

#35

FEB 14 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 08-034

DATE: JANUARY 25, 2008

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: UP07-0108 CVS PHARMACY (CORCOVADO VILLAGE)

Request: Use Permit extension for a Series 9 Liquor License

Location: 990 E. Warner Road
Northwest corner of Warner and McQueen Roads

Applicant: Jason Morris
Withey Morris, PLC

RECOMMENDATION

The request is for a Use Permit extension to sell liquor (all spirituous liquors) for off-premise consumption (Series 9 license) at an existing CVS Pharmacy location. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning recommend approval.

BACKGROUND

The subject site is located within the Corcovado Village, and is located on the eastern border of the City of Chandler. East, across McQueen Road is a Goodwill anchored shopping center in the Town of Gilbert, with a Remax sales office and a tutoring facility, directly on the corner. South, across Warner Road, and southeast of the site are vacant parcels. Directly north of the subject site is a Weinerschnitzel. Surrounding the shopping center to the north and west is the Madeline Court single-family residential neighborhood.

The subject site received Use Permit approval in 2006 for a Series 9 liquor license. Prior to the current Use Permit the CVS Pharmacy was operating with a Use Permit for a Series 10 liquor license. Because the CVS was requesting a change in licensure, from a Series 10 to Series 9, the CVS was required by condition to obtain a new Use Permit. The Use Permit was approved with a timing condition of one-year. A Series 9 liquor license allows for the purchasing of all spirituous liquor for off-premise consumption, whereas a Series 10 allows for the sale of beer and wine only.

The CVS is located at the corner of the Corcovado Village 11-acre commercial/retail center. Currently, the CVS Pharmacy operates with approximately 12-15 employees, and is open from 8 a.m. to 10 p.m. daily.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, January 3, 2008. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

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. 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.
2. The Use Permit is granted for a Series 9 liquor license only, and any change of license shall require reapplication and new Use Permit approval.
3. The Use Permit is non-transferable to another store location.

PROPOSED MOTION

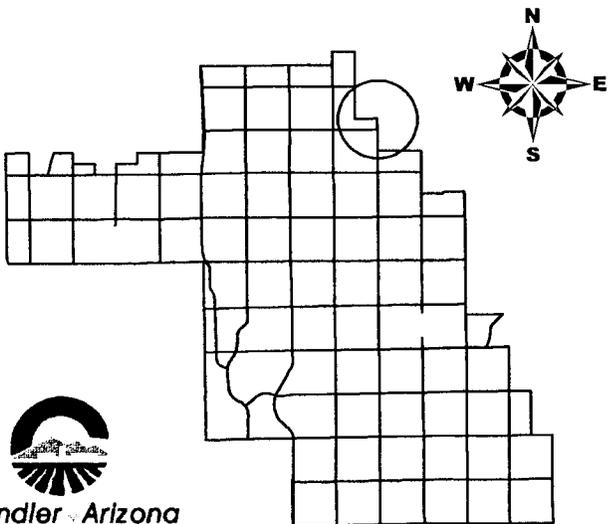
Move to approve use permit UP07-0108 CVS PHARMACY (CORCOVADO VILLAGE), subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP07-0108

CVS/Pharmacy
Corcovado Center
Liquor Use Permit



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2007

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	NOTES
④	AKOBA BILBERIA	YELLOW ACACIA	31	2 1/2"	1" F.W. 1" D.C.
⑩	AKOBA STENOPEPYLEA	PROSTRATE ACACIA	24	1 1/2"	1" F.W. 1" D.C.
⊗	CECIDIUM PARVISE	PELO VERDE	10	2 1/2"	1" F.W. 1" D.C.
⊙	CALENDULA BIFIDA	BRASSO TREE	8	2 1/2"	1" F.W. 1" D.C.
⊗	PHILE ELOWICIA	MOUSE TREE	8	1 1/2"	1" F.W. 1" D.C.
⊙	ELAEIS PARVIFOLIA	ELKWOOD PALM	8	2 1/2"	1" F.W. 1" D.C.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	NOTES
⊙	CAESALPINIA PULCHERRIMA	BEAD OF PARADISE	32	8"	8 GAL PER PLAN
⊙	CAESIA PULCHERRIMA	REDHOT CARRAN	18	8"	8 GAL PER PLAN
⊙	NERIUM BLENDER	PETE'S PONY	38	8"	8 GAL PER PLAN
⊙	RUPELLIA PTERIDIFOLIA	SAW BUCKLE	81	8"	8 GAL PER PLAN
⊙	TEUCHA STAM	ORANGE CAMELIE AND YELLOW HILLS	18	8"	8 GAL PER PLAN

