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JAN 08 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-228**

**DATE:** DECEMBER 18, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** UP08-0055 FRESH & EASY NEIGHBORHOOD MARKET

**Request:** Use Permit approval for a Series 10 (Beer and Wine) liquor license for off-premise consumption only within a new grocery store

**Location:** Northwest corner of Ray and Alma School Roads

**Applicant:** Amy Nations, ALIC

**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 Ray and Alma School Roads, within the Chandler Marketplace shopping center. The Fresh & Easy will occupy the remaining portion of the vacant Albertson's grocery store. North and west of the commercial center is the Celebration single-family residential neighborhood. South, across Ray Road is the Alma Ray Plaza shopping center. East, across Alma School Road are a number of commercial properties.

The subject suite is approximately 13,969 square feet and will have approximately 80 linear feet of liquor sales area. The grocery store will be open for business from 8 a.m. to 11 p.m. seven days a weeks, and will employ approximately 15 full-time and three part-time.

**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 foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing signs was posted on the property.
- A neighborhood meeting is scheduled for Wednesday, November 26, 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 UP08-0055 FRESH & EASY NEIGHBORHOOD MARKET, subject to the following conditions:

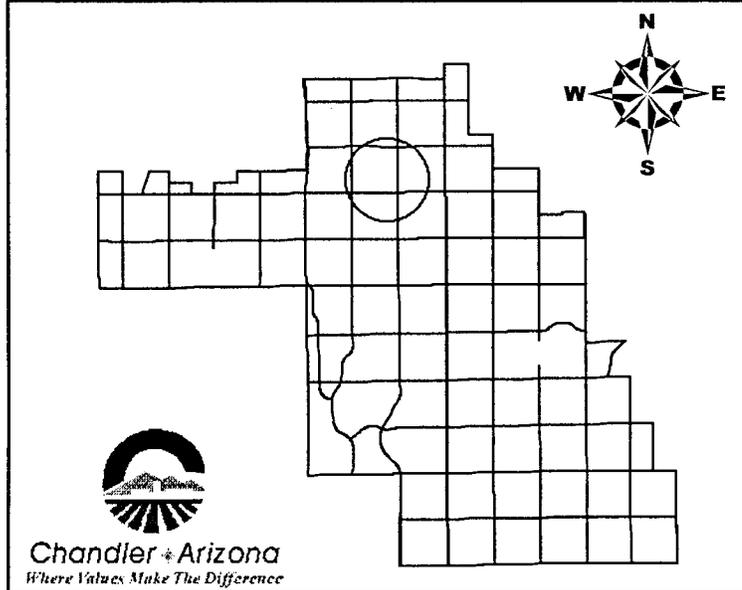
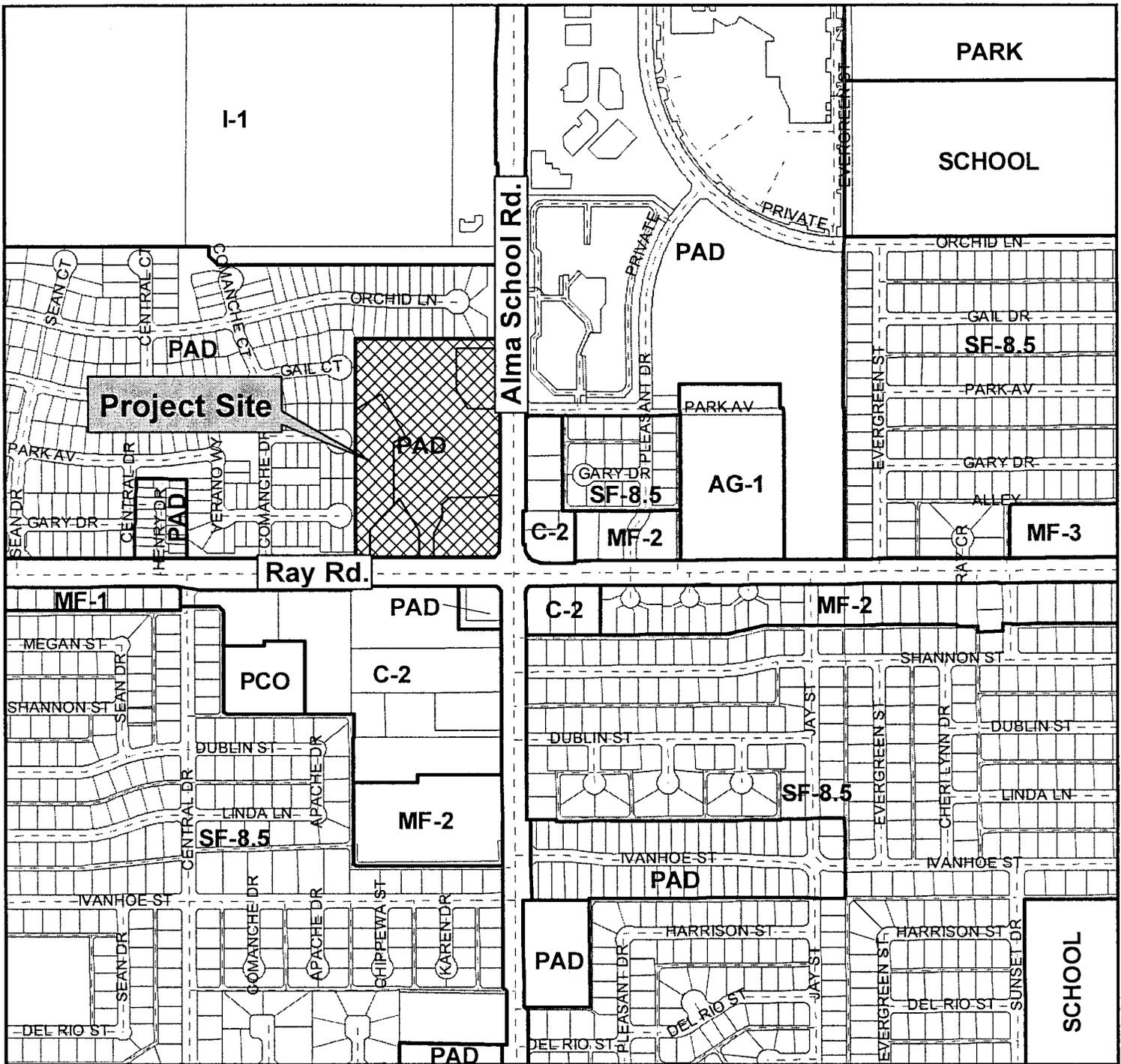
1. Expansion or modification beyond the approved exhibits (Site Plan, and Floor Plan) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is granted for a Series 10 license only, and any change of license shall require reapplication and new Use Permit approval.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

