



MEMORANDUM **Planning Division - PZ Memo No. 15-052**

DATE: MAY 20, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*
SUBJECT: LUP15-0009 THE PLANT (SPROUTS)

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 10 (Beer and Wine Store) Liquor License for on-premise sales in conjunction with a grocery store
Location: Southeast corner of Gilbert and Ocotillo roads
Applicant: Garry D. Hays; Law Offices of Garry D. Hays

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the southeast corner of Gilbert and Ocotillo roads, within the proposed "The Plant" commercial development. In-line shop spaces are north and south of the Sprouts space. Sprouts is the Major user of the site and will occupy approximately 28,800 square feet. The site is currently undeveloped with an anticipated start of construction of later this year.

In conjunction with the grocery store, the grocer offers patrons select beer and wine choices along with occasional tastings. The series 10 license allows for the sale of beer and wine only. A total of 84 linear feet of shelving is provided, with 64 linear feet of wine, 4 linear feet of cold wine, and 16 linear feet of cold beer. Sprouts will employ approximately 100 people, and will be open from 7 a.m. to 10 p.m. daily. The liquor license is consistent with other Sprouts operations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 4, 2015. Approximately 30 neighbors from the adjacent Quail Springs neighborhood attended and shared comments. The comments were based on the proposed Preliminary Development Plan.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit subject to the following conditions:

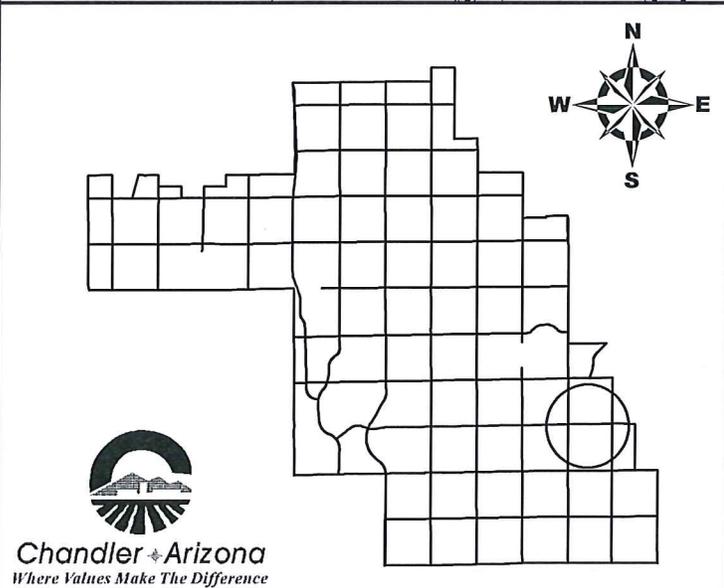
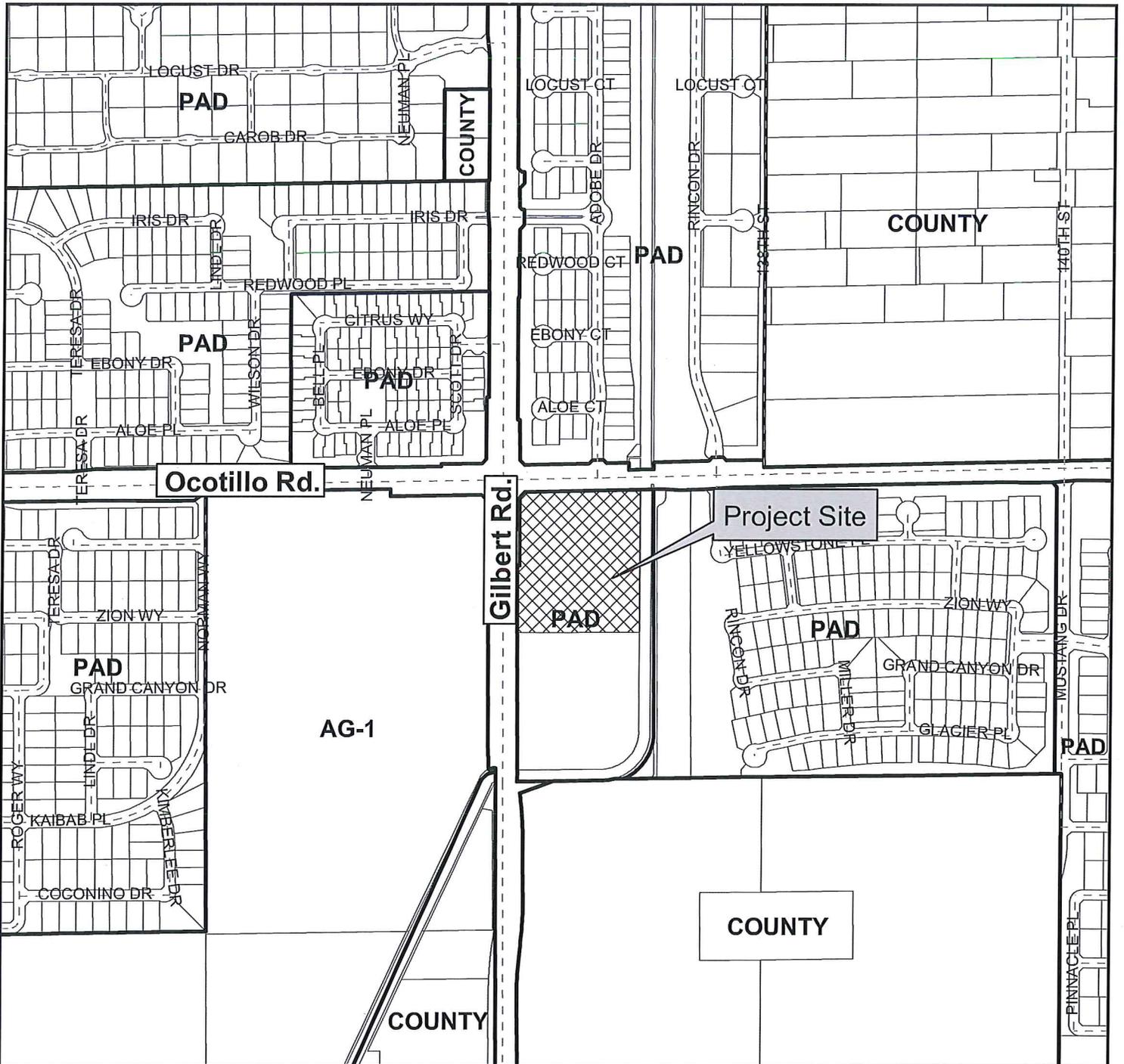
1. The Liquor Use Permit granted is for a Series 10 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Liquor Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and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

