

#63
JAN 17 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-314

DATE: DECEMBER 21, 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: UP07-0096 FRESH & EASY NEIGHBORHOOD MARKET (DOWNTOWN OCOTILLO)

Request: Use Permit approval to allow liquor sales, beer and wine only, as permitted under a Series 10 Beer & Wine License within a new grocery store, which is part of a larger development

Location: Southwest corner of Dobson and Queen Creek Roads

Applicant: Amy Nations, Arizona Liquor Industry Consultants

RECOMMENDATION

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

BACKGROUND

The applicant's 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.

A new freestanding grocery store will be locating within the Downtown Ocotillo development. The store will be approximately 13,969 square feet in size and a full-service grocery store. This grocery is smaller than the usual supermarket offering everyday items to gourmet items. The store will be open seven days a week from 8 a.m. to 12 a.m. The store will employ approximately 14 persons.

The development intends to open for business in July 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, December 5, 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.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Abstain: 1 (Flanders) Absent: 1 (Creedon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0096 FRESH & EASY NEIGHBORHOOD MARKET (DOWNTOWN OCOTILLO) Use Permit, subject to the following conditions:

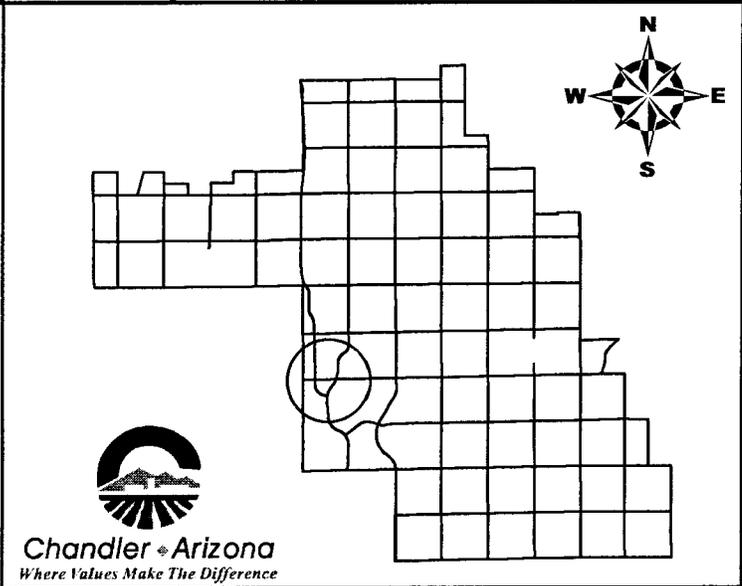
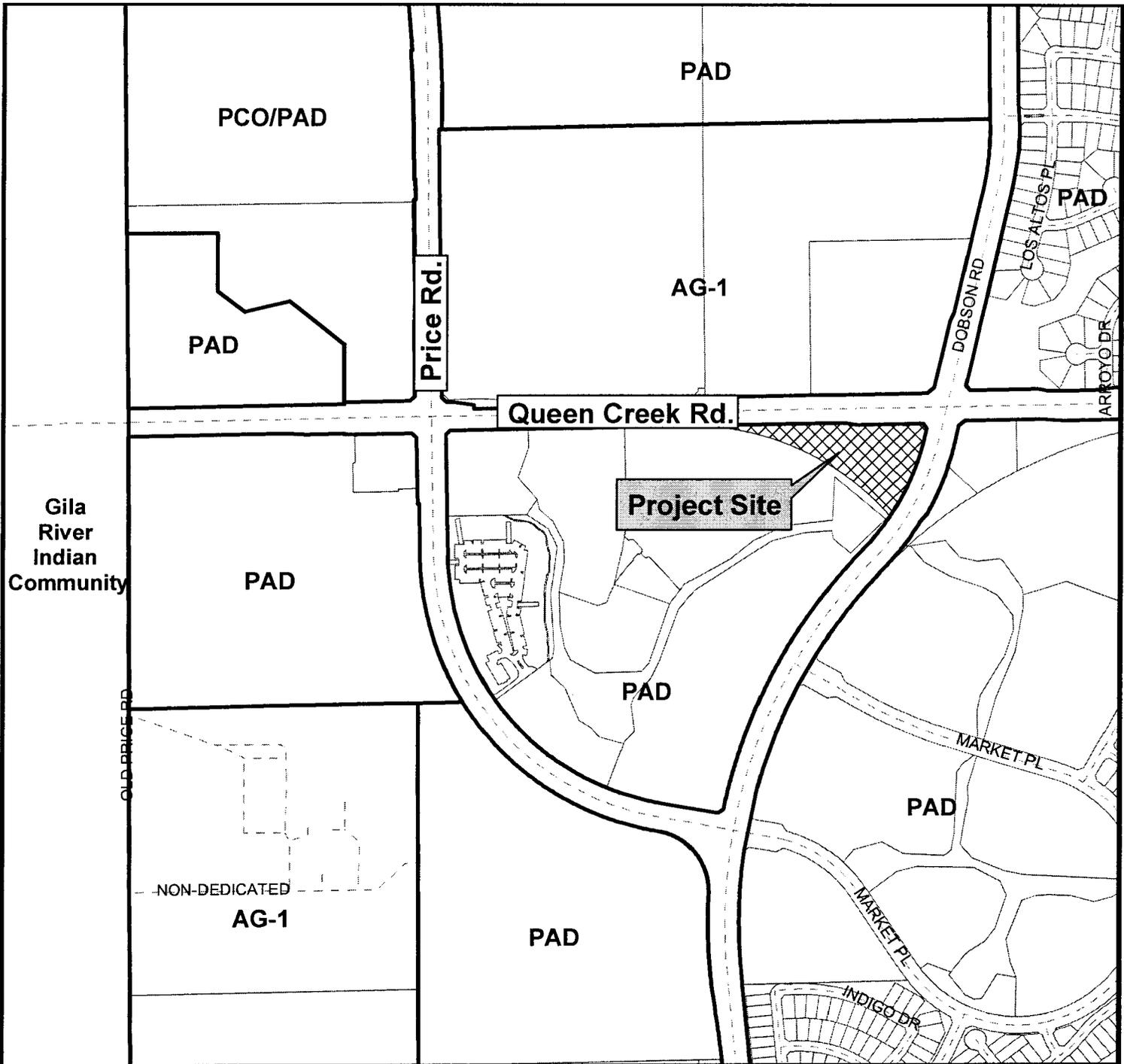
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit reapplication and approval.
3. 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.
4. The Use Permit is non-transferable to other store locations.
5. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

