

#29

MAR 12 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 09-026**

DATE: FEBRUARY 20, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *W. Mark Pentz*
 JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*
 BOB WEWORSKI, PLANNING MANAGER *KM BW*

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

SUBJECT: UP08-0065 CVS PHARMACY (FULTON RANCH)

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: 4990 South Arizona Avenue, northwest corner of Arizona Avenue and Chandler Heights Road

Applicant: Jason Morris, Withey Morris PLC

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 Fulton Ranch Marketplace retail and office 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.

CVS is located at the intersection corner of Arizona Avenue and Chandler Heights Road in a commercial center with Chase bank, and Fresh N Easy. 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.

Typically, beer and wine products will be stored in walk-in coolers. 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.

CVS Pharmacy recently opened for business.

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 January 29, 2009. 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 Absent: 1 (Irby)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of Use Permit UP08-0065 CVS PHARMACY (FULTON RANCH), subject to the following conditions:

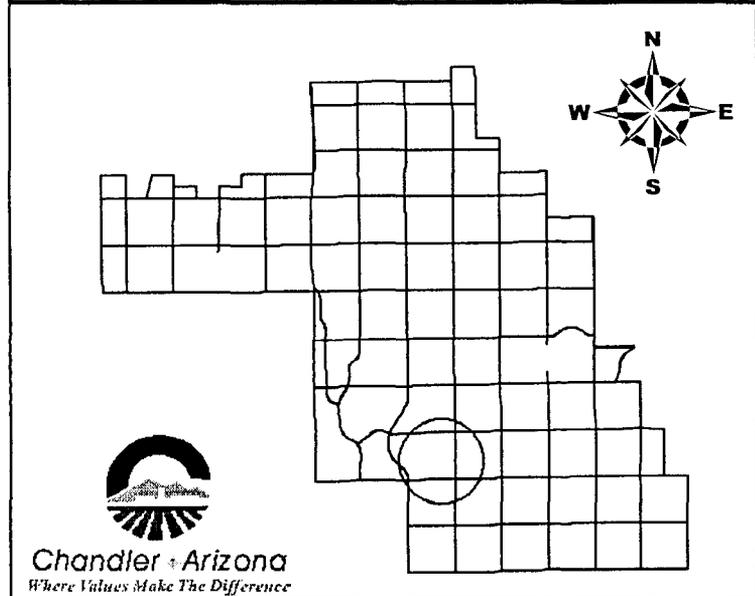
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan shall require new Use Permit re-application and approval.
3. The 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.

PROPOSED MOTION

Move to approve Use Permit UP08-0065 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



UP08-0065

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

CVS/pharmacy #0193
NWC Chandler Heights and Arizona Ave.
Series 9 Liquor License
Narrative

November 19, 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 northwest corner of Chandler Heights and Arizona Avenue. The store is currently operating with a Series 10 license which permits Beer and Wine. 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 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:

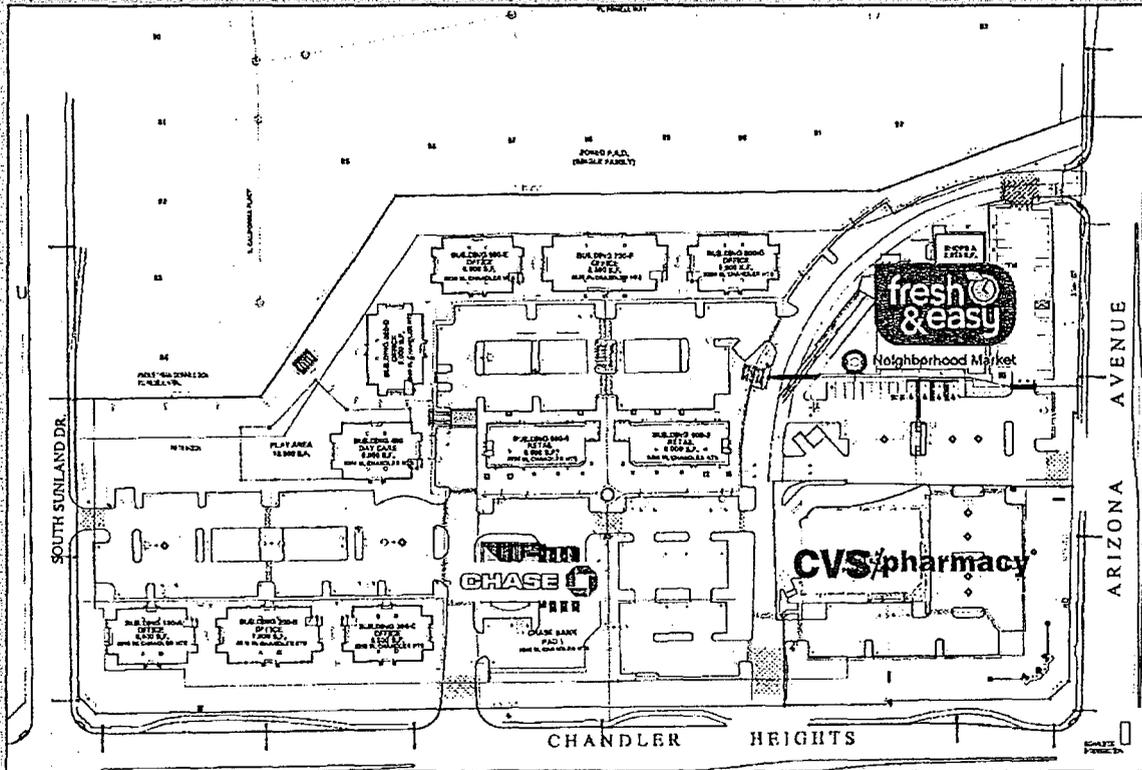
In compliance with the City's notification requirements, all property owners located within 600' of the project boundaries will be notified of the application. Attached is a map highlighting the properties which are located within the 600' boundary and the associated mailing information.