Motion to recommend approval of Liquor Use Permit case LUP15-0009 THE PLANT (SPROUTS), subject to the conditions as recommended by Planning Staff.

Attachments

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



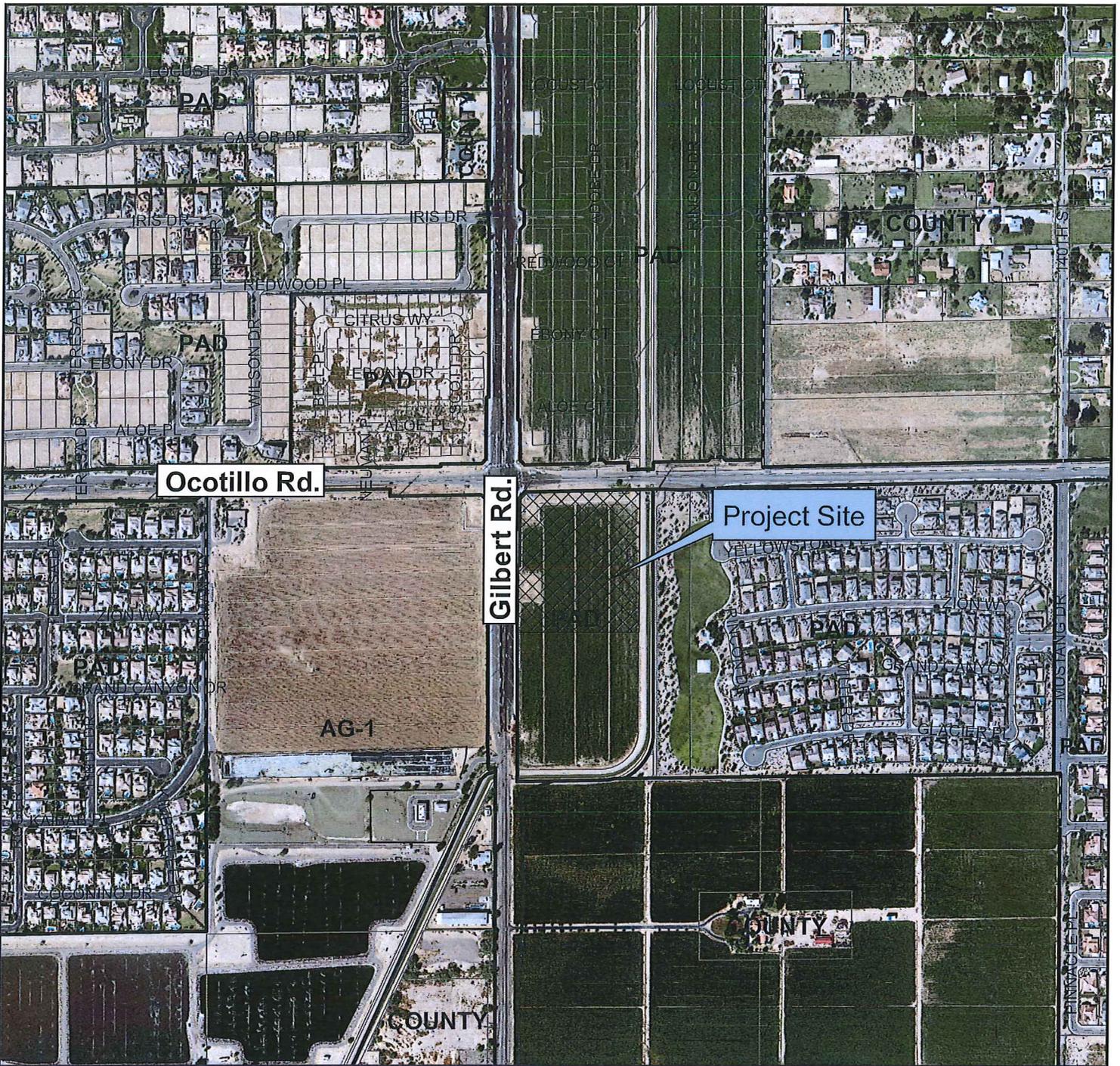
Vicinity Map



