

#40

APR 10 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-069**

DATE: APRIL 3, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: UP08-0013 CVS PHARMACY (FULTON RANCH)

Request: Use Permit approval to allow liquor sales, beer and wine only, as permitted under a Series 10 Beer & Wine License within a new convenience market/pharmacy

Location: Northwest corner of Arizona Avenue and Chandler Heights Road, the Fulton Ranch Marketplace development

Applicant: Withey Morris, PLC / Adam Baugh

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 CVS convenience market/pharmacy located within the Fulton Ranch Marketplace development. 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.

A new freestanding CVS convenience market/pharmacy will be locating within the Fulton Ranch Marketplace development. The store will sell only beer and wine for off-site consumption. The store is approximately 12,900 square feet in size. This store will be open seven days a week from 8 a.m. to 10 p.m. The store will employ approximately 12-15 employees.

The store intends to open for business in November 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 Thursday, March 20, 2008. 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: 6 Opposed: 0 Abstain: 1 (Flanders)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP08-0013 CVS PHARMACY (FULTON RANCH), subject to the following conditions:

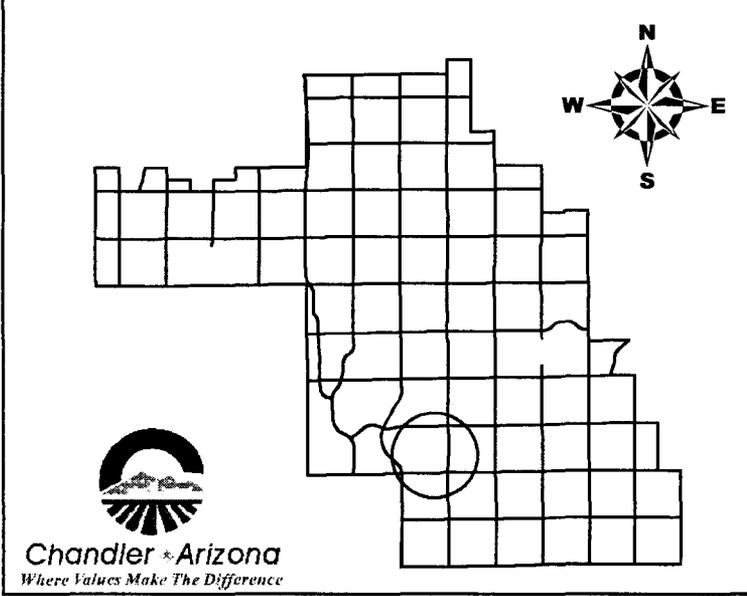
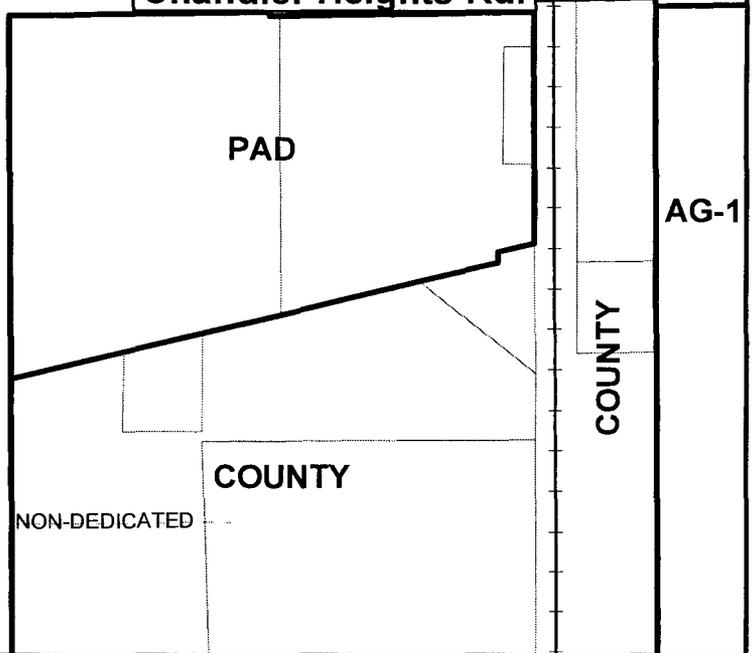
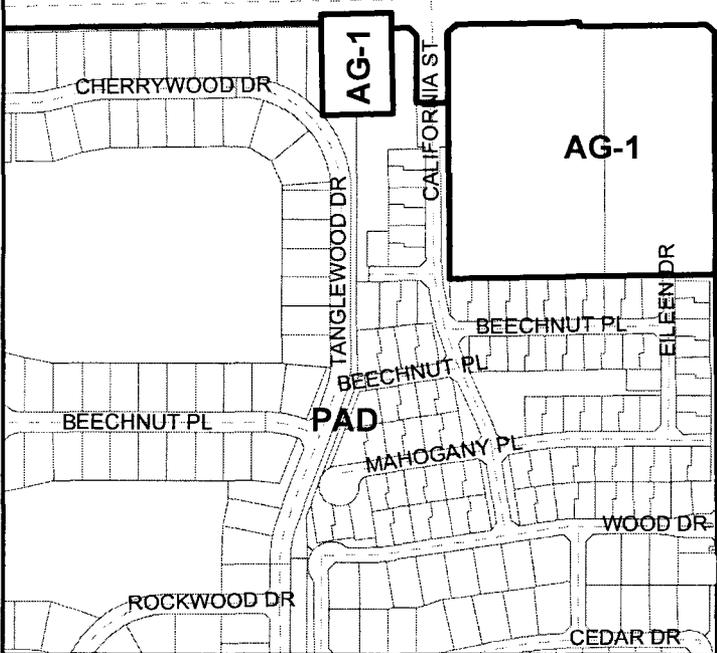
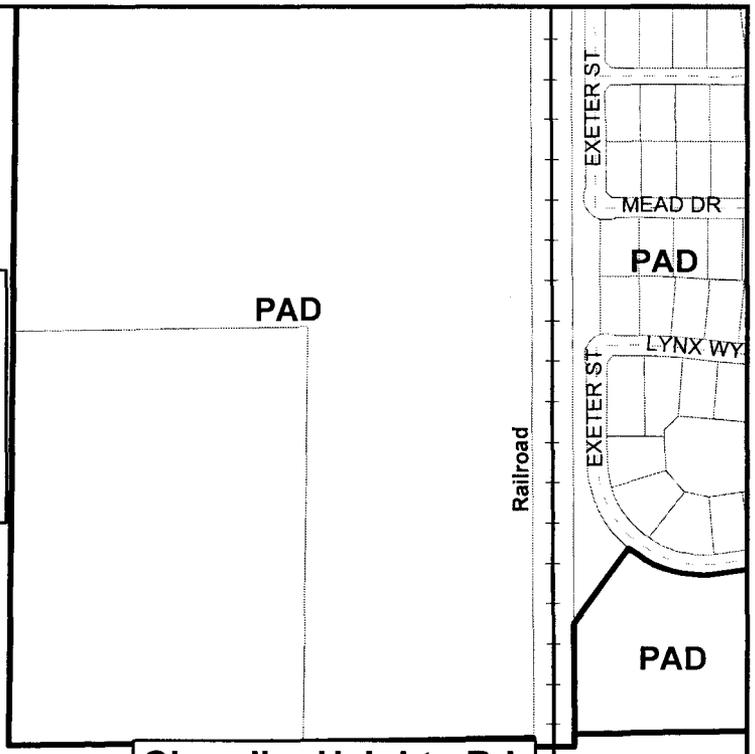
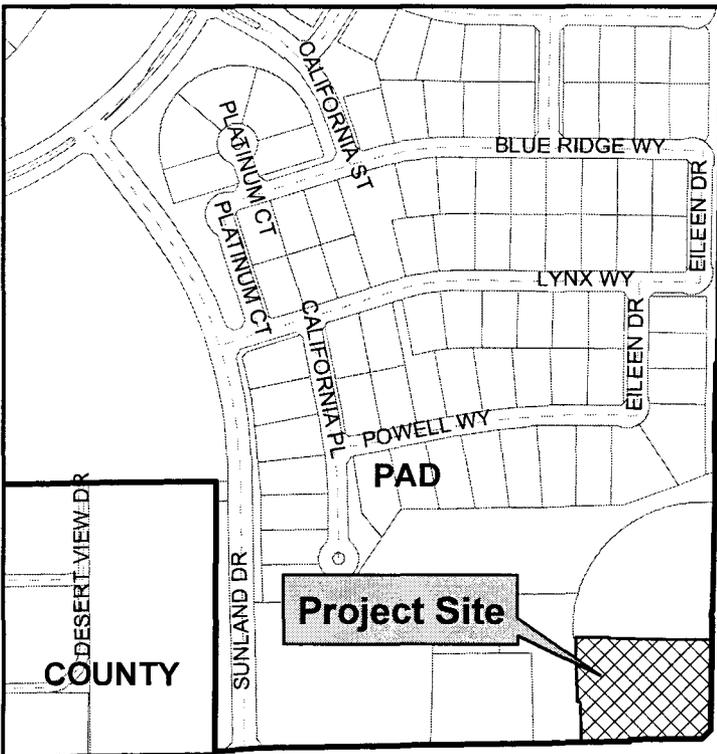
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area 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