FULTON RANCH MARKETPLACE

ORTHWEST 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



STRATEGIC
RETAIL GROUP

JASON FESSINGER
602.778.3833
jasonf@srgaz.com

MARK ROADY
602.778.3774
markm@srgaz.com

JOSH STEWART
602.778.3834
joshs@srgaz.com

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

liquor storage / sales

Carter-Burgess
 ARCHITECTS, INC.
 3000 N. GILBERT AVENUE
 PHOENIX, AZ 85003
 PHONE: (602) 233-1222
 FAX: (602) 233-1222

CVS/
pharmacy
 ARIZONA 12900 - LEFT
 STORE NUMBER: 00193
 1100 CHANDLER RD. & ARIZONA
 CHANDLER, AZ 85224
 LEA TYPE: NEW

DEVELOPER:
 [Logo]
 [Text]
 [Text]

PRELIM MERCH PLAN
 SHEET NUMBER: F-1
 CONSULTOR: [Text]
 ISSUE FOR POINT: [Text]

BACK ROOM COMPONENTS

1	REAR WALL
2	REAR FLOOR
3	REAR CEILING
4	REAR DOOR
5	REAR WINDOW
6	REAR STAIR
7	REAR ELEVATOR
8	REAR MECHANICAL
9	REAR ELECTRICAL
10	REAR PLUMBING
11	REAR FIRE ALARMS
12	REAR SMOKE DETECTORS
13	REAR EXHAUST
14	REAR VENTILATION
15	REAR INSULATION
16	REAR SOUND BARRIER
17	REAR SECURITY
18	REAR ACCESS
19	REAR STORAGE
20	REAR WORK AREA
21	REAR SERVICE AREA
22	REAR RECEIVING AREA
23	REAR SHIPPING AREA
24	REAR RECEIVING AREA
25	REAR SHIPPING AREA
26	REAR RECEIVING AREA
27	REAR SHIPPING AREA
28	REAR RECEIVING AREA
29	REAR SHIPPING AREA
30	REAR RECEIVING AREA

SKELVING MANUFACTURER:

ALL SKELVING SHALL BE MANUFACTURED BY THE FOLLOWING MANUFACTURERS:

- 1. [Manufacturer]
- 2. [Manufacturer]
- 3. [Manufacturer]
- 4. [Manufacturer]
- 5. [Manufacturer]
- 6. [Manufacturer]
- 7. [Manufacturer]
- 8. [Manufacturer]
- 9. [Manufacturer]
- 10. [Manufacturer]
- 11. [Manufacturer]
- 12. [Manufacturer]
- 13. [Manufacturer]
- 14. [Manufacturer]
- 15. [Manufacturer]
- 16. [Manufacturer]
- 17. [Manufacturer]
- 18. [Manufacturer]
- 19. [Manufacturer]
- 20. [Manufacturer]
- 21. [Manufacturer]
- 22. [Manufacturer]
- 23. [Manufacturer]
- 24. [Manufacturer]
- 25. [Manufacturer]
- 26. [Manufacturer]
- 27. [Manufacturer]
- 28. [Manufacturer]
- 29. [Manufacturer]
- 30. [Manufacturer]

DETAILS:

1. WALL UNIT SUPPORT DETAIL - LOWER FEATURE

2. WALL UNIT SUPPORT DETAIL - NOVELL FEATURE

3. WALL UNIT SUPPORT DETAIL - LOWER FEATURE

4. WALL UNIT SUPPORT DETAIL - NOVELL FEATURE

5. PRICE TICKET SUPPORT DETAIL

6. ASSESSOR SUPPORT DETAIL

7. CHECK BOARD DETAIL

8. HALLMARK SIGNAGE DETAIL

1 FLOOR PLAN
 1/8" = 1'-0"

UPPER FLOOR PLAN
 1/8" = 1'-0"

STORE AREA CALCULATIONS

TOTAL STORE AREA	10,000
RECEIVING AREA	1,000
PHARMACY AREA	8,000
STORAGE AREA	1,000
TOTAL STORE AREA	10,000

2 UPPER FLOOR PLAN
 1/8" = 1'-0"

THE DRAWING PORTAGE IS FOR
 CONTRACTORS TO OBTAIN PERMITS
 CONTRACTORS TO OBTAIN PERMITS
 CONTRACTORS TO OBTAIN PERMITS

EX. STORE LAYOUT INFO:
 ARCHITECT: [Text]
 CONTRACTOR: [Text]
 CONTACT PHONE: [Text]
 CONTACT EMAIL: [Text]

CVS/
pharmacy
 ARIZONA 12900 - LEFT
 STORE NUMBER: 00193
 1100 CHANDLER RD. & ARIZONA
 CHANDLER, AZ 85224
 LEA TYPE: NEW

CHECKOUT