

39

AUG 23 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-197

DATE: AUGUST 16, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0057 AJ'S FINE FOODS #168

Request: Use Permit approval for a Series 9 liquor license

Location: 4975 S. Alma School Road
NEC of Alma School and Chandler Heights Roads

Applicant: Joan Moss, Basha's Inc.

RECOMMENDATION

The request is for Use Permit approval for a Series 9 (all spirituous liquor) liquor license to allow for the sale alcohol to grocery store patrons. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northeast corner of Alma School and Chandler Heights Roads, within the Fulton Ranch Promenade commercial center. The subject site is part of a larger approximate 20-acre site that includes a variety of commercial uses. The subject site is located on the eastern portion of the site. North of the shopping center is the Snedigar Sport's Complex. West, across Alma School Road is the Safeway anchored Regency Ocotillo commercial center. South, across Chandler Heights Road is the Summit at Chandler Heights commercial center. East of the subject site is the Serenity Shores at Fulton Ranch condominium development.

AJ's Fine Foods is a full service specialty grocer. Whole Foods will be the main anchor within the commercial center, which is currently under construction. The subject building is approximately 25,384 sq. ft. in size. Floor space is approximately 18,060 sq. ft. Approximately 476 sq. ft. will be dedicated to alcohol sales. There will be no samplings at this location. The proposed day of opening will be

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Thursday August 9, 2007 at the Downtown Community Center. No neighbors were in attendance.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. The Use Permit is for a Series 9 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to any other store location.

PROPOSED MOTION

Move to approve UP07-0057 AJ'S FINE FOODS #168, Use Permit for a Series 9 liquor license, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative

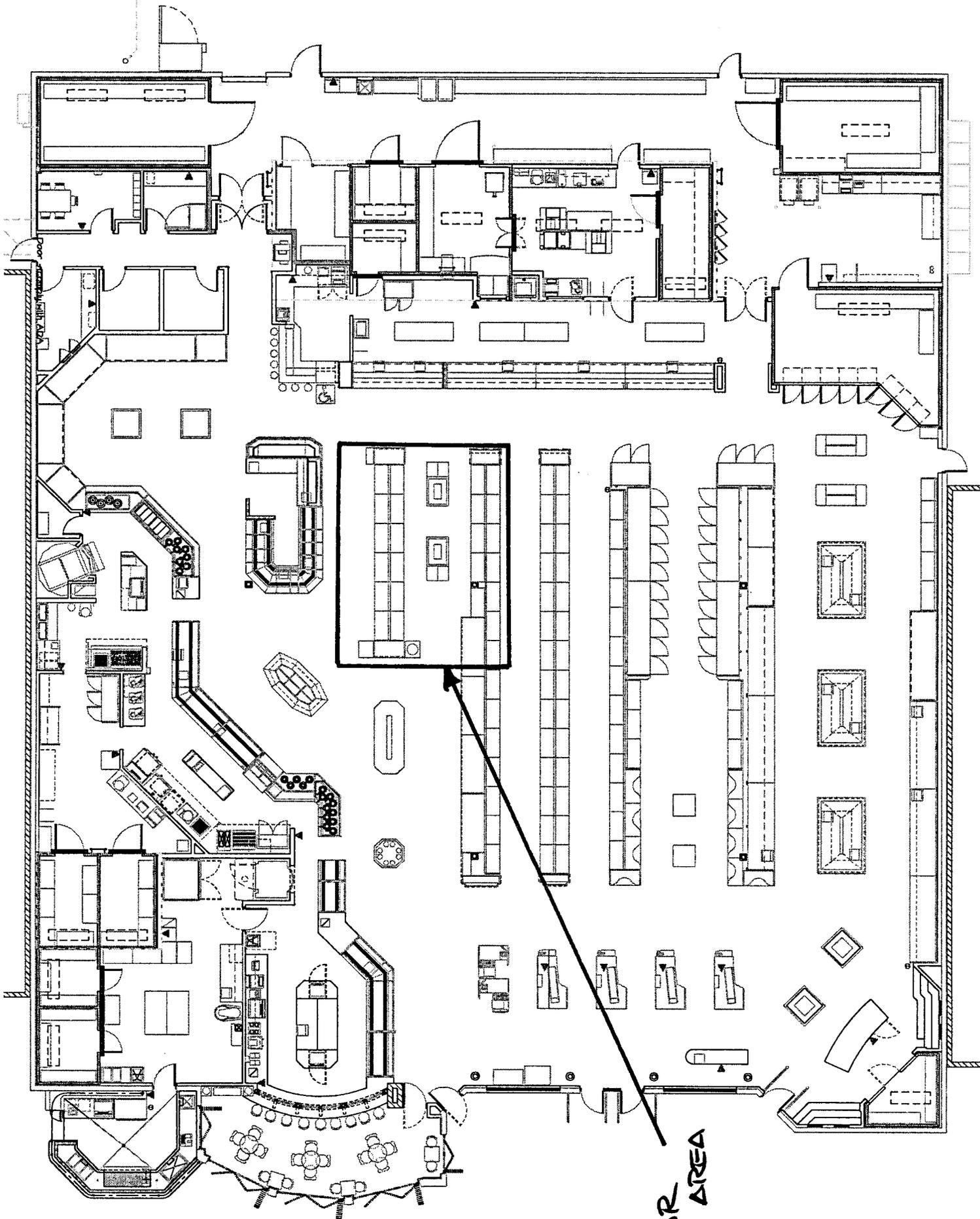


Vicinity Map



UP07-0057

AJ's Fine Foods



LIQUOR SALES AREA

1 N



June 18, 2007

AJ's Fine Foods, Store #168
The Promenade at Fulton Ranch

Project Narrative

The design theme throughout the center is best described as "Heritage", blend of classic, tailored building profiles with Spanish and Mediterranean touch. Building massing reflects a village atmosphere. Entry canopies signify major building entries, while arcades and overhangs create a shaded environment for shopping and outdoor dining.

Building materials and colors reinforce the upscale context of the commercial center though the blending of neutral palettes of stucco, stone, block, roof tile, metal detailing. All colors and materials used on AJ's have been selected from the overall centers "color and material palette" which will result in a cohesive planned development. The building will incorporate four sided architecture consisting of similar finishes, colors and detailing on each side of the building.

The site consists of approximately 20 acres, located in one of the most affluent areas of Chandler, Arizona. The success of the project's design will also include a well planned site. The merger of landscape, hardscape, and lighting will ensure the center is "pedestrian friendly". Shaded accessible walkways will provide a safe route from the main parking field to the buildings.

AJ's Fine Foods is a specialty full service grocery store which will provide goods and services to the surrounding areas. AJ's store hours are from 6:00 a.m. to 10:00 p.m., 7 days a week. Staffing will consist of approximately 70 employees.

The interior operations of the store consist of the following departments: Boulangerie, World Cuisine, Bistro, Butcher's Corner, Seafood Grotto, Sushi Bar, Cheese Kiosk, Farmers Market, Floral Boutique, Wine Cellar, Espresso Bar, as well as general grocery merchandise. In addition, there is an outdoor BBQ and both indoor and outdoor seating. No entertainment, consumption or sales of alcoholic beverages will be allowed at the dining areas.

The building size is 18,060 S.F, mechanical mezzanine 1,536 S.F. canopy 3,988 S.F. totaling 25,384 S.F. The project is zoned PAD and has already been approved by Planning/Zoning and Building Safety. AJ's is currently under construction.