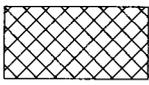
Move to approve Use Permit UP08-0013 CVS PHARMACY (FULTON RANCH), subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP08-0013

**CVS/Pharmacy
Fulton Ranch Marketplace
Liquor Use Permit**



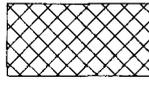
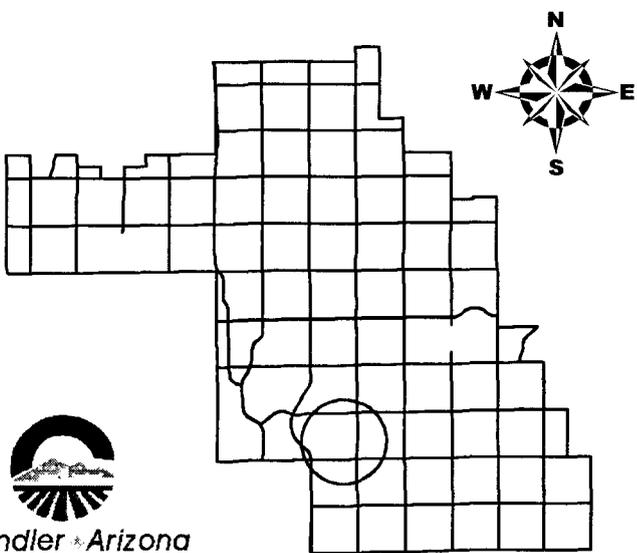


Project Site

Arizona Ave.

Chandler Heights Rd.

Vicinity Map



UP08-0013

**CVS/Pharmacy
Fulton Ranch Marketplace
Liquor Use Permit**



CVS/pharmacy
NWC Chandler Heights and Arizona Ave.
Series 10 Liquor License
Narrative

February 8, 2008

Request:

This application requests approval of a Use Permit to sell liquor (beer and wine) for off-premise consumption only (Series 10) at a new CVS/pharmacy located at the northwest corner of Chandler Heights and Arizona Avenue. A Series 10 License allows a retail store to sell beer and wine in the original unbroken package, to be taken away from the retailer's premises and consumed off the premises.

Property:

