

#63
JUL 31 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - CC Memo No. 08-147**

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

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: UP08-0015 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: Northeast corner of Chandler Boulevard and McQueen Road, within the Santa Maria Village development

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 northeast corner of Chandler Boulevard and McQueen Road, within the recent Council approved Santa Maria Village development. The subject site fronts Chandler Boulevard and is adjacent to a proposed 'shops' building to the east. Directly north of the subject site is the medium density residential portion of the site. Beyond the residential component is the Traditions single-family residential neighborhood. South of the subject site is Chandler Boulevard with a proposed Quick Trip gas station on the south side of Chandler Boulevard. Directly west of the subject site is an existing Circle-K gas station.

The subject site will occupy the grocer building (Pad 'B') that was provided in the commercial portion of the Santa Maria Village development. The subject site will be approximately 13,969 square feet. The grocery store will be open from 8 a.m. to 11 p.m. daily, and will employ approximately 15 full-time and three 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 spring 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.
- The Police Department has been notified of the request, and has responded with no concerns.
- A neighborhood meeting was held on Tuesday, April 29, 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 UP08-0015 FRESH & EASY NEIGHBORHOOD, subject to the conditions recommended by Planning Commission and Staff.

Attachments

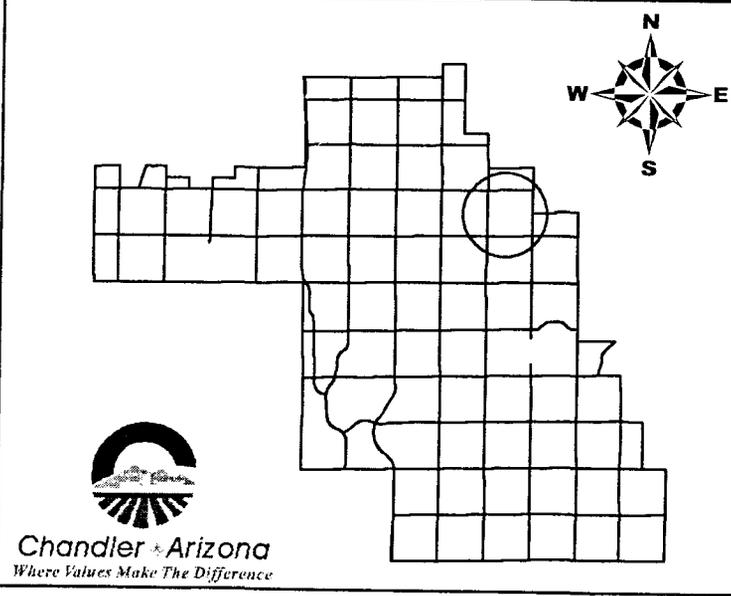
1. Vicinity Map
2. Approved Santa Maria Village Site Plan
3. Floor Plan
4. Applicant Narrative



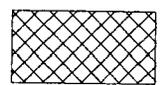
Project Site

Chandler Blvd.

McQueen Rd.