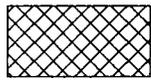
Move to approve Use Permit case UP07-0096 FRESH & EASY NEIGHBORHOOD MARKET (DOWNTOWN OCOTILLO), subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP07-0096

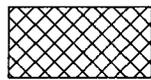
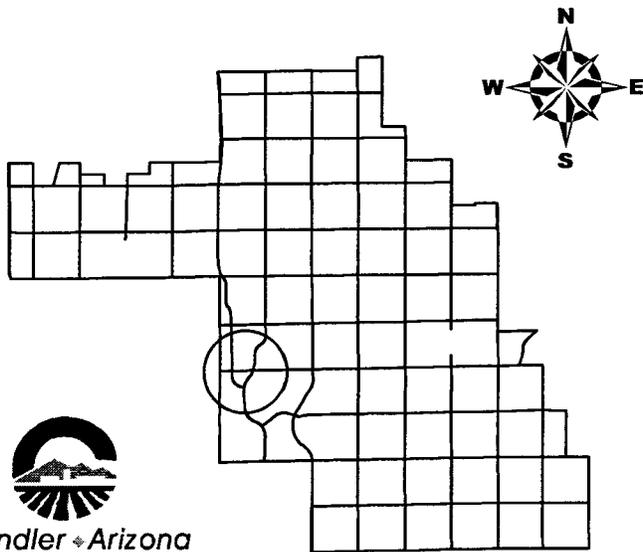
**Fresh & Easy Neighborhood Market
Liquor Use Permit**



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Vicinity Map



UP07-0096

**Fresh & 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 & Development
215 E. Buffalo Street
Chandler, Arizona 85225

October 4, 2007

Use Permit Narrative

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 putting in a new 13,969 square foot full service grocery store on the ~~northwest~~^{southwest} corner of Dobson Road & Queen Creek Road in the new "Downtown Ocotillo" shopping center.

