

#70

OCT 25 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-237

DATE: SEPTEMBER 20, 2007

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: UP07-0077 FRESH & EASY NEIGHBORHOOD MARKET
 (FULTON RANCH)

Request: Use Permit approval to allow liquor sales under a Series 10 Beer & Wine License within a new grocery store

Location: 4920 S. Arizona Avenue, northwest corner of Arizona Avenue and Chandler Heights Road

Applicant: Amy Nations, Arizona Liquor Industry Consultants

RECOMMENDATION

The applicant requests Use Permit approval to allow liquor sales under a Series 10 Beer and Wine Store License for a new grocery located within the Fulton Ranch Marketplace. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The application request is for Use Permit approval to sell liquor as permitted under a Series 10 Beer and Wine Store License. A Series 10 license, which is considered a “beer and wine only” license allows a store to sell beer and wine, no other spirituous liquors, only in the original unbroken package to be taken away from the premises of the retailer and consumed off premises.

The new freestanding grocery store is located within the Fulton Ranch Marketplace development. The store is approximately 13,969 square feet in size and is a full-service grocery store. This grocery is smaller than the usual supermarket offering everyday items to gourmet items. The store is open seven days a week from 8 a.m. to 11 p.m. The store will employ approximately 18 persons.

The development intends to open for business in March 2008.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on Wednesday, September 6, 2007. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition or concerns to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 5 Opposed: 0 Abstain: 1 (Flanders) Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0077 FRESH & EASY NEIGHBORHOOD MARKET (FULTON RANCH) Use Permit, subject to the following conditions:

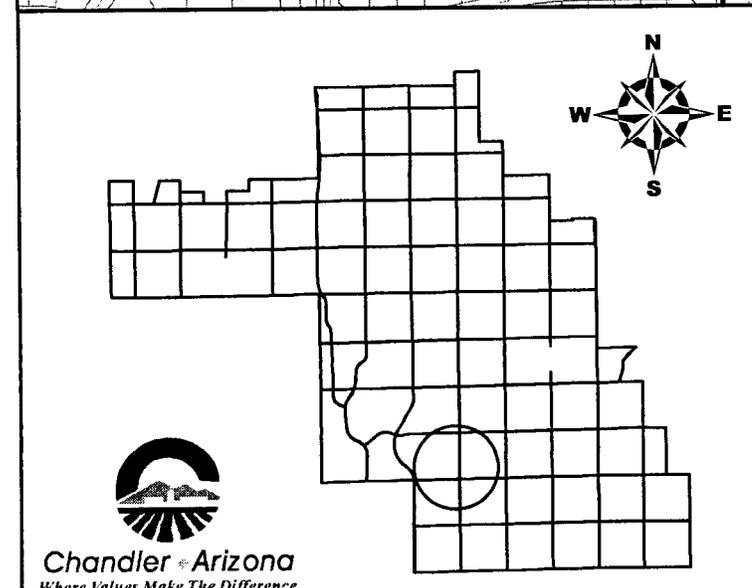
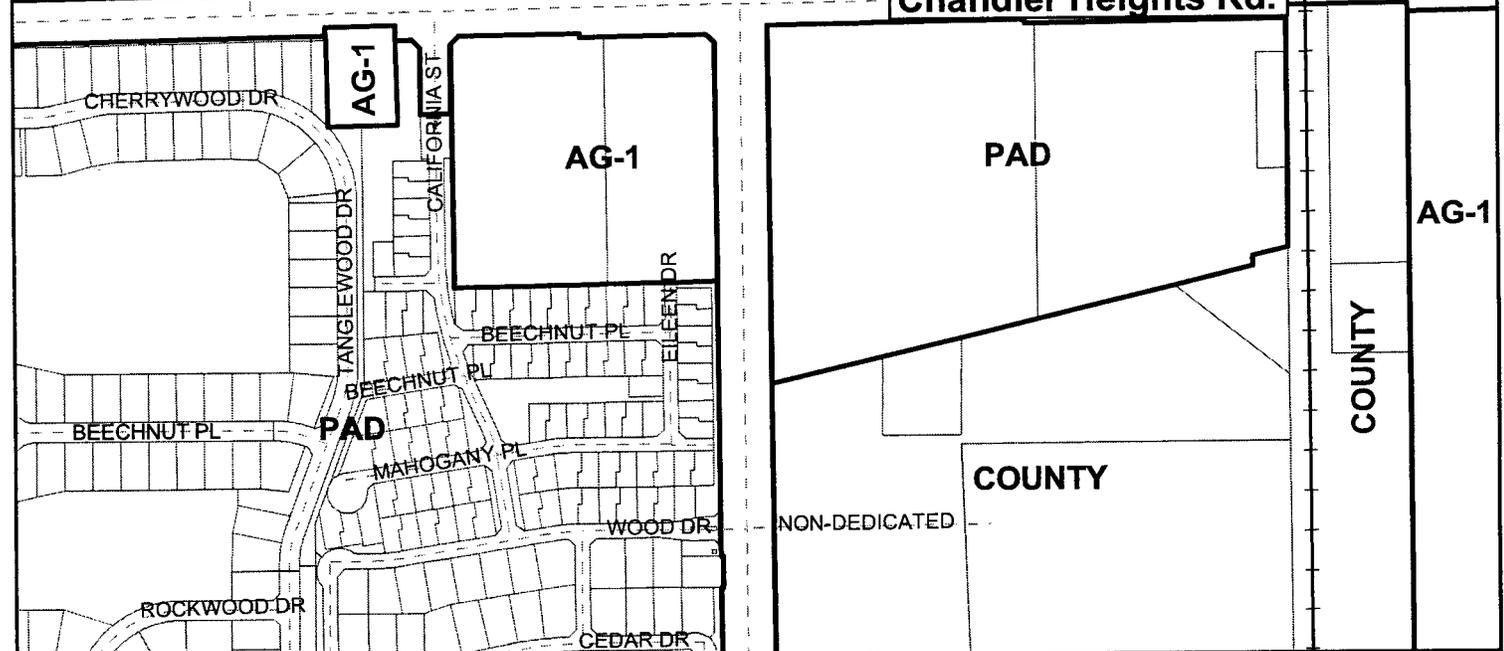
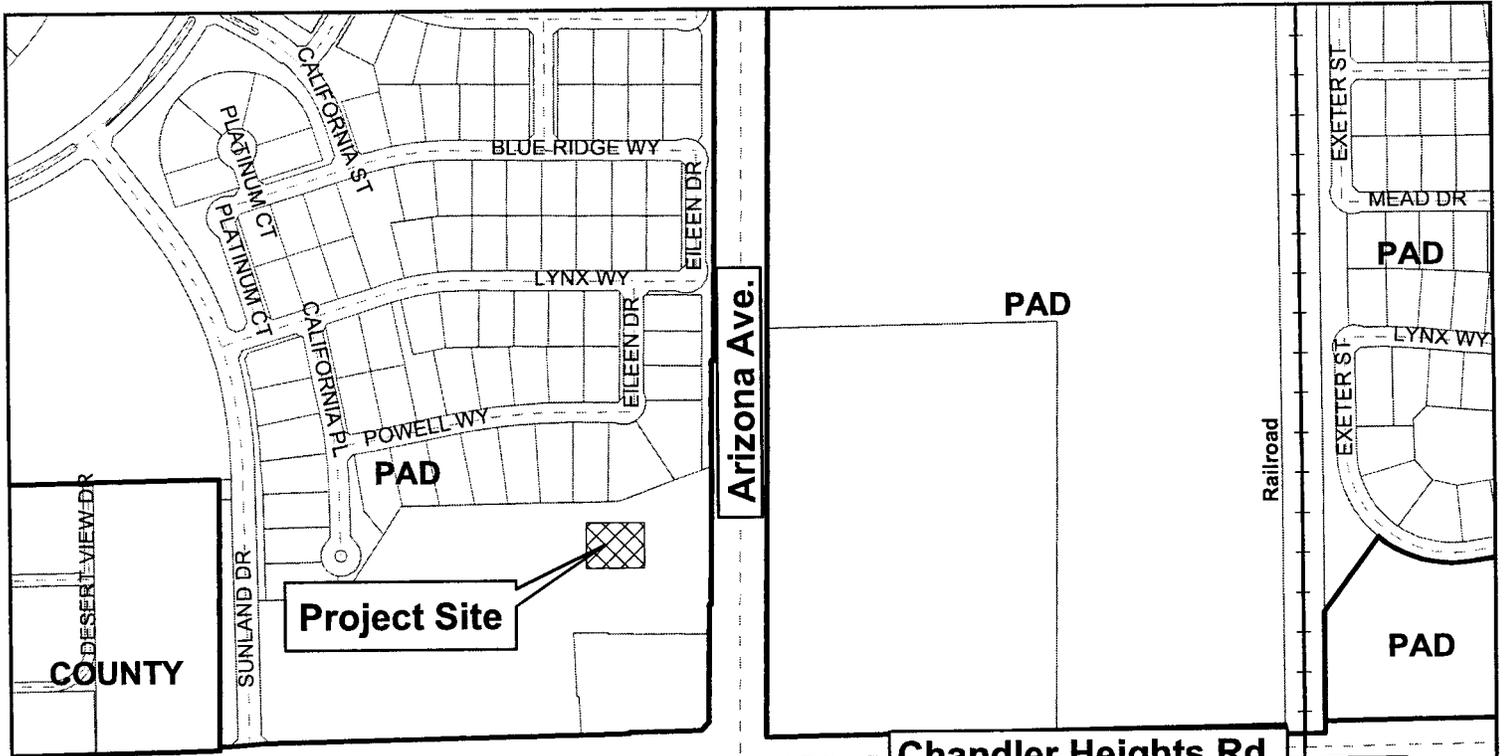
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. The Use Permit is granted for a Series 10 license only, and any change of licenses shall require re-application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