**PROPOSED MOTION**

Move to approve UP08-0055 FRESH & EASY NEIGHBORHOOD MARKET, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Floor Plan



## Vicinity Map

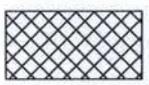
UP08-0055

Fresh & Easy Neighborhood Market  
Liquor Use Permit

CITY OF CHANDLER 10/27/2007

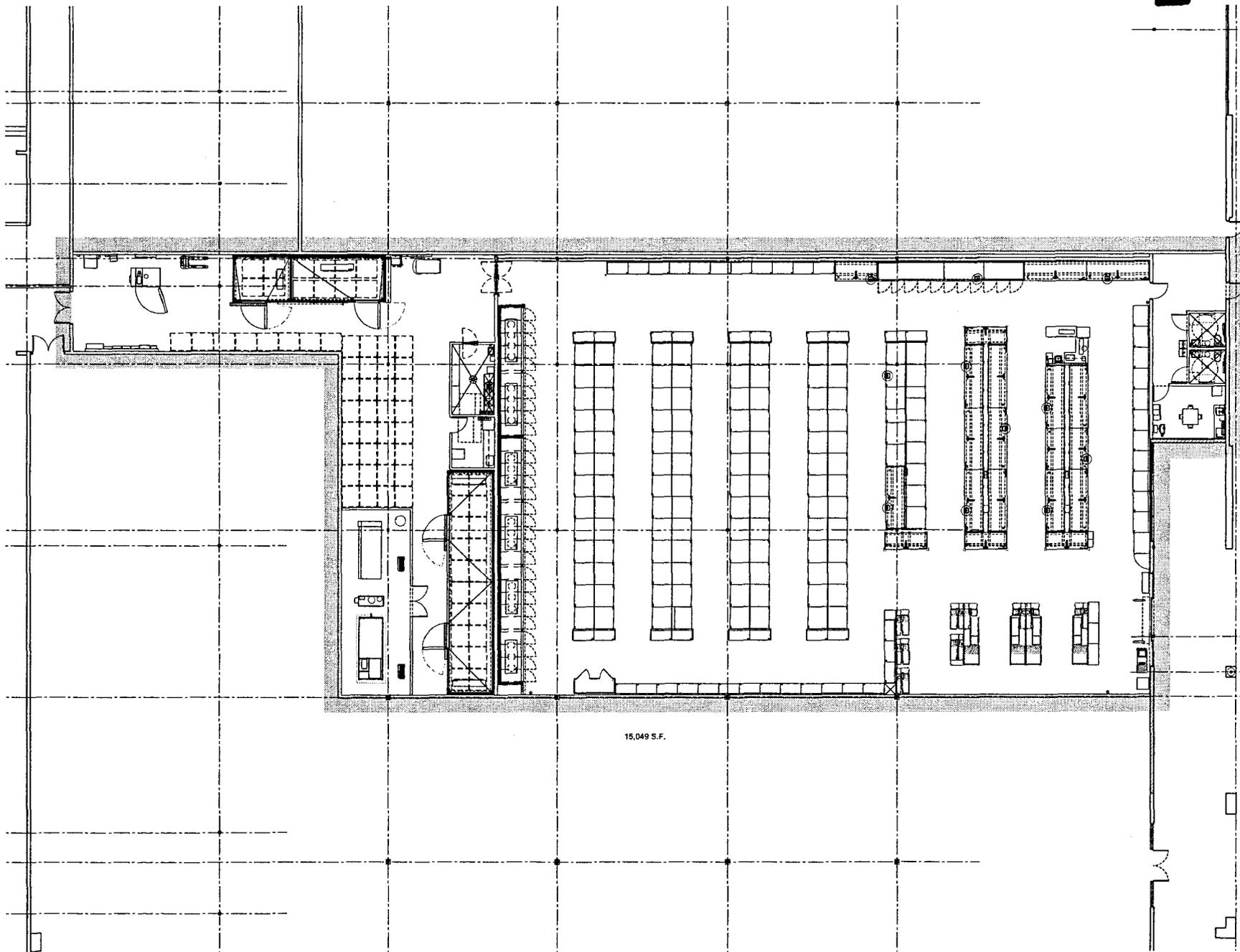


**Site Plan**


**UP08-0055**  
**Fresh & Easy Neighborhood Market**  
**Liquor Use Permit**

CITY OF CHANDLER 11/18/2008

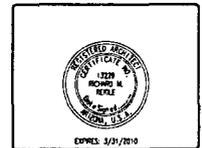
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15,049 S.F.



CONSULTANTS



REMODEL BUILDING FOR:  
ALMA SCHOOL & RAY ROAD  
CHANDLER, ARIZONA



CLIENT PROJECT NO:

**Notice of intended publication and approval**  
 RED DEVELOPMENT, LLC  
 This project shall be on file with the City and County of Scottsdale for 30 days after the date of publication and approval of the project. All changes and amendments are subject to the City and County of Scottsdale.  
**Notice of intended use of project**  
 This project shall be on file with the City and County of Scottsdale for 30 days after publication and approval of the project and all amendments.

NO.	DATE	SUBJECT

PROJECT NO: 0843  
 PROJECT MANAGER: P.F.  
 DESIGNED: A.R.  
 DRAWN BY: L.N.  
 DATE: 10-30-08

DRAWING TITLE  
**FIXTURE PLAN**

DRAWING NO.  
**F1**

**FLOOR PLAN**