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MEMORANDUM

Transportation & Development – PZ Memo No. 13-116

DATE: JANUARY 15, 2014

TO: PLANNING AND ZONING COMMISSION

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER 

SUBJECT: LUP13-0020 WINCO FOODS STORE

Request: Liquor Use Permit to sell liquor as permitted under a Series 9 Liquor Store License within a new grocery store

Location: Northwest corner of Arizona Avenue and Willis Road, west end of the San Tan Plaza commercial retail center

Applicant: Withey Morris PLC, Adam Baugh

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the requested Liquor Use Permit for the sale of liquor as permitted by a Series 9 Liquor Store license with conditions.

BACKGROUND

The application requests Liquor Use Permit to sell liquor as permitted under a Series 9 Liquor Store License within a new grocery store. A Series 9 Liquor Store license allows the on-site sale of beer, wine, and spirits including “To go” packages liquor sales, and on-site sampling.

This new grocery store will be located in the San Tan Plaza commercial center currently occupied with a Kohl’s retail store. The grocery store is approximately 85,000 square feet. Beer and wine are generally displayed in grocery aisles while the spirituous liquor products are displayed and stored behind the customer service counter. The attached floor plan represents general areas the liquor will be stored and displayed.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.

January 15, 2014

- The applicant's neighborhood meeting was held on January 8, 2014. No one attended other than the applicant.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP13-0020 WINCO FOODS STORE, subject to the following conditions:

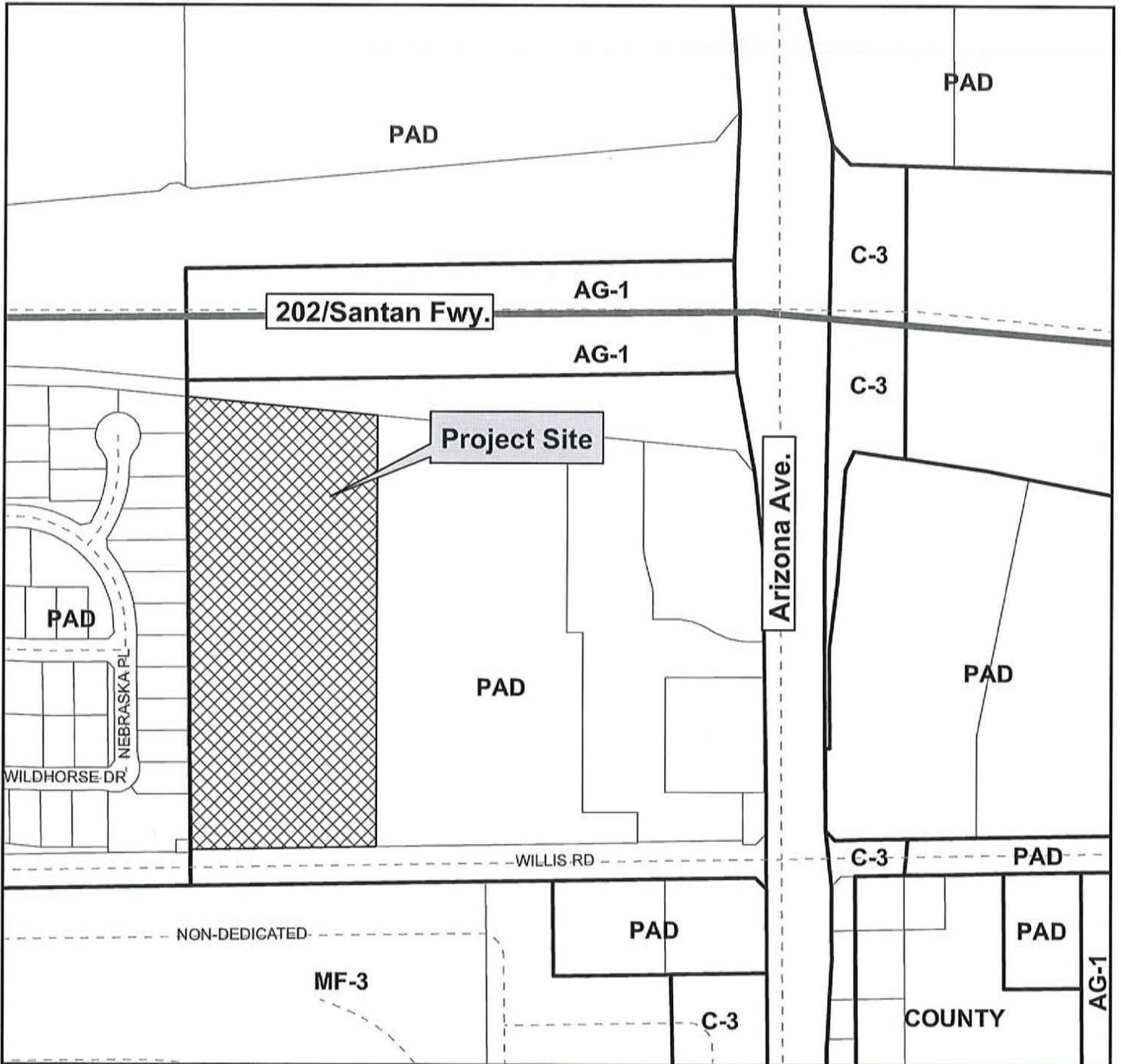
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 9 (Liquor Store license) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