Vicinity Map



UP08-0015

**Fresh and Easy
Neighborhood Market
NEC Chandler/McQueen
Liquor Use Permit**



KURT D. REED ASSOCIATES, INC.
 7400 E. McDONALD DR. SUITE 201
 SCOTTSDALE, AZ 85226

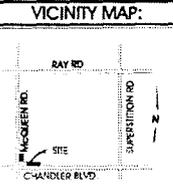
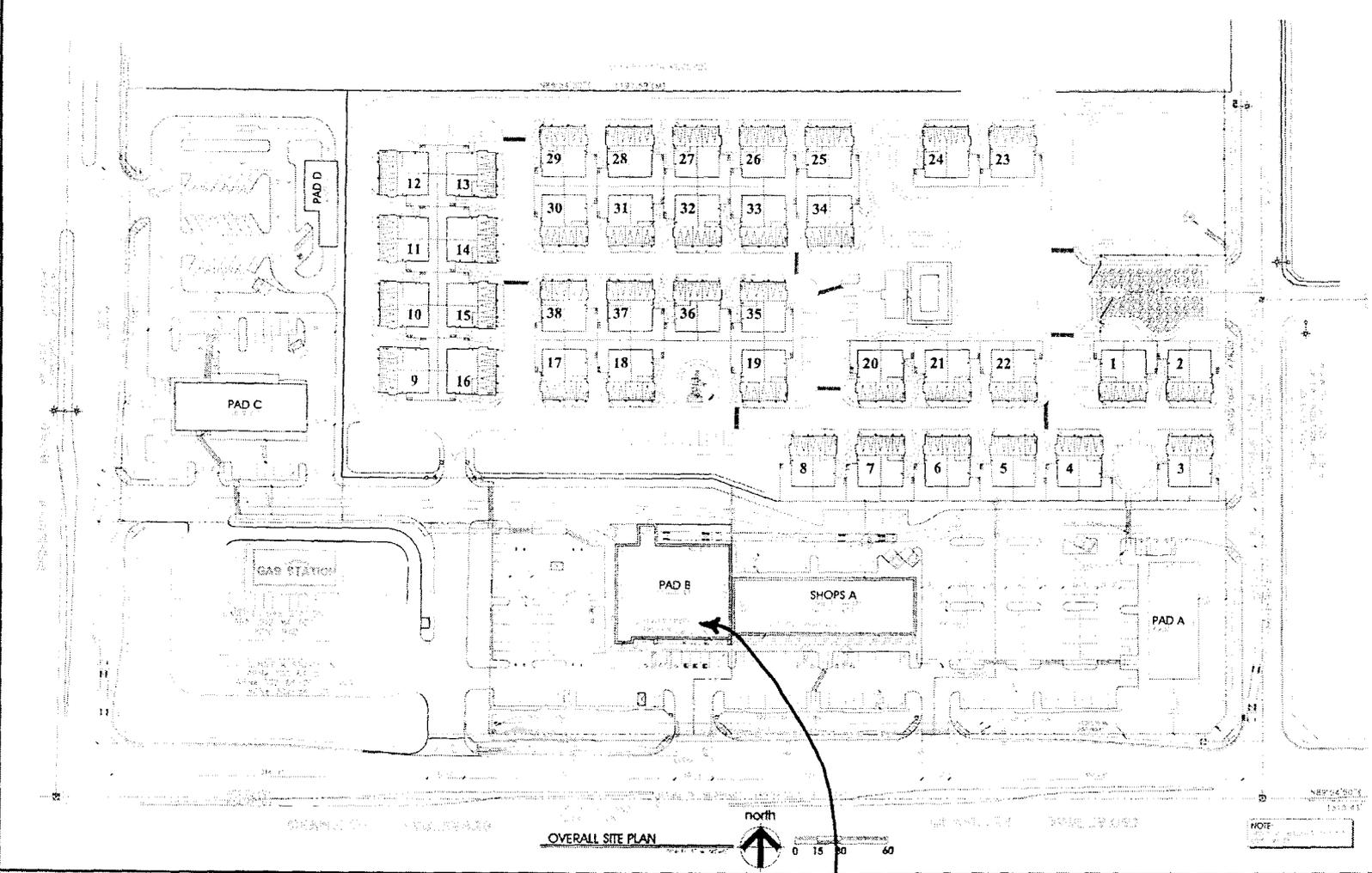
SITE DATA:	
EXISTING ZONING	..... RMC
EXISTING USE	.....
NET LAND AREA	..... 303,489 S.F. = 6.9824 AC
EXISTING % LAND COVERAGE	..... 12.25%
PAD A	
EXISTING AREA	..... 2,006 S.F.
LAND AREA	..... 17,488 S.F. = 3.9951 AC
EXISTING % LAND COVERAGE	..... 11.36%
PAD B - FRESH STORE	
EXISTING AREA	..... 13,800 S.F.
LAND AREA	..... 17,488 S.F. = 3.9951 AC
EXISTING % LAND COVERAGE	..... 11.36%
PAD C - TOWN HOME	
EXISTING AREA	..... 7,016 S.F.
LAND AREA	..... 17,488 S.F. = 3.9951 AC
EXISTING % LAND COVERAGE	..... 11.36%
PAD D - CAR WASH	
