

#50

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-070a

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: UP08-0014 CVS PHARMACY (PORTICO PLACE)

Request: Use Permit approval to allow liquor sales as permitted under a Series 9 Liquor Store License (All spirituous liquors) within a new convenience market/pharmacy

Location: Southwest corner of Dobson Road and Chandler Boulevard

Applicant: Withey Morris, PLC / Adam Baugh

RECOMMENDATION

The applicant requests Use Permit approval to allow liquor sales as permitted under a Series 9 Liquor Store License (All spirituous liquors) for a new CVS convenience market/pharmacy located within the Portico Place office and retail 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 9 Liquor Store License (All spirituous liquors). A Series 9 license, which is considered a “liquor store” license allows a store to sell beer, wine, and 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 Portico Place development. Portico Place includes two office buildings, a retail in-line shops building, a hotel, and CVS Pharmacy. CVS is locating off the intersection corner of Dobson Road and Chandler Boulevard. 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.

Beer and wine products will be stored in walk-in coolers located at the northwest corner of the store. Other spirituous liquor products will be in an aisle shelf and behind the cash register area. The final location of products will be determined during interior store setup. See attached floor plan.

Portico Place is currently under construction with civil improvements. An office building and the retail shops building will be constructed first. CVS intends to receive certificate of occupancy (C of O) at the same time or following C of O on the office and retail shops buildings.

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

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of Use Permit UP08-0014 CVS PHARMACY (PORTICO PLACE), 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 shall require new Use Permit re-application and approval.
3. The Liquor Use Permit is granted for a Series 9 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.

