



Chandler • Arizona
Where Values Make The Difference

#59
JUL 31 2008

MEMORANDUM

Planning & Development - CC Memo No. 08-132

DATE: JULY 17, 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: ERIK SWANSON, CITY PLANNER 

SUBJECT: UP08-0030 FRESH & EASY NEIGHBORHOOD MARKET

Request: Use Permit approval to sell beer & wine for off-premise consumption only within a new grocery store (Series 10 Liquor License)

Location: Northwest corner of Chandler Boulevard and Gilbert Roads, within the Norton's Crossing shopping center

Applicant: Amy Nations, AZLIC

RECOMMENDATION

The request is for Use Permit approval to sell beer & wine for off-premise consumption only within a new grocery store (Series 10 Liquor License). Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Chandler Boulevard and Gilbert Roads, within the Norton's Crossing shopping center. Directly north and west of the subject site is the Dobson Place single-family residential neighborhood. East, across Gilbert Road at the intersection corner is a CVS Pharmacy located within the Town of Gilbert. South, across Chandler Boulevard is a Circle K fuel station, vacant land, and an automotive shop, all located in a county island. In addition, there is a small trailer park, and the Colonia Coronita single-family residential subdivision, both located within the City of Chandler.

The subject site will occupy the grocer building that was provided in the commercial portion of the Norton's Crossing development. The subject site will be approximately 13,970 square feet. The grocery store will be open from 8 a.m. to 12 a.m. daily, and will employ approximately ten full-time and four part-time persons. With approval of the Use Permit the grocery store will be able to provide shoppers with a selection of beer and wine for off-premise consumption only. The liquor storage of this facility is approximately 80 linear feet. The grocery store is proposed to be open by October of 2009.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Wednesday, June 25, 2008 at the Downtown Community Center. No neighbors were in attendance.

Staff has received no phone call or letters opposed to the request.

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, recommend approval of the Use Permit subject to the following conditions:

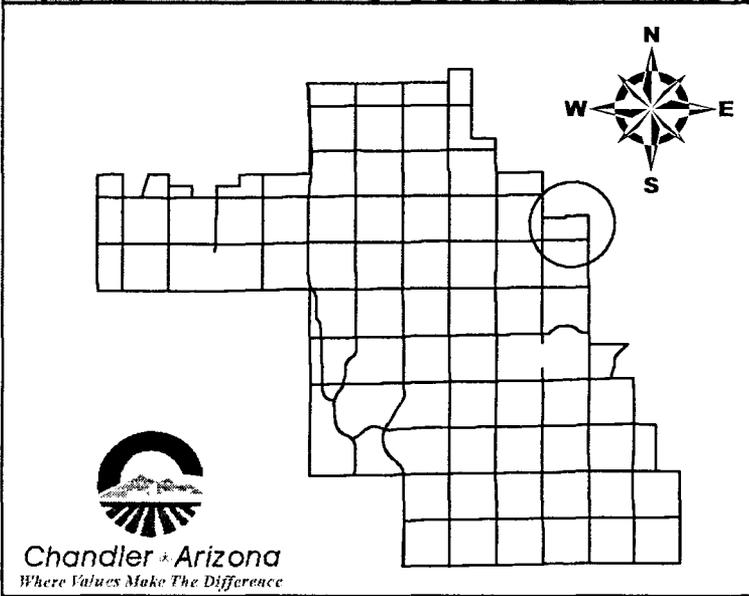
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is granted for a Series 10 license only, and any change of license shall require reapplication and new Use Permit approval.
3. The Use Permit is non-transferable to other store locations.