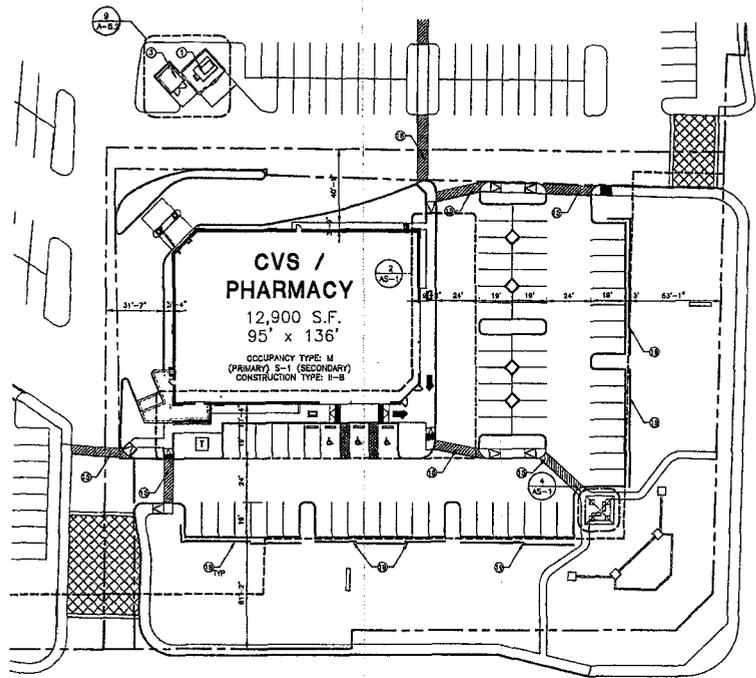
The CVS/pharmacy is located at the northwest corner of Chandler Heights and Arizona Avenue. The store is part of the larger commercial development at this location, with construction to be part of the first phase of the retail center. This site was zoned PAD in 2004 with commercial uses designated at this site. To the center's north is a planned residential subdivision. To the west is a memorial cemetery. To the east is vacant land zoned PAD. To the south is a post office and vacant land.

Store Hours/Employees:

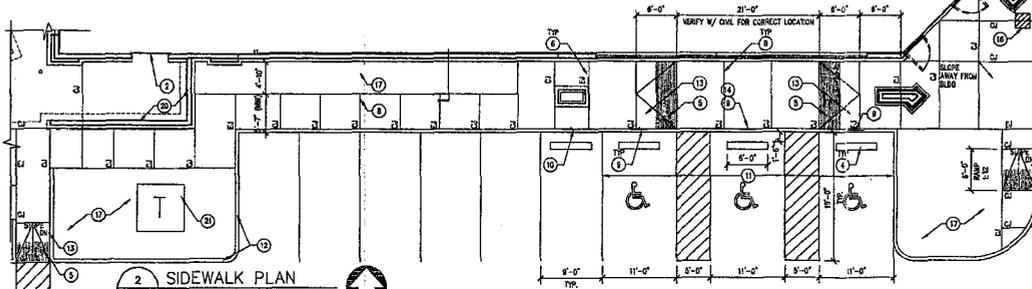
The CVS/pharmacy is approximately 12,900 square-feet. Typical store hours are 8:00 a.m. to 10:00 p.m. seven days a week and hire approximately 12-15 employees. Alcohol display areas will be located in aisles toward the back of the store inside and around the walk in cooler. According to management, the 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 information.



1 SITE PLAN
AS-1 SCALE: 1" = 30'-0"



2 SIDEWALK PLAN
AS-1 SCALE: 1/8" = 1'-0"

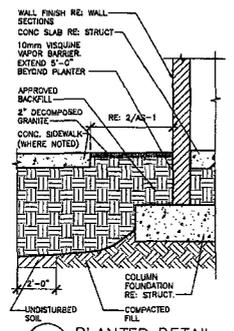
ARIZONA AVE.

CHANDLER HEIGHTS AVE

- GENERAL NOTES:**
- ALL SIDEWALK CONCRETE PER THIS PLAN SHOULD BE PRICED UNDER THE BUILDING COST PER ARCHITECTURAL DRAWINGS.
 - ALL CURB & GUTTER PER THIS PLAN SHOULD BE PRICED UNDER THE SITE WORK COST PER CIVIL DRAWINGS.
 - ALL M.C. AND EXISTING MOTION SIGNS SHOULD BE PRICED UNDER THE SITE WORK COST.
 - CONTRACTOR NOTE: ALL SIDEWALKS AT STOPFRONT SHALL BE POURED BEFORE STOPFRONT IS INSTALLED.
 - CONTRACTOR TO VERIFY ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF LIGHT POLES AND SIGNAGE.
 - WHEN ACQUIRED, CONTRACTOR IS TO PROVIDE A REGULATION MANUAL IN LOCATION AS SPECIFIED BY POST OFFICE.