Fresh & Easy Neighborhood Market will be open for business from 8am to 12am 7 days a week and will employ 10 full-time & 4 part-time local residents. The landlord has designated 82 parking spaces just for this store.

Sincerely,

A large, stylized handwritten signature in cursive that reads "Amy Nations".

Amy Nations
Arizona Liquor Industry Consultants

PHILLIP R. DYAN
 LANDSCAPE ARCHITECT P.C.
 57% W. CENTRAL AVENUE, SUITE 100
 PHOENIX, ARIZONA 85012
 (602) 955-1881

**DOWNTOWN
 COCOTILLO**
 PHOENIX, ARIZONA



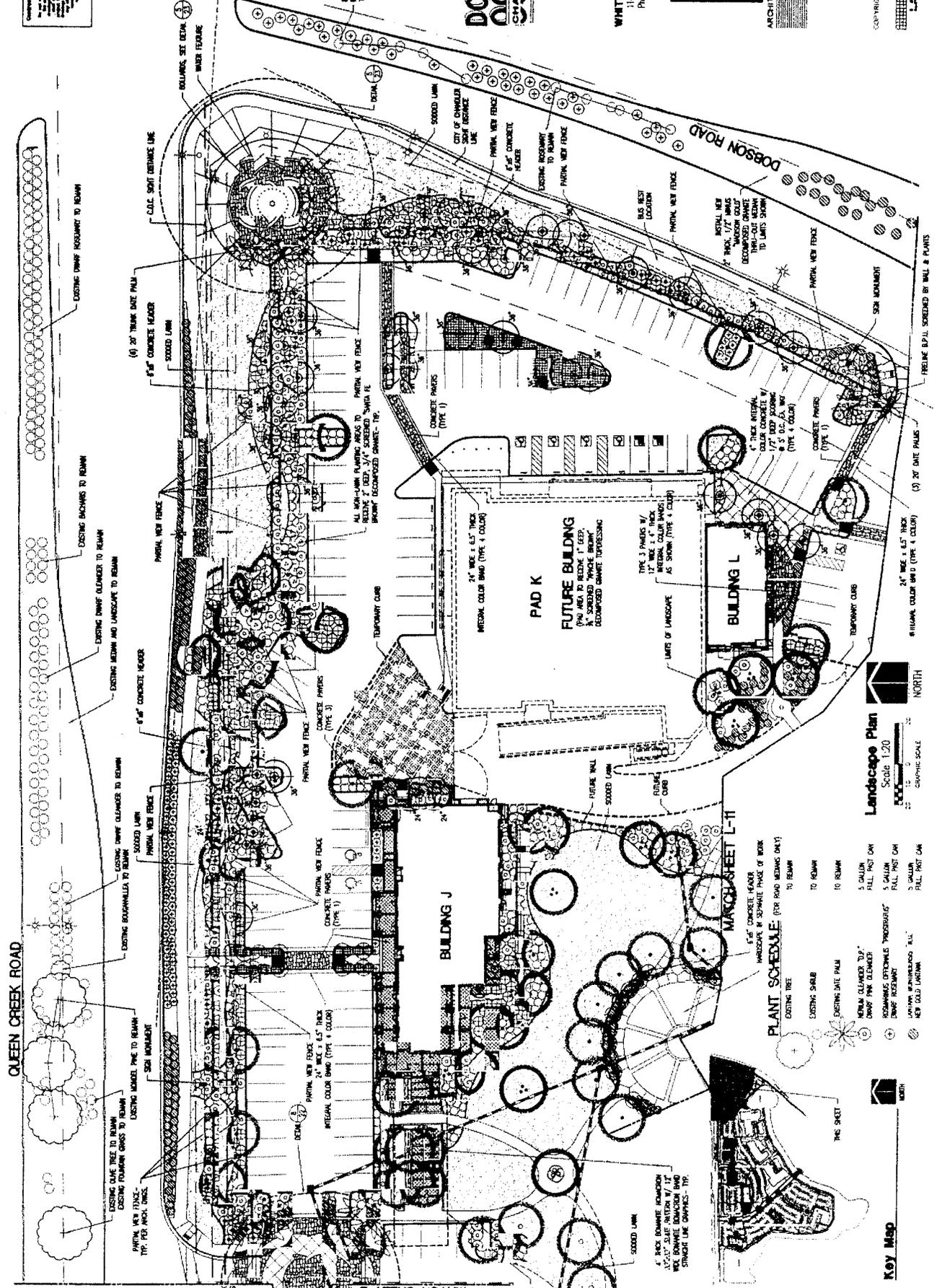
WHITNEYBELL PERRY INC
 1102 East McDowell Avenue
 Phoenix, Arizona 85014-2704
 (602) 955-1881