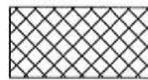
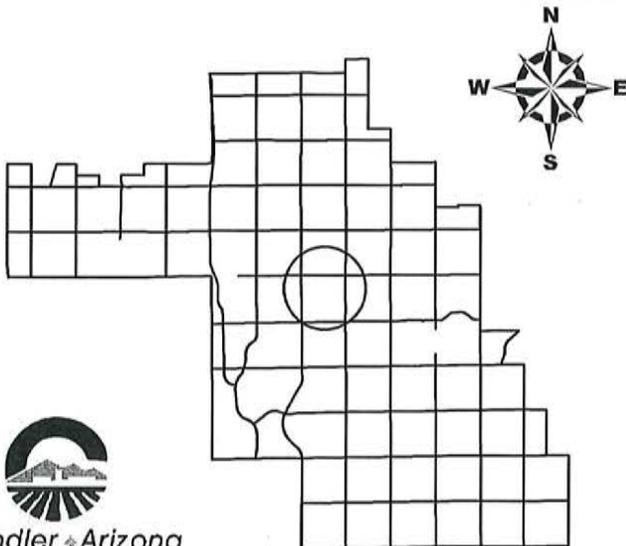
Motion to recommend approval of Liquor Use Permit case LUP13-0020 WINCO FOODS STORE, subject to the conditions recommended by Planning Staff.

Attachments

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

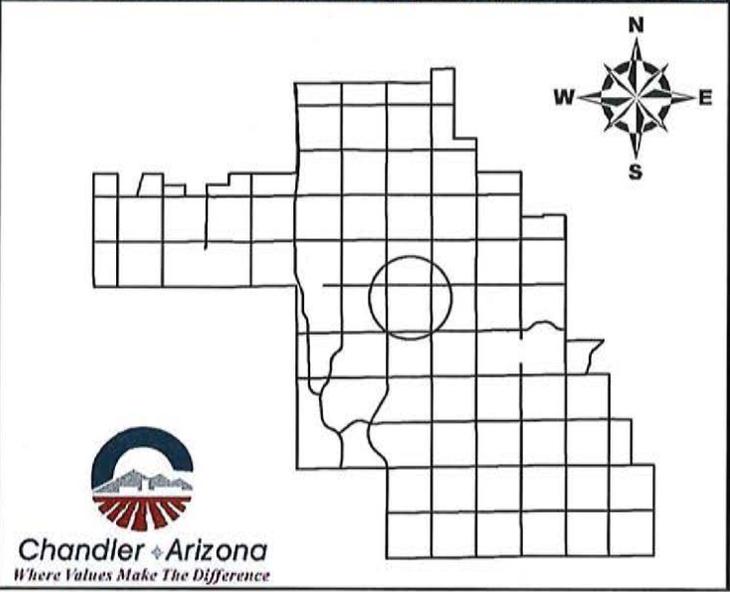
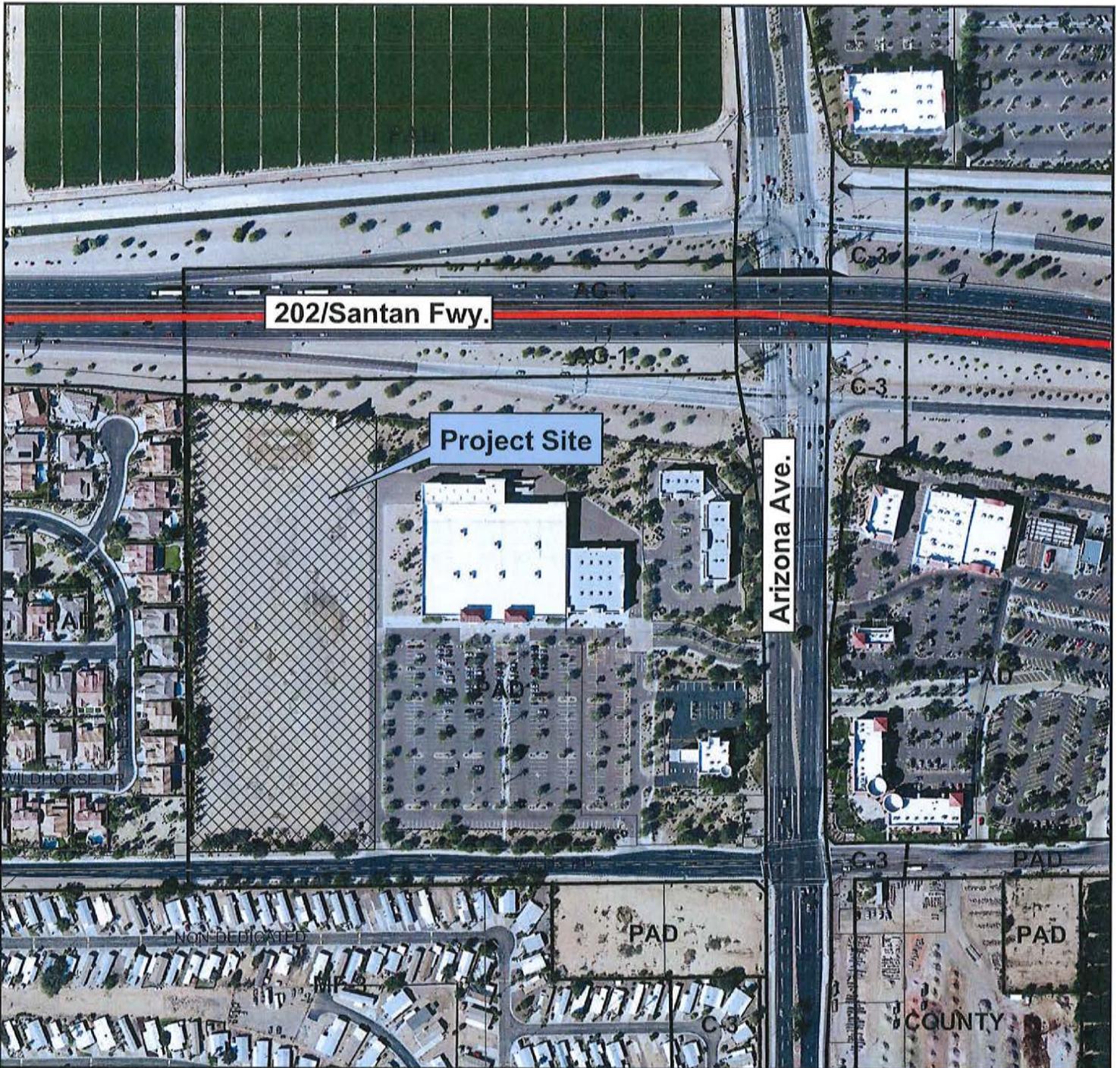