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	NOTES
⊙	ADONIS VILLOSA	ADONIS	104	8"	8 GAL PER PLAN
⊙	HEPACAPLE PAVONINA	RED YACODA	136	8"	8 GAL PER PLAN
⊙	MALEODENDRON ROBIN	DEER BRASS	70	8"	8 GAL PER PLAN

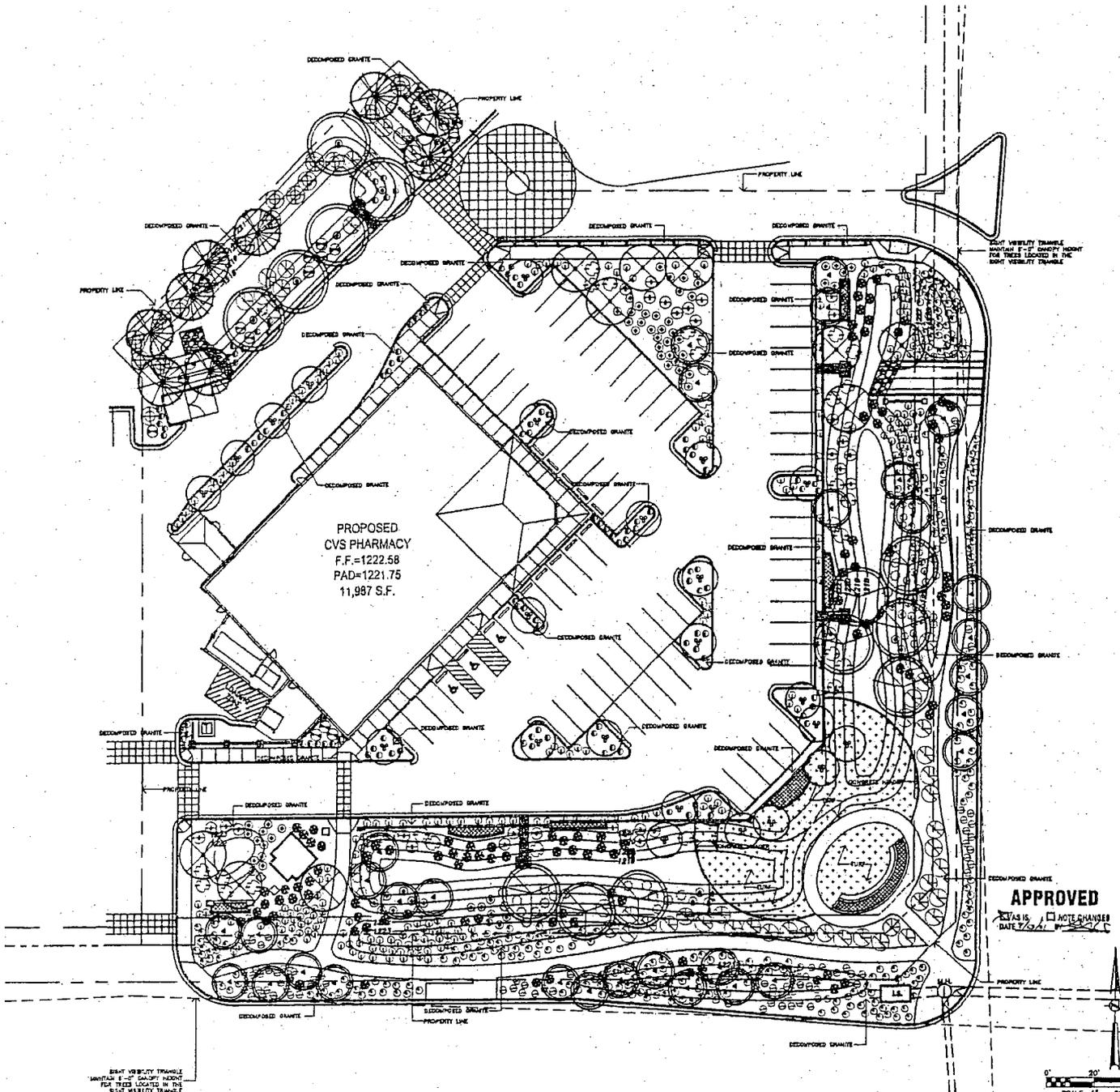
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	NOTES
⊙	HYPOPHORN	HYPOPHORN	42	1"	1 GAL PER PLAN
⊙	LANTANA DAVIDA	OLD MOUND	238	1"	1 GAL PER PLAN
⊙	LANTANA MONTICROSI	PURPLE TANGAL	81	1"	1 GAL PER PLAN
⊙	DOH-GUALLIS CHEDDLE	BUSH MORNING GLORY	342	1"	1 GAL PER PLAN