ARCHITECTURE AND PLANNING

L-8

COPYRIGHT WHITNEYBELL PERRY INC
 LANDSCAPE PLAN



QUEEN CREEK ROAD

DOBSON ROAD

FUTURE BUILDING
 (PAV AREA TO BEING 1" DEEP,
 1/2" SCHEDULED "WICKED BERRY"
 DECOMPOSED GRANITE TYPING)

BUILDING L

BUILDING J

MACASHEET L-11

MATCH SHEET L-1

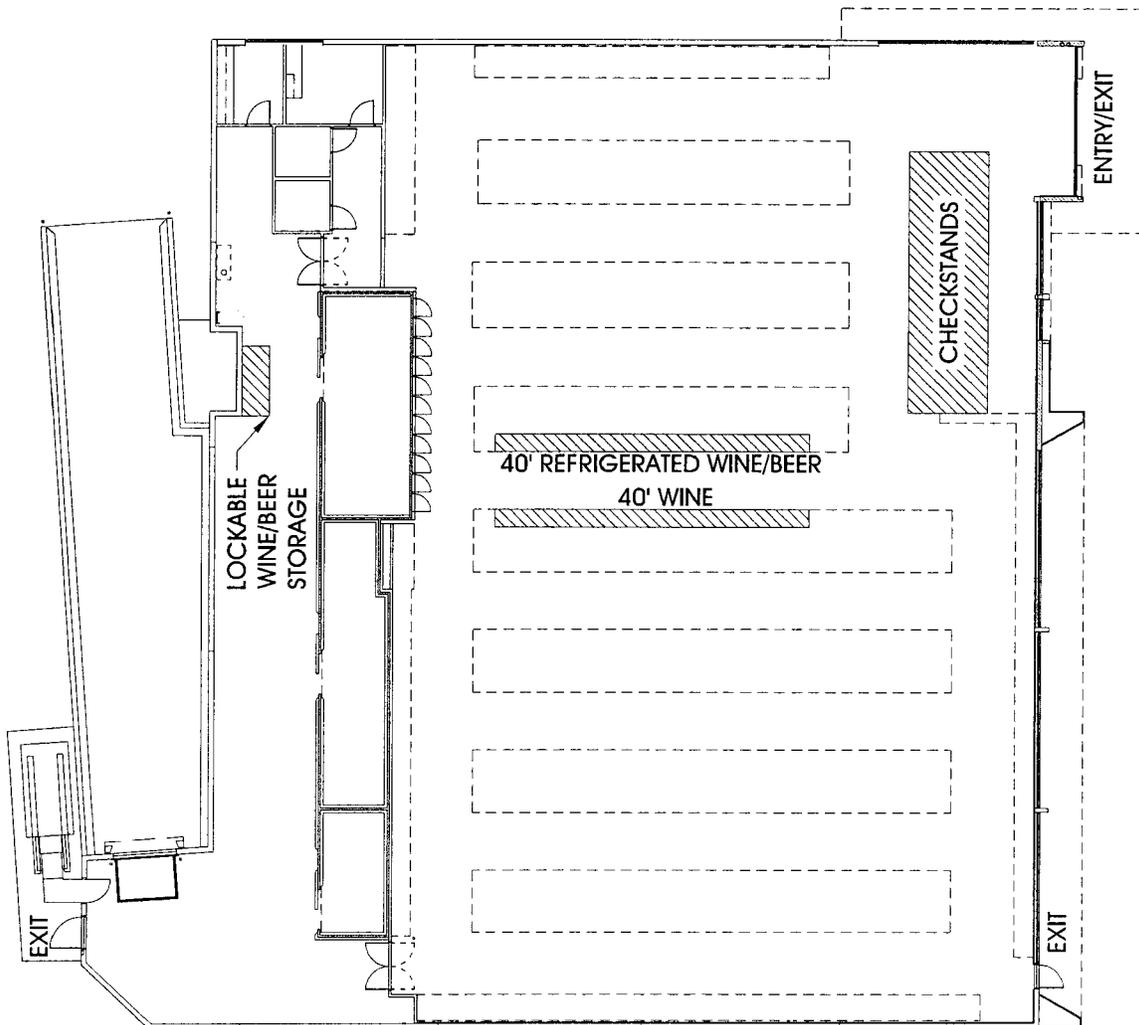
Landscape Plan
 Scale 1:20

- PLANT SCHEDULE (FOR ROAD MEDIAN ONLY)**
- EXISTING TREE
 - EXISTING SHALE
 - EXISTING DATE PALM
 - NEWLY PLANTED BY "A" SHARP PINE CLEANER
 - SCISSORING OPENING "PANDORUS"
 - NEW PLANTING
 - NEW PLANTING
 - NEW PLANTING