LUP15-0009

**The Plant (Sprouts)
Liquor Use Permit**

CITY OF CHANDLER 5/11/2015



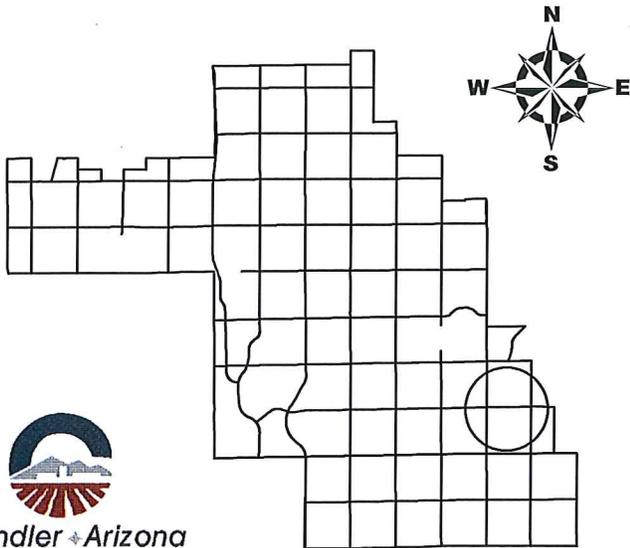
Ocotillo Rd.

Gilbert Rd.

Project Site

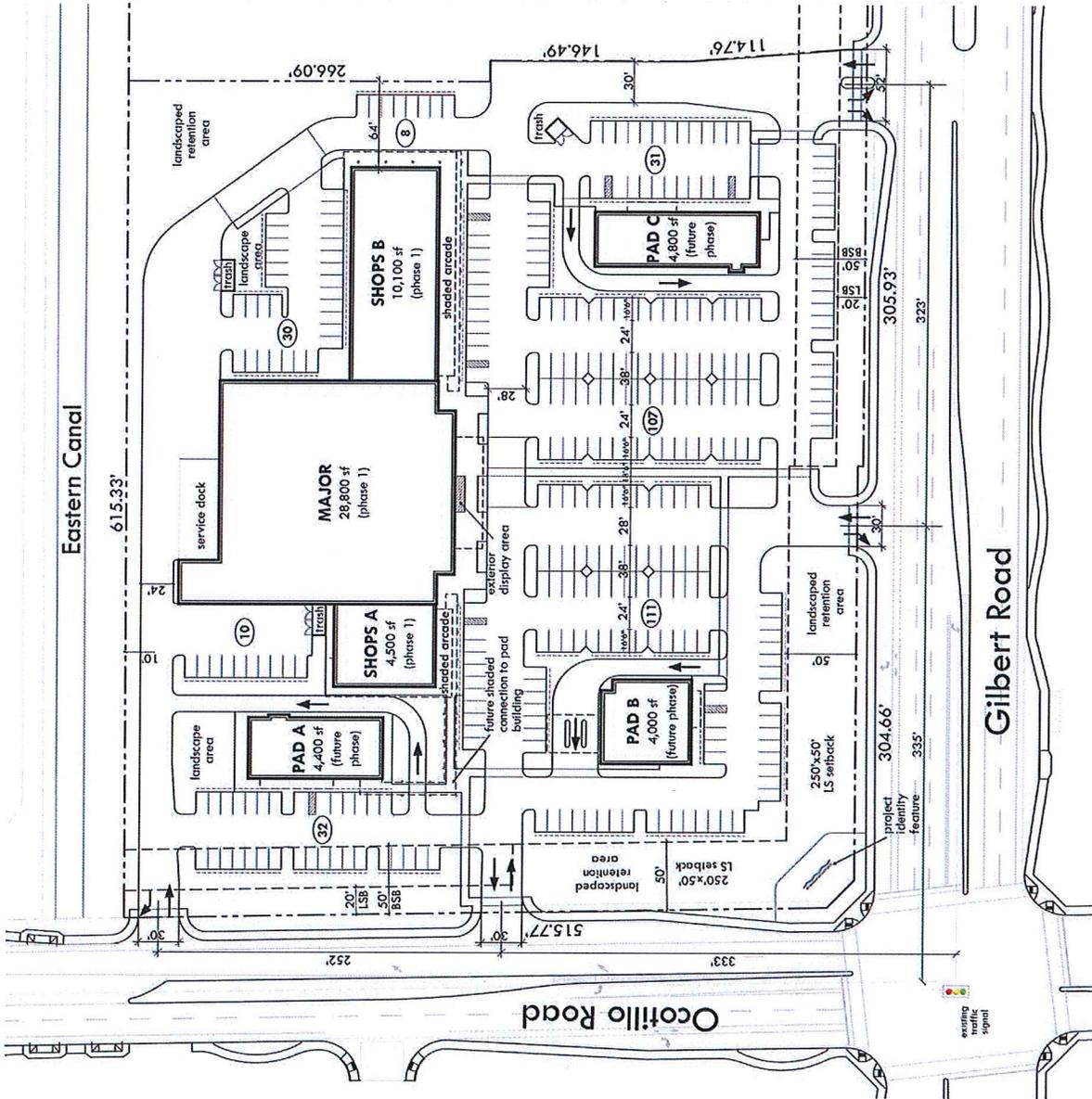
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Vicinity Map