PROPOSED MOTION

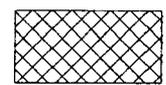
Move to approve UP08-0030 FRESH & EASY NEIGHBORHOOD, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Approved Norton's Crossing Site Plan
3. Floor Plan
4. Applicant Narrative

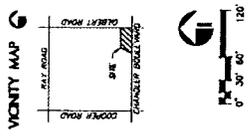
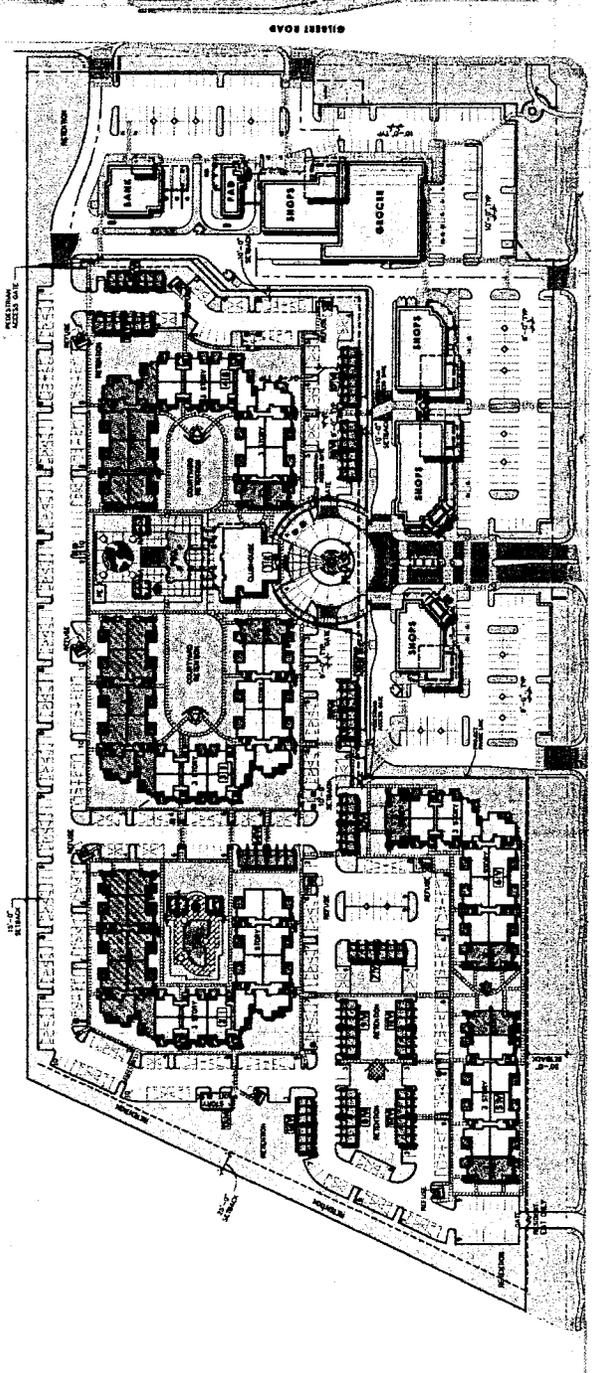


Vicinity Map



UP08-0030

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



PROJECT DATA-RETAIL

Net Site - 2.00 ac
 Net Site - Cover 1.00 ac
 Net Site - Open 1.00 ac
 Total Building Area 147,000 sq ft
 Parking Spaces 257 spaces
 Project Subarea 147,000 sq ft
 Project Phasing Phasing 1

PROJECT PHASING

PHASE 1
 RETAIL PHASING

SYMBOLS

Building Footprint
 Parking Space
 Drive
 Street
 Utility

PROJECT DATA-RESIDENTIAL

Net Area 1.00 ac
 Net Area - Cover 0.50 ac
 Net Area - Open 0.50 ac
 City Charlotte, NC
 Zoning R-10
 Subarea 1.00 ac
 Project Phasing Phasing 1

PERMITTED HEIGHTS

1. Maximum Building Height 35 ft
 2. Maximum Building Height 35 ft
 3. Maximum Building Height 35 ft
 4. Maximum Building Height 35 ft
 5. Maximum Building Height 35 ft
 6. Maximum Building Height 35 ft
 7. Maximum Building Height 35 ft
 8. Maximum Building Height 35 ft
 9. Maximum Building Height 35 ft
 10. Maximum Building Height 35 ft