KEY MSO

- 1. 4" THICK INTERIOR COLOR CONCRETE
- 2. 1 1/2" THICK 18" X 18" CONCRETE
- 3. 4" THICK INTERIOR COLOR CONCRETE
- 4. 1 1/2" THICK 18" X 18" CONCRETE
- 5. 4" THICK INTERIOR COLOR CONCRETE
- 6. 1 1/2" THICK 18" X 18" CONCRETE
- 7. 4" THICK INTERIOR COLOR CONCRETE
- 8. 1 1/2" THICK 18" X 18" CONCRETE
- 9. 4" THICK INTERIOR COLOR CONCRETE
- 10. 1 1/2" THICK 18" X 18" CONCRETE

THIS SHEET



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

DOBSON and QUEEN CREEK

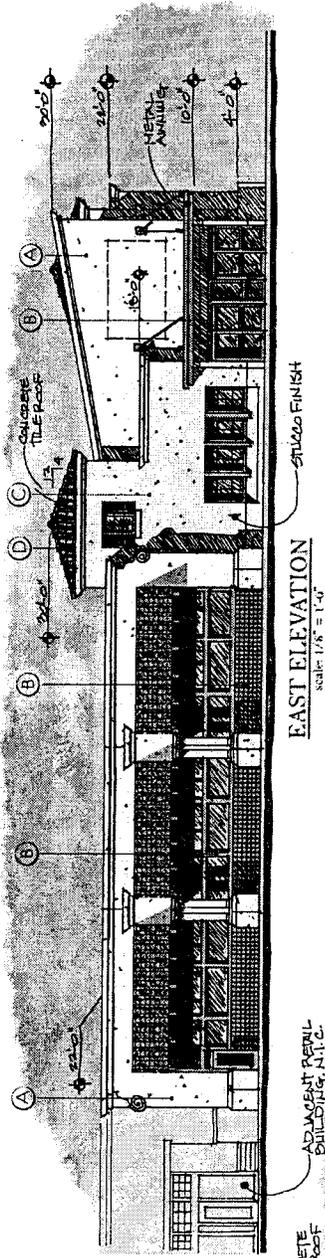
Project No: 062663

Date: 10 NOV 06 Sheet No:

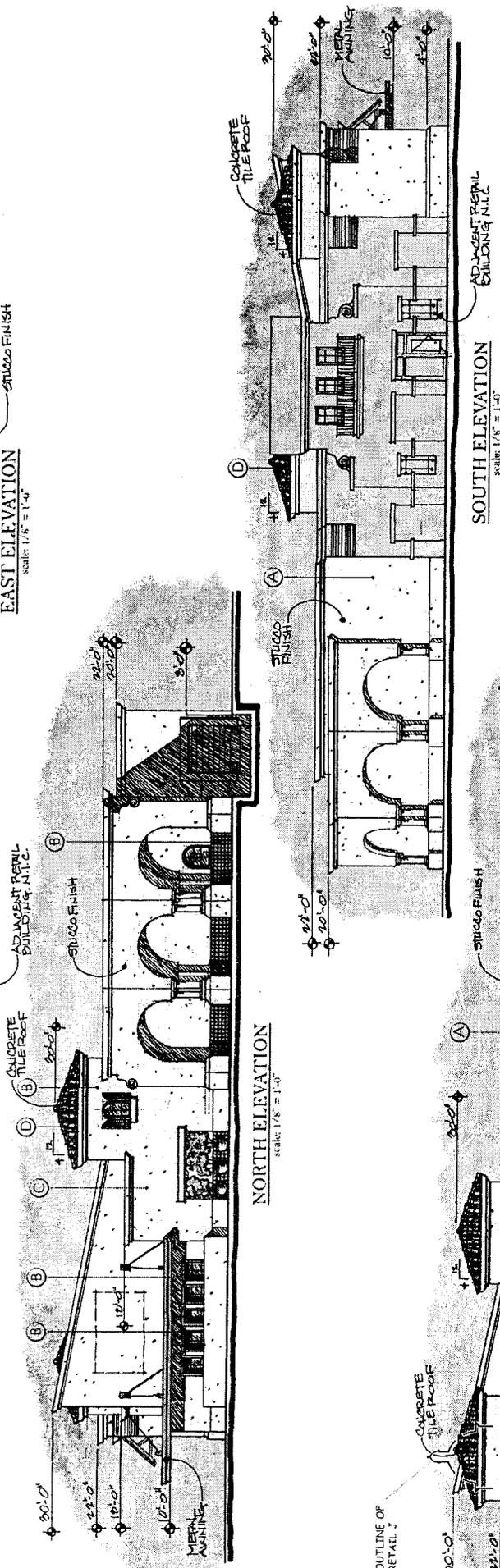
Drawn: JRS

Checked: K.D.R.

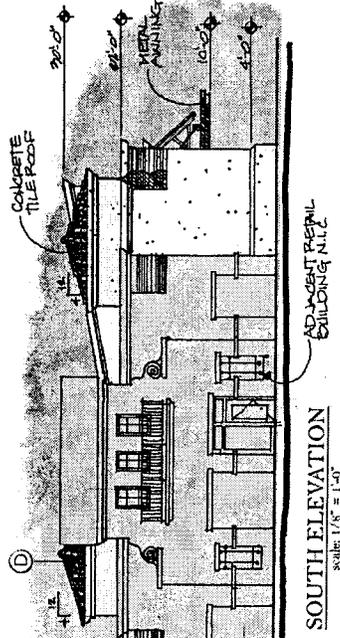
EX1



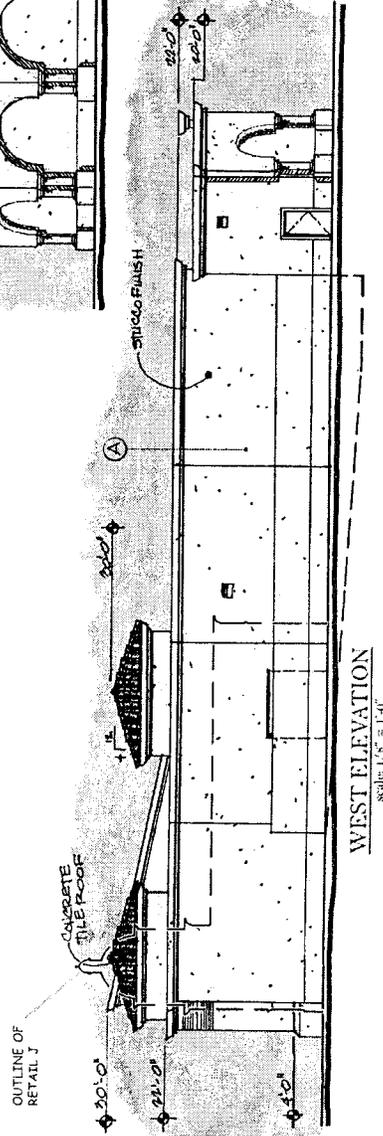
EAST ELEVATION
Scale: 1/8" = 1'-0"



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



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"

RED DEVELOPMENT

- (A) PAINT TO MATCH
DUNN EDWARDS
DEW 380
"White"
- (B) PAINT TO MATCH
DUNN EDWARDS
DE 443
"Seaweed"
- (C) PAINT TO MATCH
DUNN EDWARDS
DEW 340
"Whisper"
- (D) CLAY TILE TO MATCH
2 PIECE
"Newport Blend"



EXTERIOR ELEVATIONS

Retail Pad
SWC Queen Creek & Dobson Road
Chandler, Arizona
August 6, 2007