PROPOSED MOTION

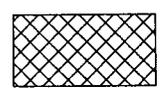
Move to approve Use Permit case UP07-0077 FRESH & EASY NEIGHBORHOOD MARKET (FULTON RANCH), subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



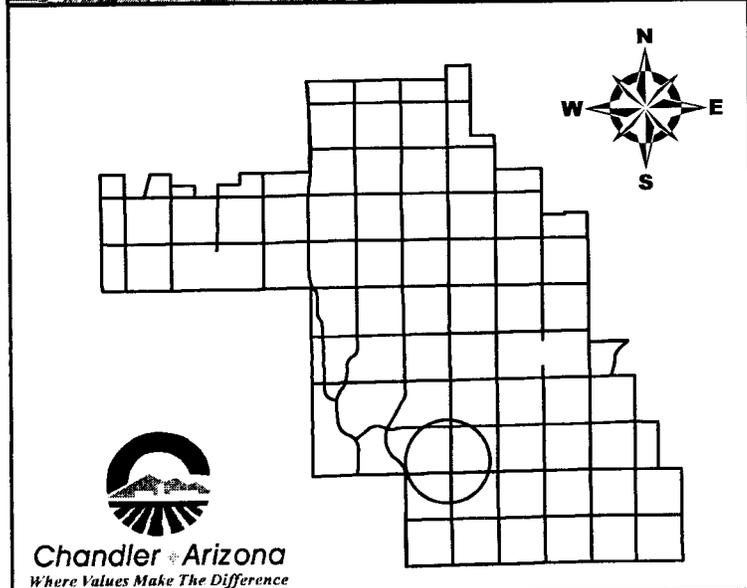
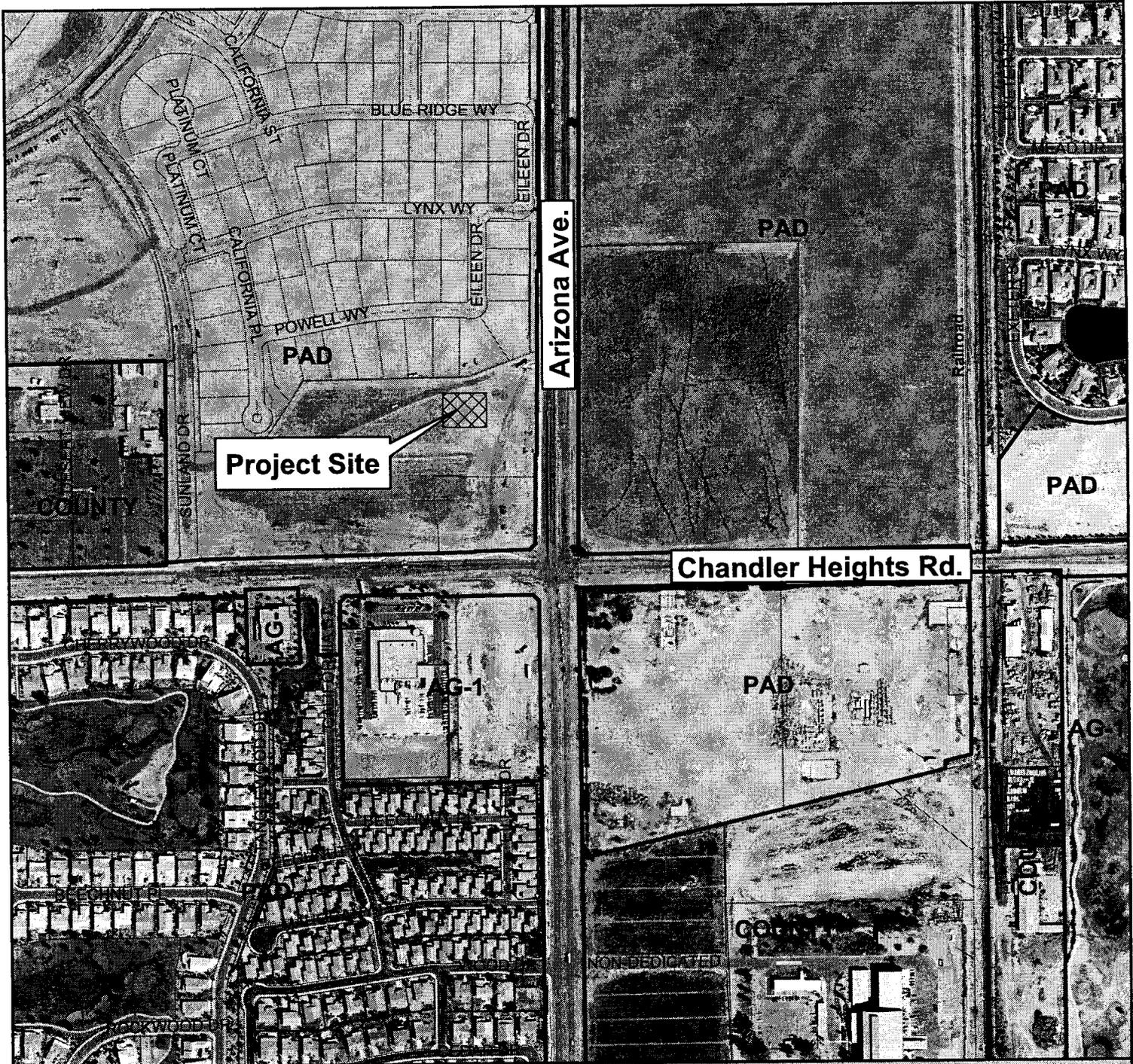
Vicinity Map