CC Memo No. 08-070a

May 8, 2008

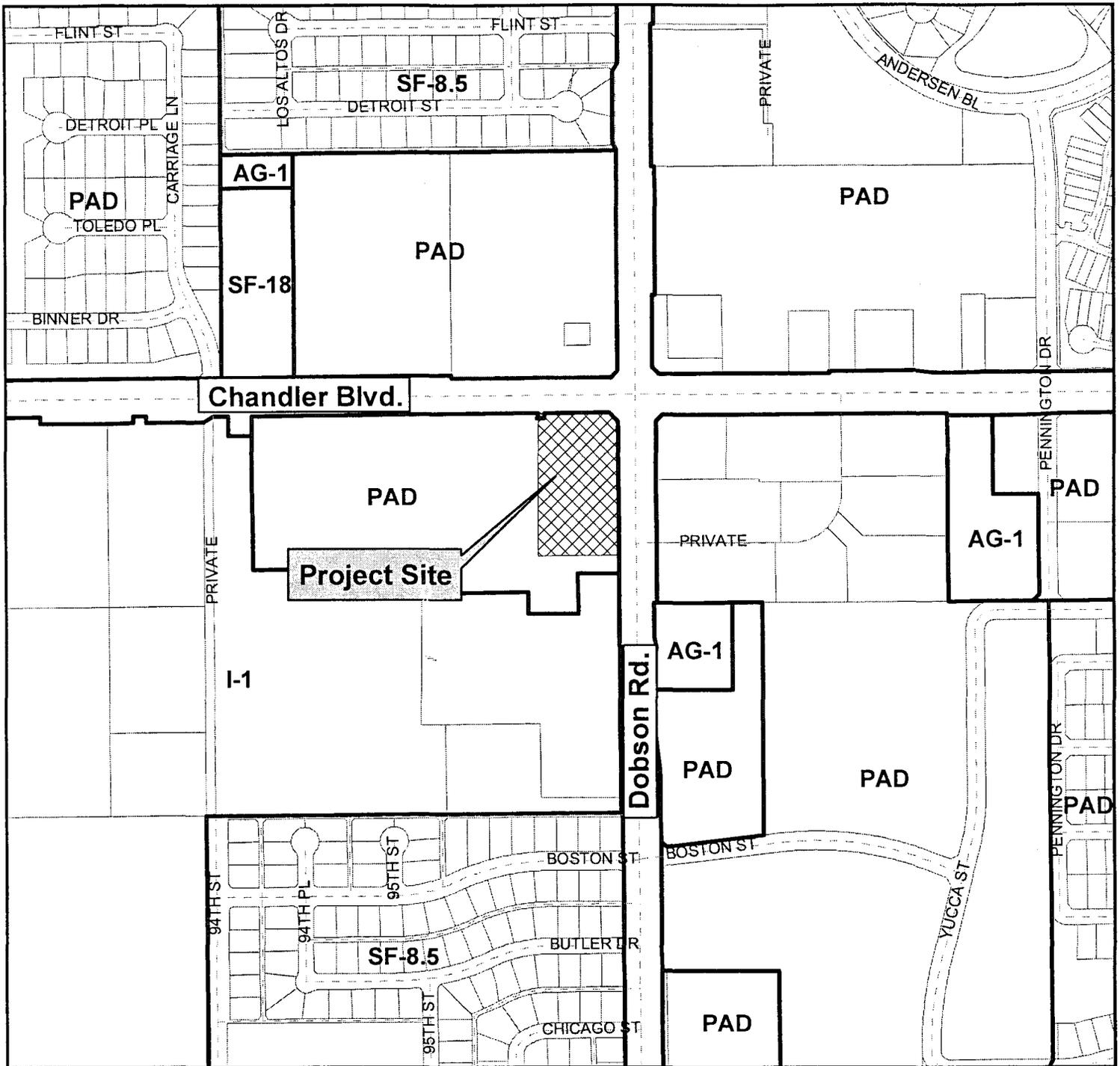
Page 3 of 3

PROPOSED MOTION

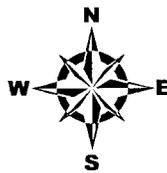
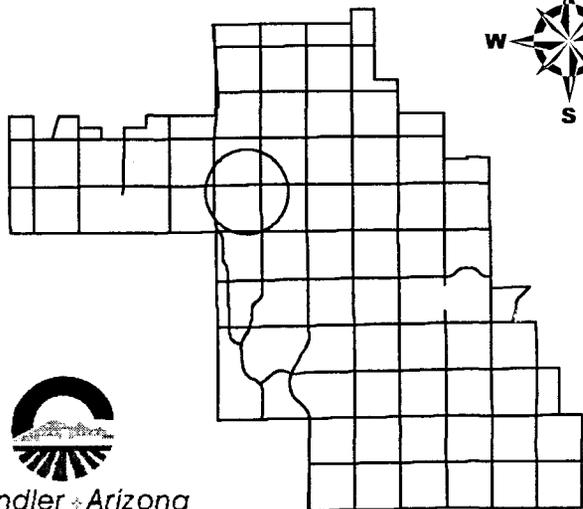
Move to approve Use Permit UP08-0014 CVS PHARMACY (PORTICO PLACE), subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP08-0014

CVS/Pharmacy
Portico Place
Liquor Use Permit



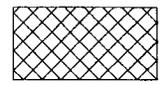
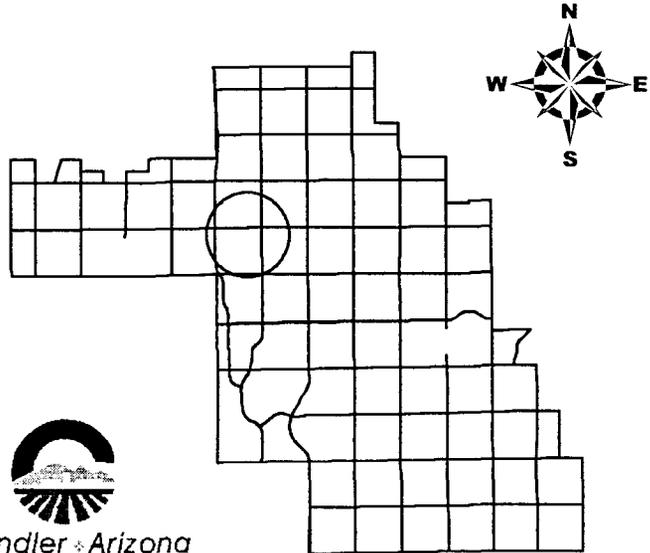


Chandler Blvd.