EXISTING AREA	..... 3,500 S.F.
LAND AREA	..... 17,488 S.F. = 3.9951 AC
EXISTING % LAND COVERAGE	..... 11.36%
SHOPS A	
TOTAL BUILDING AREA	..... 13,800 S.F.
SHOPS A IMPERMEABLE	..... 12,240 S.F.
SHOPS A PERMEABLE	..... 1,560 S.F.
LAND AREA	..... 17,488 S.F. = 3.9951 AC
EXISTING % LAND COVERAGE	..... 11.36%
PARKING REQUIRED:	
RETAIL FACTOR = 1.000 S.F. :	
RESTAURANT FACTOR = 5.000 S.F. / SPACES :	
OFFICE FACTOR = 1.000 S.F. / SPACES :	
RETAIL TOTAL	..... 13,800 SPACES
RESTAURANT TOTAL	..... 2,760 SPACES
OFFICE TOTAL	..... 1,560 SPACES
TOTAL	..... 18,120 SPACES
PARKING PROVIDED:	
PAD A	..... 14 SPACES
PAD B	..... 14 SPACES
PAD C	..... 10 SPACES
PAD D	..... 23 SPACES
SHOPS A	..... 18 SPACES
TOTAL	..... 89 SPACES
ROADWAY ACCESS:	
FAHRT AND VEHICLES	..... 3 SPACES
BIKE VEHICLES	..... 5 SPACES
TRUCK TEMPLATE USE	..... 53 SPACES