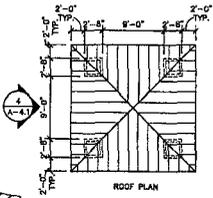
- NOTES BY SYMBOL:**
- SHOWMETER LOCATION
 - EXTERIOR FINISH GRADE MUST BE FLUSH WITH BLUR P.F.E. AT RECEIVING DOORS.
 - SHOWERER - FINISH ENCLOSED SEE 5/A-2.3
 - RECYCLING
 - INSTALL DETECTABLE WARNING PAVES W/ TRICURVED DOWNS TO MATCH CENTER GRADE AND ADA 413.2.1
 - TRICURVED EXPANSION JOINT
 - TRICURVED EXPANSION JOINT BETWEEN CURB & SIDEWALK, ALSO AT SIDEWALK AND EXTERIOR WALL.
 - BOWLS GRIND JOINT SEE 7/A-4.3
 - INSTALL HANDICAP SIGN ON 2" DIA. POLE (TYP. OF 3) PER CODE MIN. 8"
 - REMOVE FORM SIDEWALK
 - INSTALL SIGN READING "PARKING FOR EXPECTING MOTHERS AND CUSTOMERS WITH INFANTS" ON THESE SIGNS W/ GREEN LETTERS AND BROWNS SIGNS TO BE SAME SIZE AS HANDICAP SIGN AND MOUNTED ON 2" DIA. POLE.
 - PREFER TO ONE FOR PARKING LAYOUT.
 - CONCRETE CURB
 - CONCRETE RAMP, STAIN CONCRETE AT RAMP TO MATCH CURB FINISH.
 - "VAN ACCESSIBLE" SIGNAGE MOUNTED BELOW HANDICAP SIGN.
 - ACCESSIBLE ROUTE FOR CONTINUATION SEE CIVL.
 - OUTDOOR TRASH RECEPTACLE
 - LANDSCAPING SEE CIVL & LANDSCAPE DRAWINGS
 - BIODIV. DRINK. RE. 10/A-8.2
 - SCREEN WALL SEE CIVL FOR DETAILS
 - SCREEN WALL SEE 10/A-8.2 E.M. FOR FURTHER INFORMATION.
 - TRANSFORMER - NOTE: ALL TRANSFORMER BOXES, METER PANELS AND RELATED EQUIPMENT SHALL BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
 - SECTION 35-1802 (K)(14) ZONING CODE.

TOTAL PARKING REQ'D: 43 (1 PER 250 SF)
TOTAL PARKING PROVIDED: 177 (INCLUDING HANDICAP)



3 PLANTER DETAIL
AS-1 SCALE: 1/2" = 1'-0"

All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.



4 SHADE CANOPY PLAN
AS-1 SCALE: 1/8" = 1'-0"

APPROVED
MAY 19 2005
CITY OF CHANDLER
DEVELOPMENT SERVICES DIVISION

APPROVED
MAY 19 2005
CITY OF CHANDLER
DEVELOPMENT SERVICES DIVISION

Carter Burgess
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CARTER & BURGESS, INC.
101 N. FIRST AVE
SUITE 3100
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TEL (602) 253-1200
FAX (602) 253-1202

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS FOR THE OWNER TO CERTIFY AND REINSTATE PERMITS AND VULNERABILITY CERTIFICATION 60 DAYS AFTER THE BUILDING AND STRUCTURES ARE RECEIVED FROM THE CONTRACTOR.
NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE A PAYMENT WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND RECEIPTS.