Vicinity Map

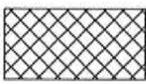


LUP13-0020

**Winco Foods Store
Liquor Use Permit**



Vicinity Map



LUP13-0020

**Winco Foods Store
Liquor Use Permit**



WinCo Food Stores
NWC Willis Road and Arizona Ave.
Series 9 Liquor License
Narrative

Request:

This application requests approval of a Use Permit to sell liquor for off-premise consumption only (Series 9 - Liquor Store) at a new WinCo Food Store ("WinCo") to be located west of the northwest corner of Willis Road and Arizona Avenue (the "Property"). The 85,000 square foot grocery store will be built on approximately 9.38 acres of vacant land.

An obvious and necessary component to any grocery store is the ability to sale packaged alcohol as part of its retail offerings. A Series 9 License as requested by this application allows a retail store to sell beer, wine, and spirituous liquor in the original unbroken package, to be taken away from the retailer's premises and consumed off the premises.

Property:

In 2002, the Property was zoned for the development of a phased shopping center known as San Tan Plaza. A final plat was also approved. Phase I and II of the center are fully developed with a Kohl's store and other retail uses. Phase III however has remained vacant. The proposed WinCo will be part of Phase III of the San Tan Plaza shopping center, which is the subject of a pending Preliminary Development Plan application (PDP13-0010).

Surrounding Zoning:

	Zoning Classification	Current Use
North	PAD	Vacant
South	MF-3	Mobile Home Park
East	PAD	Retail
West	PAD	Single Family Subdivision

The San Tan freeway is north of the site. The area around the intersection of Arizona and Willis is generally planned as commercial. The project will have a positive impact on the surrounding area by improving a long vacant lot into an additional amenity for nearby property owners and residents.

Store Hours:

WinCo operates a 24-hour grocery store operation seven days a week. Beer and wine display areas will be located in the general grocery aisles while all liquor products will be stored behind the customer service counter. The liquor

cabinet is locked when the customer service counter is closed between 10 pm to 8 am. According to management, the amount of alcohol sold varies from store to store depending upon the store's location.

Notification:

In compliance with the City's notification requirements, all property owners located within 600' of the project boundaries will be notified of the application. Attached is a map highlighting the properties which are located within the 600' boundary and the associated mailing information.