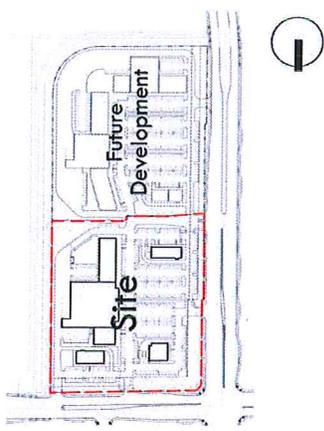
LUP15-0009

**The Plant (Sprouts)
Liquor Use Permit**



PROJECT DATA

Gross Site Area	+/- 9.49 ac
Net Site Area	+/- 413,518 sf
	+/- 7.70 ac
	+/- 335,520 sf
Building Areas	
Major Tenant	+/- 28,800 sf
Shops	+/- 14,600 sf
Pads	+/- 13,200 sf
Total Buildings	+/- 56,600 sf
Lot Coverage Allowed	24.0 %
Lot Coverage Provided	16.9 %
Parking Required	312 spaces
Parking Provided	(5.5/1000)
Parking Ratio	329 spaces
	(5.8/1000)



Proposed Site Plan
THE PLAN

THE PLANT

SEC Gilbert Road and Ocotillo Road
Chandler, Arizona
March 20, 2015

PROJECT NARRATIVE

I. PURPOSE OF REQUEST

This Liquor Use Permit requests approval to allow for a series 10 liquor license for the anchor grocery tenant at The Plant retail center located at the SEC corner of Gilbert and Ocotillo Road (the "Development" or the "Property"). The Plant is zoned by a previously approved PAD which allows for the grocery tenant use.

II. SITE AND EXISTING ZONING

The Property is located in Section 19, Township 2 South, Range 5 East in Chandler, Arizona at the south east corner of Gilbert Road and Ocotillo Road. The Property is a portion of an already approved PAD for a commercial retail development. The Property, as depicted on the site plan, is located on the northern portion of the approved PAD. Ocotillo Road borders the Property to the north, the Roosevelt Water Conservation District canal is to the east, Gilbert Road to the west and the remaining portion of the approved PAD to the south. The entire project is a 7.7 acre parcel with the anchor grocery tenant covering 28,800 square feet and is depicted as major on the site plan.

III. BUSINESS OPERATIONS

The grocery store tenant that will be securing the series 10 license is Sprouts. The hours of operations for the business will be from 7:00 am to 10:00 pm seven days a week. The store will employ approximately 100 people. The store will sell beer and wine. Additionally, the store will hold some wine tastings for its patrons. The hours of operations and the type of liquor sold are consistent with the other locations Sprouts operates in Chandler and throughout the country. These uses are compatible with the surrounding community.

IV. CONCLUSION

This liquor use permit is keeping with the requirements of the City of Chandler and is consistent with the surrounding uses. For these reasons, the liquor use permit should be approved.