SANTA MARIA VILLAGE RETAIL CENTER
 NEC OF CHANDLER BLVD. AND McQUEEN RD. - CHANDLER, AZ

PRELIMINARY MASTER SITE PLAN

Project No: 022470 Sheet No: _____
 Date: JULY 12, 2007
 Scale: SEE PLAN
 Drawn: TB

MSP

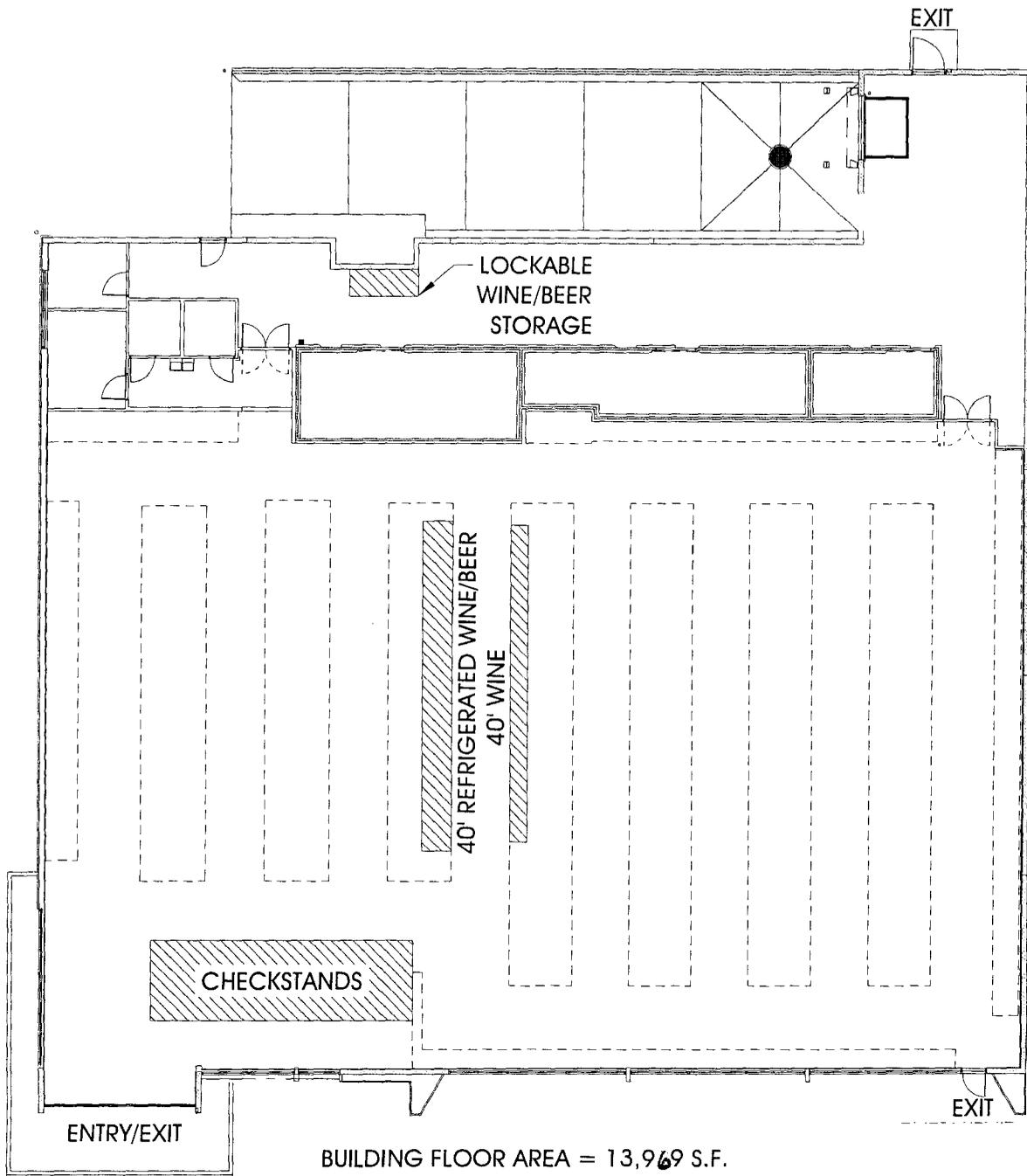


DEVELOPER:
 WARD DEVELOPMENT
 545 WEST CHANDLER BLVD.
 SUITE 210
 CHANDLER, AZ 85225
 PHONE (480) 899-4330
 FAX (480) 899-9902
 CONTACT SCOTT WARD

ARCHITECT:
 KURT D. REED ASSOCIATES
 7400 E. McDONALD DR
 SUITE 201
 SCOTTSDALE, AZ 85226
 PHONE (480) 941-1440
 FAX (480) 948-1055
 CONTACT KEVIN RING

CIVIL:
 CMX
 3105 West Ray Road
 SUITE 201
 CHANDLER, AZ 85226
 PHONE (480) 648-1900
 FAX (480) 648-1018
 CONTACT TROY PETERSON

SUBJECT SITE



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

McQUEEN and CHANDLER

Project No: 042314PAB

Date: 10NOV 06

Sheet No:

Drawn: JRS

Checked: K.D.R.

EX1

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler
Planning and Development Services
215 E. Buffalo Street
Chandler, Arizona 85225

March 11, 2008

Use Permit Narrative

To whom it may concern;

Fresh & Easy Neighborhood Market Inc. would like to respectfully request a series 10 beer & wine off-sale liquor use permit for one of their new stores to be located on the northeast corner of McQueen and Chandler Blvd.

The new Fresh & Easy Neighborhood Market is located at 215 N. McQueen Road pad B in Chandler at the new Santa Maria Village Retail Center. The Santa Maria Village Retail Center has a total of 309 parking spaces with 74 spaces designated for Fresh & Easy Neighborhood Market only. The grocery store will be 13,969 square feet and will be open for business from 8am to 11pm, 7 days a week. The grocery store will also employ 15 full time and 3 part time people.

I have included in the application, 8 ½ X 11 copy of the floor plan showing beer and wine storage areas, an 8 ½ X 11 detailed site plan and an 8 ½ X 11 elevation plan.

Please contact me if you have any questions.

Sincerely,

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

Amy Nations
Vice President
Arizona Liquor Industry Consultants