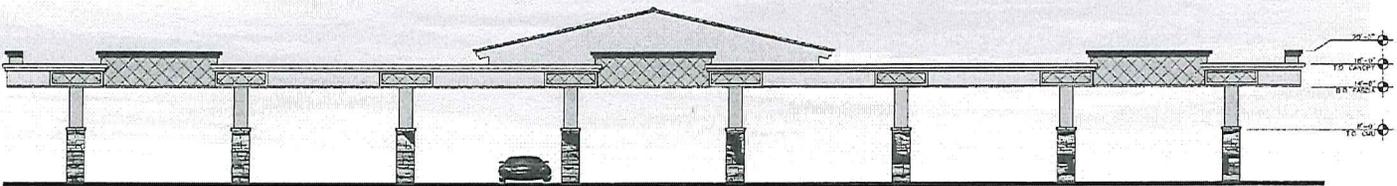
1. NOT USED
2. GRANITE SPILT FACE DIA
3. STEEL CANOPY COLUMN FRAMED w/ STUCCO FINISH
4. MISC. BRICK STAIR
5. ADM PANEL "TIE-COFF" WITH STUCCO FINISH
6. INTERNALLY CLIMATIZED EIGN (W/ODR SEPARATE PUMP)
7. 1/2" HIGH 4" HOLE DRILL BOLLARD TO BE PAINTED "WORK CAMP" S-GRAN WILLIAMS
8. FUEL PUMP
9. STUCCO w/ ACCENT COLOR
10. CONCRETE ROOF TILE
11. 1/2" STONE LIN
12. DECORATIVE STUCCO POP-OUT
13. STONE VENEER, INSTALL PER MANUFACTURER SPEC
14. STUCCO SYSTEM PER ESR-1407 WITH ADM. C FINISH, OVER FLOOR INSULATION

FINISH SCHEDULE

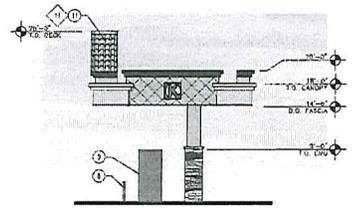
- 1 - DUNN EDWARDS JDE6204 - DESERT SAND
- 2 - DUNN EDWARDS JDE6212 - DESERT SAND
- 3 - DUNN EDWARDS JDE6103 - TRAIL DUST
- 4 - DUNN EDWARDS JDE6405 - LINA
- 5 - DUNN EDWARDS JDE5758 - BUREN ALMOND
- 6 - CORDOBAO STONE - CARIBEL MOUNTAIN
- 7 - NOT USED
- 8 - MONER LIFETIME A3640
- 9 - DESERT VINAGE MIDDON "C" TILE



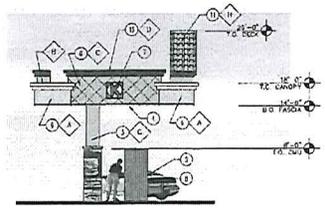
4 WEST ELEVATION - (STREET VIEW)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - (C-STORE VIEW)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ADG **Andrews Design Group, Inc.**
 ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

K **CIRCLE K STORES INC.**
 1130 WEST WARNER ROAD
 BUILDING B
 TEMPE, AZ 85284

CANOPY ELEVATIONS

CASE # PRE11-0011 ZONING CASE # DVR11-0037
 CIRCLE K
 S.E.C. ARIZONA AVE & RIGGS RD.
 CHANDLER, ARIZONA
 ADG PROJECT NO. A1611

NO.	DATE	REVISION

DR3
 DATE: 01/09/2012

4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4033



1

	<h2>Andrews Design Group, Inc.</h2>		<p>CIRCLE K STORES INC. 1130 WEST WARNER ROAD BUILDING B TEMPE, AZ 85284</p>	<p>CASE # PRE11-0011 ZONING CASE # DVR11-0037 CIRCLE K S.E.C. ARIZONA AVE & RIGGS RD. CHANDLER, ARIZONA ADG PROJECT NO. A1611</p>	<table border="1" style="border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">No.</th> <th style="font-size: 8px;">DATE</th> <th style="font-size: 8px;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">3</td> <td></td> <td></td> </tr> </tbody> </table>	No.	DATE	REVISIONS	1			2			3			<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;"></div>
No.	DATE	REVISIONS																
1																		
2																		
3																		
ARCHITECTURE	PLANNING	INTERIORS	PROJECT MANAGEMENT	4434 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85251 (480) 894-3478 FAX: (480) 894-4013		DWG												