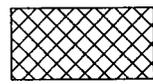
UP07-0077

**Fresh and Easy
Neighborhood Market
Liquor Use Permit**





Vicinity Map



UP07-0077

**Fresh and Easy
Neighborhood Market
Liquor Use Permit**



P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler
Planning and Development Division
215 E. Buffalo Street
Chandler, Arizona 85225

July 26, 2007

To Whom It May Concern:

We are respectfully requesting a series 10 Off-Sale Beer & Wine liquor use permit for Fresh & Easy Neighborhood Market Inc.

Fresh & Easy Neighborhood Market is a 13,969 square foot full service grocery store. It will be located in a new building at the northwest corner of Arizona Ave. and Chandler Heights in Chandler.

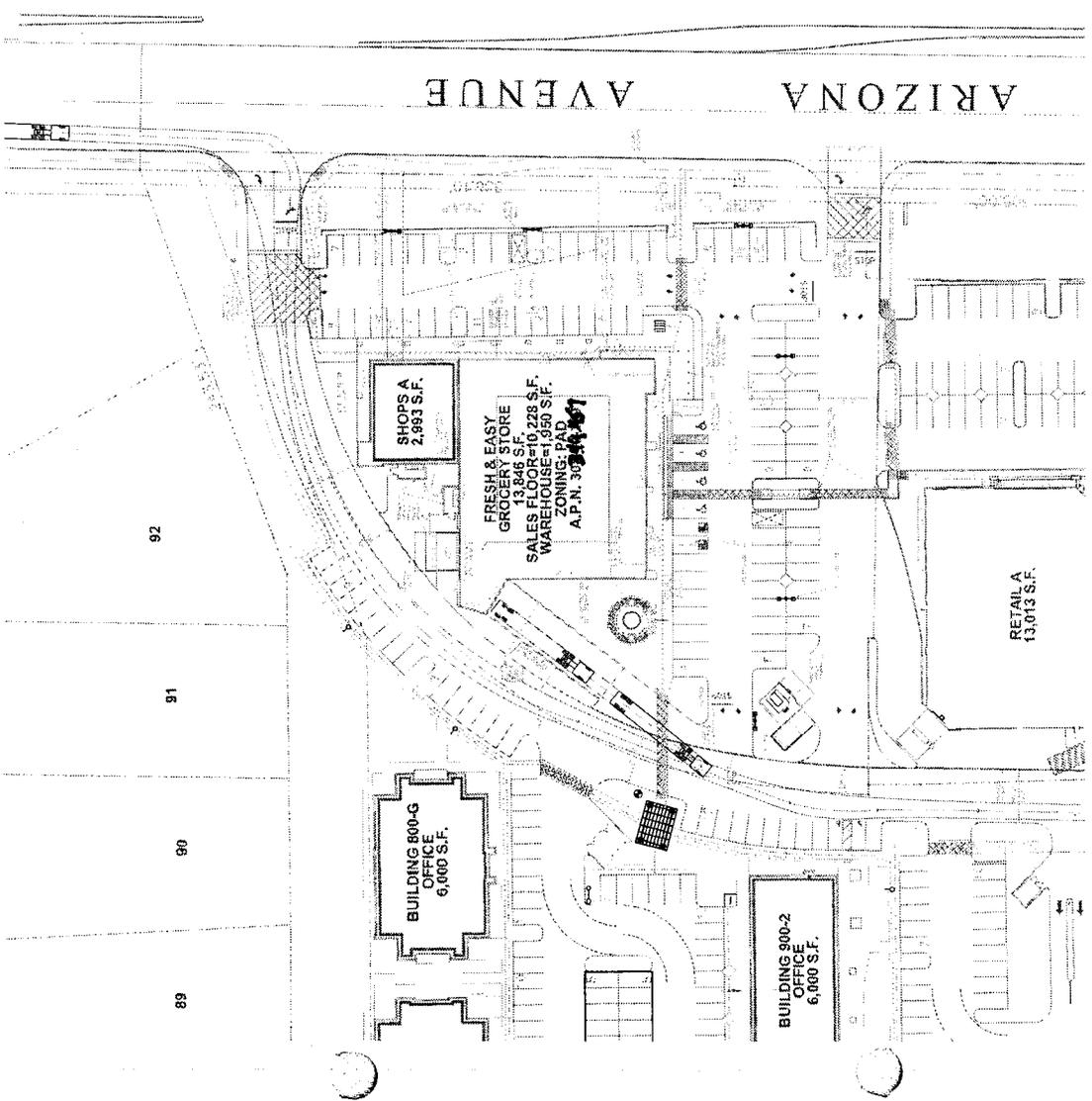
We will be open for business from 8am to 11pm 7 days a week and will employ 15 full time and 3 part time persons.

Please call us with any questions you may have.

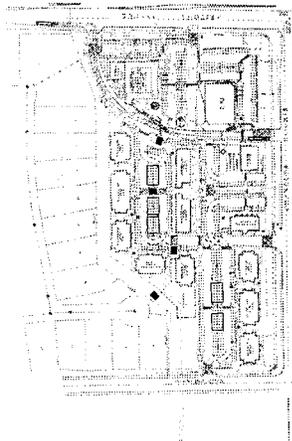
Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name.

Amy Nations
Arizona Liquor Industry Consultants



ARIZONA AVENUE



OVERALL SITE PLAN

PARKING CALC. SITE DATA

NO.	DESCRIPTION	AREA (S.F.)	NO. OF SPACES
1	RETAIL A	13,013	130
2	SHOPS A	2,993	30
3	OFFICE BLDGS	12,000	120
4	GROCERY STORE	13,846	138
5	SALES HOUSE	1,738	17
6	WAREHOUSE	1,450	15
7	STREET	10,000	100
8	LANDSCAPE	5,000	50
9	UNDEVELOPED	10,000	100
10	TOTAL	68,040	685