Project Site

Dobson Rd.

Vicinity Map



UP08-0014
CVS/Pharmacy
Portico Place
Liquor Use Permit

CVS/pharmacy
SWC Chandler and Dobson Roads
Series 9 Liquor License
Narrative

February 8, 2008

Request:

This application requests approval of a Use Permit to sell liquor for off-premise consumption only (Series 9 - Liquor Store) at a new CVS/pharmacy located at the southwest corner of Chandler and Dobson Roads. A Series 9 License allows a retail store to sell beer, wine, and spirituous liquor 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 southwest corner of Chandler and Dobson Roads. The store is part of the larger commercial redevelopment at this location known as Portico Place, with construction to be part of the first phase of the retail center. This site was zoned PAD with Preliminary Development Plan for retail and office uses in 2007 with CVS planned for the arterial corner. To the center's west and south are existing industrial facilities: Microchip, Durel and Rogers. The Properties other surrounding uses are the remaining three corners of the Chandler Boulevard and Dobson Road intersection which are developed as commercial properties.

Store Hours/Employees:

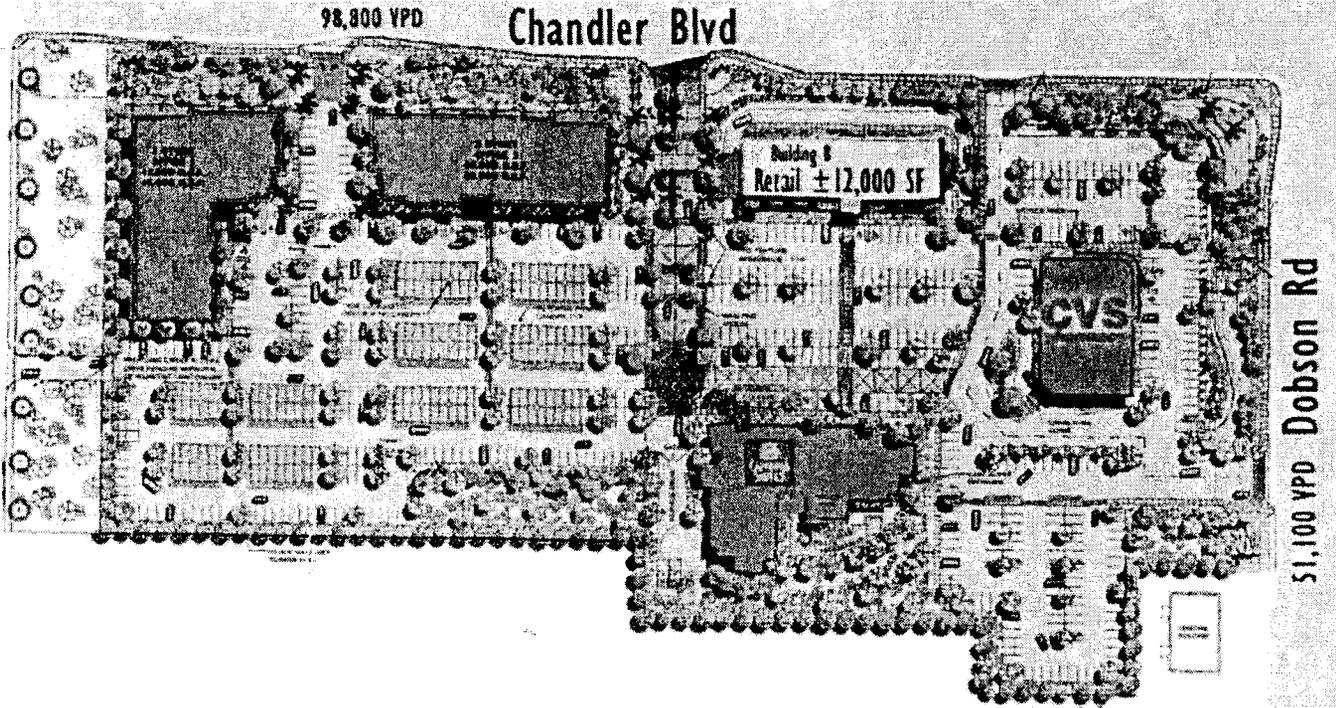
The CVS/pharmacy is approximately 12,900 square-feet. Typical store hours are 8:00 a.m. to 10:00 p.m. seven days a week and hire approximately 12-15 employees. Alcohol display areas will be located in aisles toward the back of the store inside and around the walk in cooler. According to management, the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