RECOMMENDED HYDRO TURF
 TECHNICAL TRAVEL TURF
 10% OF TOTAL LANDSCAPE AREA
 4688 S.F.

APPEARANCE/SEASONAL COLORES
 17 POTS 12" DIA.
 800 S.F.

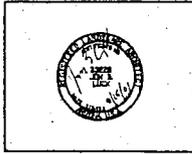
1" EZZ "MORNING GLORY"
 RECOMMENDED DRINKING TURF AREAS
 2" DEPTH IN ALL REPAIR AREAS
 COLOR OF SOILS TO MATCH EXISTING SOILS
 PLOTTING SHALL BE APPROVED BY LANDSCAPE ARCHITECT

*ALL TREES SHALL COMPLY WITH THE LATEST APPROVED EDITION OF THE ARIZONA NURSERY REGULATION - RECOMMENDED TREE SPECIFICATIONS SEE SECTION 1903 (2000) IRRIG CODE.



Carter & Burgess
 Consultants in Planning,
 Engineering, Management, and
 Related Services
 8008 N. Central Ave., Suite 1700
 Phoenix, Arizona 85018
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 Fax (602) 269-8878

NOTES BY SITEWORK
 AND APPROVALS PROVIDED
 THE CONTRACTOR SHALL MAINTAIN 5' OF CLEARANCE HEIGHT FOR TREES LOCATED IN THE SOFT VISIBILITY TRIANGLE.
 NOTES BY ARCHITECT/PLANNING
 THE CONTRACTOR SHALL MAINTAIN 5' OF CLEARANCE HEIGHT FOR TREES LOCATED IN THE SOFT VISIBILITY TRIANGLE.



CVS/
pharmacy
 CHANDLER PROTOTYPE
 NW CORNER OF
 WARNER ROAD
 AND
 McQUEEN ROAD

FOR:
 THE GUSTINE COMPANY
 BIRMGHAM TOWERS 2100
 WASHINGTON STREET, SUITE 700
 PITTSBURGH, PENNSYLVANIA 15203
 TEL: (412) 381-1122
 FAX: (412) 381-1123

REVISIONS:	DATE:
▲ CITY REVISIONS	7.2.01
▲ CITY REVISIONS	8.18.01

APPROVED
 DATE: 8/14/01
 CVS Store Number: 3143
 Job Number: 280800
 Scale: 1 INCH = 20 FEET
 Title: **LANDSCAPE PLAN**
 Sheet Number: **L1.1 OF 5**

ISSUE FOR PERMIT
 COPYRIGHT © 2001 CARTER AND BURGESS

CVS/pharmacy #3143
Northwest Corner Warner & McQueen Roads
Series 9 Liquor License
Narrative

November 8, 2007

Request:

This application requests approval of a Use Permit to sell liquor for off-premise consumption only (Series 9 License) at an existing CVS/pharmacy located at the northwest corner of Warner and Dobson Roads.

The store currently operates with a Series 9 liquor license. A use permit for the sale of liquor already exists for the property, however, there was a one year stipulation on the current use permit (UP06-0069), which results in this request for a new use permit with no duration stipulation.

Background:

This location is an operating retail store and pharmacy at the immediate corner of a commercial development. The existing zoning on the property is PAD.

Store Hours/Employees:

CVS/pharmacy typical store hours are 8:00 a.m. to 10:00 p.m. seven days a week and hire approximately 12-15 employees. 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 labels.