RESIDENTIAL DATA

Block Type	Block Type	Block Type	Block Type
1. Single-Family Detached	2. Single-Family Attached	3. Single-Family Attached	4. Single-Family Attached
5. Single-Family Attached	6. Single-Family Attached	7. Single-Family Attached	8. Single-Family Attached
9. Single-Family Attached	10. Single-Family Attached	11. Single-Family Attached	12. Single-Family Attached
13. Single-Family Attached	14. Single-Family Attached	15. Single-Family Attached	16. Single-Family Attached
17. Single-Family Attached	18. Single-Family Attached	19. Single-Family Attached	20. Single-Family Attached
21. Single-Family Attached	22. Single-Family Attached	23. Single-Family Attached	24. Single-Family Attached
25. Single-Family Attached	26. Single-Family Attached	27. Single-Family Attached	28. Single-Family Attached
29. Single-Family Attached	30. Single-Family Attached	31. Single-Family Attached	32. Single-Family Attached
33. Single-Family Attached	34. Single-Family Attached	35. Single-Family Attached	36. Single-Family Attached
37. Single-Family Attached	38. Single-Family Attached	39. Single-Family Attached	40. Single-Family Attached
41. Single-Family Attached	42. Single-Family Attached	43. Single-Family Attached	44. Single-Family Attached
45. Single-Family Attached	46. Single-Family Attached	47. Single-Family Attached	48. Single-Family Attached
49. Single-Family Attached	50. Single-Family Attached	51. Single-Family Attached	52. Single-Family Attached
53. Single-Family Attached	54. Single-Family Attached	55. Single-Family Attached	56. Single-Family Attached
57. Single-Family Attached	58. Single-Family Attached	59. Single-Family Attached	60. Single-Family Attached
61. Single-Family Attached	62. Single-Family Attached	63. Single-Family Attached	64. Single-Family Attached
65. Single-Family Attached	66. Single-Family Attached	67. Single-Family Attached	68. Single-Family Attached
69. Single-Family Attached	70. Single-Family Attached	71. Single-Family Attached	72. Single-Family Attached
73. Single-Family Attached	74. Single-Family Attached	75. Single-Family Attached	76. Single-Family Attached
77. Single-Family Attached	78. Single-Family Attached	79. Single-Family Attached	80. Single-Family Attached
81. Single-Family Attached	82. Single-Family Attached	83. Single-Family Attached	84. Single-Family Attached
85. Single-Family Attached	86. Single-Family Attached	87. Single-Family Attached	88. Single-Family Attached
89. Single-Family Attached	90. Single-Family Attached	91. Single-Family Attached	92. Single-Family Attached
93. Single-Family Attached	94. Single-Family Attached	95. Single-Family Attached	96. Single-Family Attached
97. Single-Family Attached	98. Single-Family Attached	99. Single-Family Attached	100. Single-Family Attached