CONSULTANT:
SEAL:



CVS/pharmacy
ARIZONA 12900 - LEFT
STORE NUMBER: 00193
1100 CHANDLER HEIGHTS & ARIZONA
CHANDLER, AZ 85248
DEAL TYPE: NEW

DEVELOPER:
Armstrong Development
1230 West Washington St., Suite 214
Tempe, AZ 85281
602-965-1100

REVISIONS:

| | |
|-----------------|----------|
| A CITY COMMENTS | 10/26/05 |
|-----------------|----------|

DRAWING BY: CGN
DATE: 26 AUG 2005
JOB NUMBER: 194003

TITLE:
SITE PLAN & EXPANDED PLAN
SHEET NUMBER: AS-1

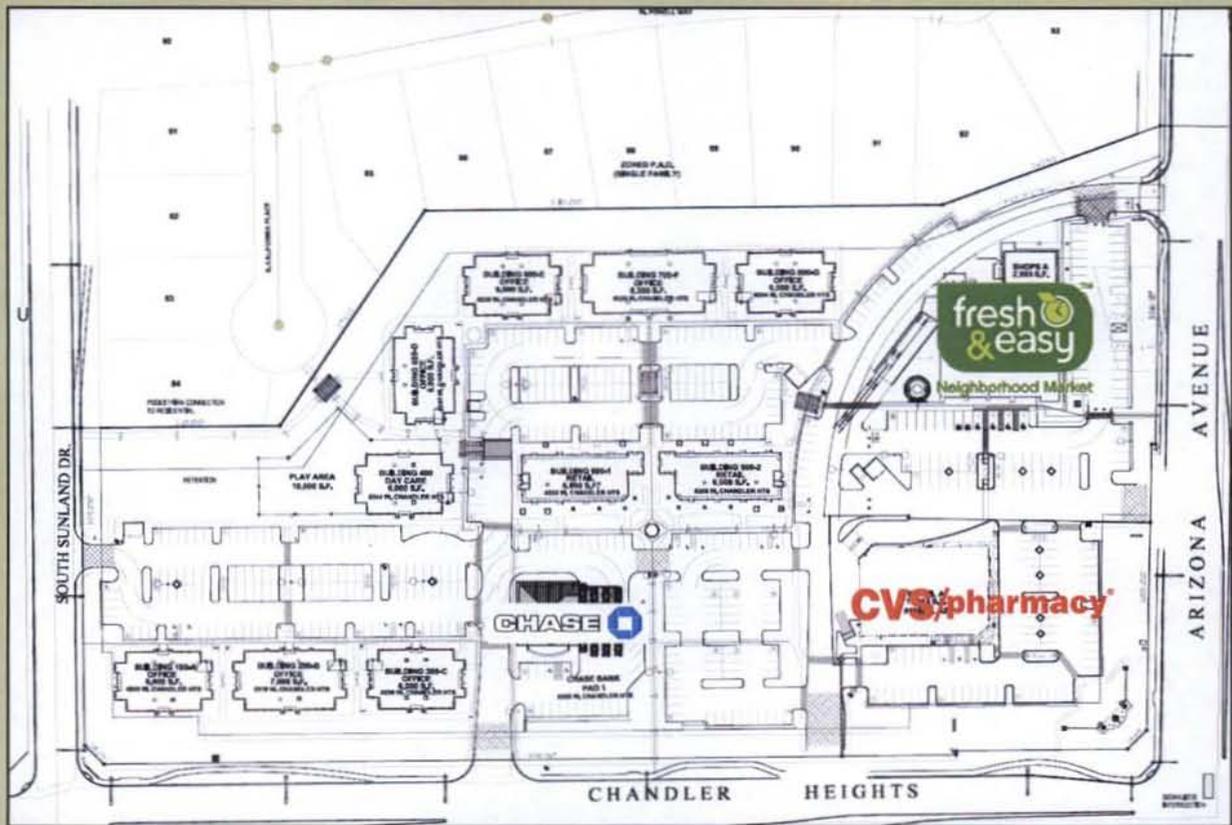
COMMENTS:
ISSUE FOR PERMIT

FULTON RANCH MARKETPLACE

NORTHWEST CORNER OF ARIZONA AVE. & CHANDLER HEIGHTS BLVD., CHANDLER, ARIZONA



SOUTH ELEVATION RETAIL/OFFICE 1 & 2



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

DEVELOPED BY:
CHAMPION
CREATOR OF THE TENANT ADVOCACY EXPERIENCE



EXCLUSIVELY REPRESENTED BY

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