SWC Chandler Blvd / Dobson Rd

Chandler, Arizona



Portico Place

DEMOS

RADIUS	1 MILE	3 MILES	5 MILES
Daytime Population	7,793	45,933	110,115
POPULATION			
2012 Projection	19,746	160,898	350,130
2007 Estimate	16,783	140,671	307,213
Growth 2007 - 2012	17.7%	14.4%	14.0%
Growth 1990 - 2000	86.1%	65.1%	67.2%
2007 Est. Median Age	32.02	31.56	32.61
HOUSEHOLDS			
2012 Projection	6,987	54,579	120,456
2007 Estimate	5,992	47,930	106,366
Growth 2007 - 2012	16.6%	13.9%	13.2%
Growth 1990 - 2000	86.9%	66.4%	70.9%
2007 Est Ave Household Income	\$65,766	\$70,091	\$77,776
2007 Est Median Household Income	\$63,007	\$68,568	\$75,783
2006 Per Capita Income	\$24,640	\$24,190	\$27,156

Project Developed by:
ARMSTRONG
 DEVELOPMENT

The information contained herein was prepared for use by the client and is not intended to be used for any other purpose. It is not intended to constitute an offer of any securities or other financial products. All information is subject to change without notice.

ESTABLISHED

Carter Burgess
 Architects, Planners, Engineers, Architects
 CARTER & BURGESS, INC.
 301 N. 10TH AVE
 PHOENIX, AZ 85003
 TEL: (602) 253-1200
 FAX: (602) 253-1202

NOTICE OF EXTENDED
 CERTIFICATION
 AND APPROVAL PROVIDED THROUGH
 THE CONTRACTOR'S OBLIGATION
 TO OBTAIN ALL NECESSARY
 APPROVALS FROM THE CITY OF
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CVS/
pharmacy
 ARIZONA 12,900 - LEFT
 STORE NUMBER: 9283
 DEVELOPER:
ARMSTRONG
 DEVELOPMENT
 1000 N. 10TH AVE., SUITE 100
 PHOENIX, AZ 85003
 TEL: (602) 253-1200

DATE: 23 MAY 2007
 DRAWING BY: EJA
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER: F-1P
 PRELIM MERCH PLAN
 DEVELOPER: ARMSTRONG DEVELOPMENT
 1000 N. 10TH AVE., SUITE 100
 PHOENIX, AZ 85003
 TEL: (602) 253-1200

STORE AREA CALCULATIONS

TOTAL STORE AREA	12,900 SF
RECEIVING AREA	700 SF
UPPER LEVEL AREA	1,100 SF
WHITE CLINIC	1,100 SF

THE SQUARE FOOTAGE IS FOR THE STORE AREA ONLY AND IS NOT TO BE USED FOR PERMITS OR FOR OTHER PURPOSES. THE SQUARE FOOTAGE IS FOR THE STORE AREA ONLY AND IS NOT TO BE USED FOR PERMITS OR FOR OTHER PURPOSES.

LIMITED DIMENSIONS

4" WALL	1/2" MINIMUM
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FORMS AND MATERIALS

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852" WALL	1/2" MINIMUM
858" WALL	1/2" MINIMUM
864" WALL	1/2" MINIMUM
870" WALL	1/2" MINIMUM
876" WALL	1/2" MINIMUM
882" WALL	1/2" MINIMUM
888" WALL	1/2" MINIMUM
894" WALL	1/2" MINIMUM
900" WALL	1/2" MINIMUM
906" WALL	1/2" MINIMUM
912" WALL	1/2" MINIMUM
918" WALL	1/2" MINIMUM
924" WALL	1/2" MINIMUM
930" WALL	1/2" MINIMUM
936" WALL	1/2" MINIMUM