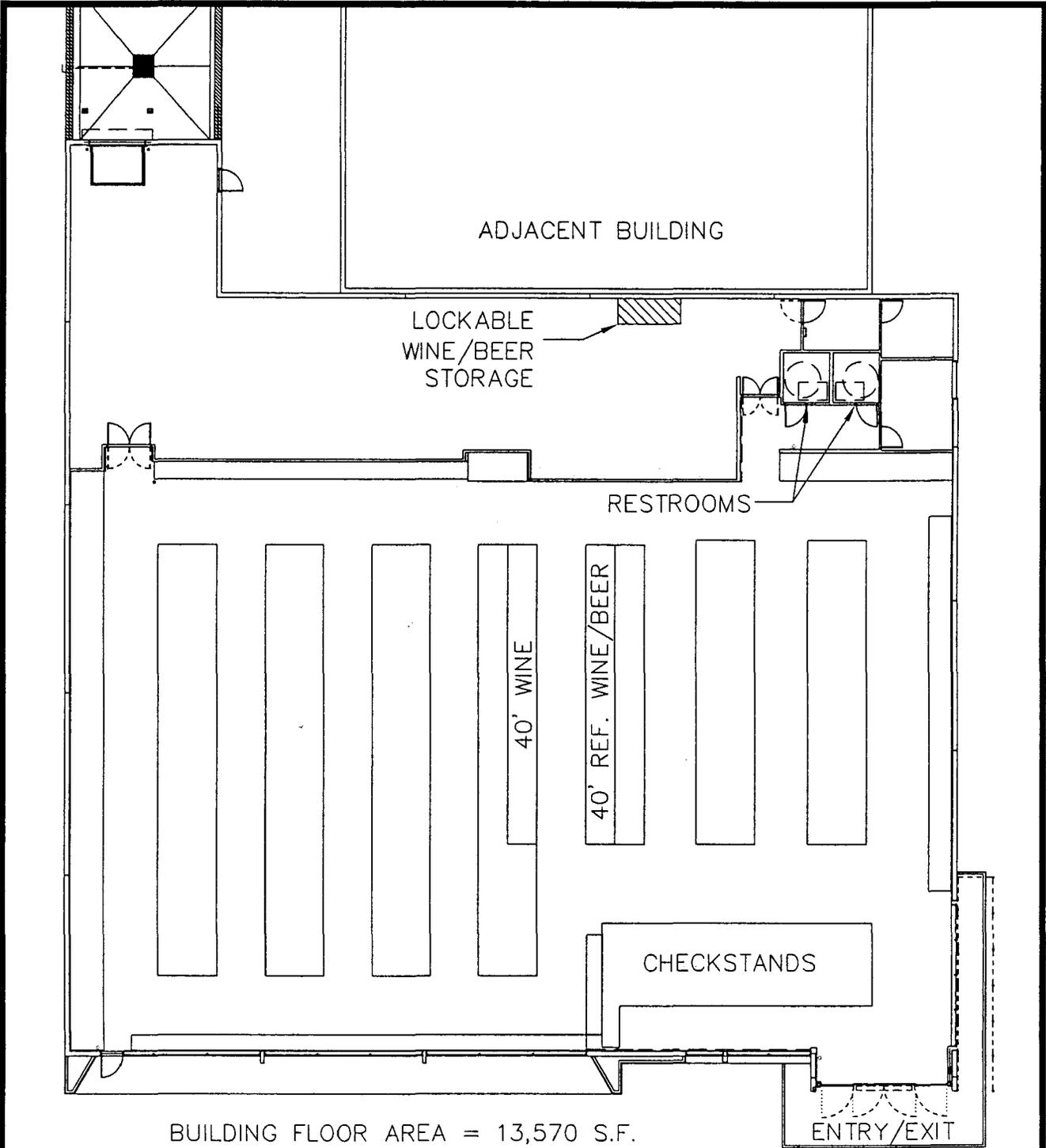
NORTON'S CROSSING

Project No. 06.2038.02 Date 04.15.08
 Rezoning/PDP Submittal

STARPOINTE COMMUNITIES



602.952.8280p
 www.toddasoc.com



1 BEER/WINE MERCHANDISING EXHIBIT

N.T.S.

RED DEVELOPMENT, LLC
 6263 NORTH SCOTTSDALE ROAD • SUITE 330 • SCOTTSDALE, AZ 85250
 Phone: (480) 947-7772 Fax: (480) 947-7997

GILBERT & CHANDLER

Date: 25 OCT 07 Sheet No:
 Drawn: SDW

EX1

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

May 12th, 2008

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 13,970 square foot full service grocery store on the North West corner of Gilbert Road and Chandler Blvd. in the new "Norton's Crossing" shopping center.

Fresh & Easy Neighborhood Market will open October 2009 and be open for business from 8am to 12am 7 days a week and will employ 10 full-time & 4 part-time local residents. The location will have 363 parking spaces.

Sincerely,

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

Amy Nations
Arizona Liquor Industry Consultants