NOT TO SCALE

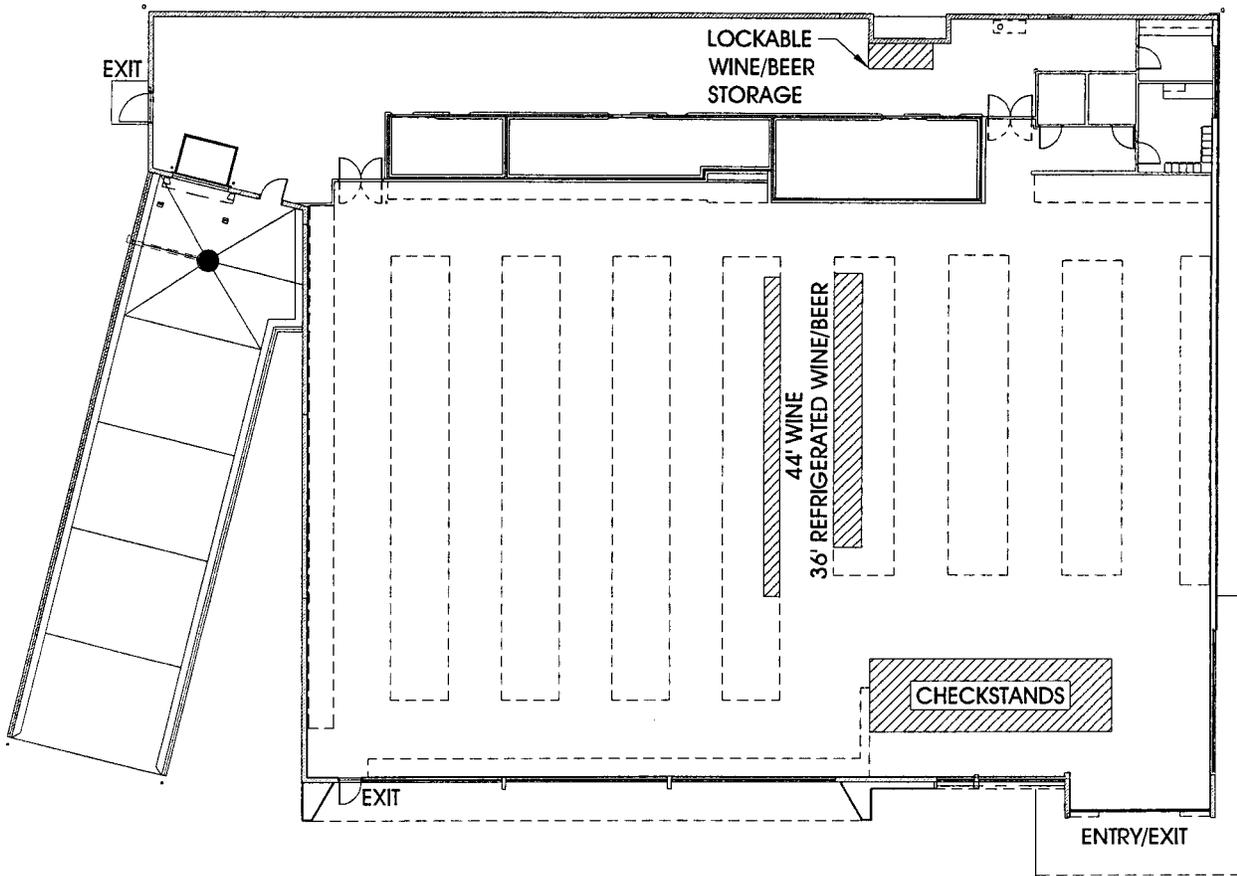
FRESH & EASY SITE PLAN

NWC of ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD
CHANDLER, AZ
APRIL 23, 2007



PRELIMINARY SITE PLAN
6/15/07





BUILDING FLOOR AREA = 13,969 S.F.

1 BEER/WINE FIXTURE PLAN EXHIBIT

N.T.S.

KURT D. REED ASSOCIATES, INC.

7400 EAST McDONALD DRIVE • SUITE 101 • SCOTTSDALE, AZ. 85250
 Phone:(480) 941-1440 Fax:(480) 948-1055 www.kdra.com

AZ. AVE. and CHANDLER HTS.

Project No: 062669

Date: 18 JUN 07

Sheet No:

Drawn: S.B.

Checked: K.D.R.

EX1

