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Where Values Make The Difference

MEMORANDUM

Planning & Development - PZ Memo No. 10-017

DATE: MARCH 22, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP10-0001 WALGREENS AT RIGGS AND MCQUEEN ROADS

Request: Use Permit approval for a Series 10 (Beer and Wine) liquor license for off-premise consumption

Location: 1055 E. Riggs Road,
Southeast corner of Riggs and McQueen Roads

Applicant: Joan Petrowski, Walgreens

RECOMMENDATION

The request is for Use Permit approval for a Series 10 (Beer and Wine) liquor license for off-premise consumption. Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Riggs and McQueen Roads. The Walgreens is a stand-alone building with two inline shops spaces east of the building. South, is the Springfield golf course with a maintenance facility adjacent to the site. West, adjacent to the site is McQueen Road; north is Riggs Road.

The subject site was zoned as part of the Springfield development in 1995, and received Preliminary Development Plan approval in 2000. Walgreens has operated without selling alcohol; however, in order to meet the needs of their clientele, Walgreens would like the opportunity to sell liquor in conjunction with a Series 10 (beer and wine) liquor license. The Series 10 liquor license only allows for the sale of beer and wine for off-premise consumption.

The subject site is approximately 15,000 square feet; the liquor sales area will occupy approximately 12 linear feet of a grocery aisle, four linear feet of an end cap, and approximately four linear feet of a cooler. Approximately eight linear feet will be used in the warehouse area for storage. Walgreens is open from 7 a.m. to 10 p.m. seven days a week.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, March 25, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of LUP10-0001 WALGREENS AT RIGGS AND MCQUEEN ROADS, subject to the following conditions:

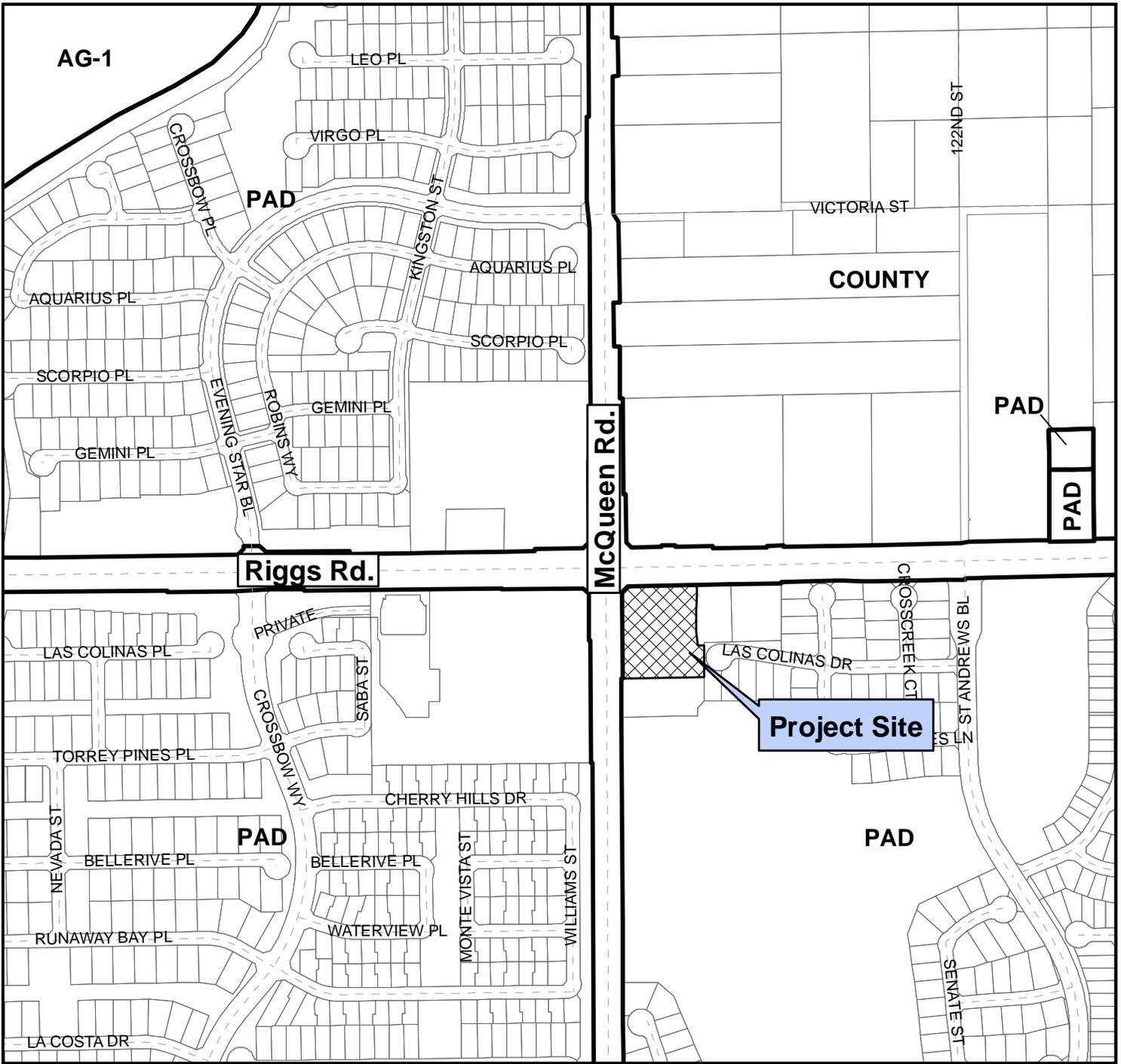
1. The Use Permit is for a Series 10 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and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

PROPOSED MOTION

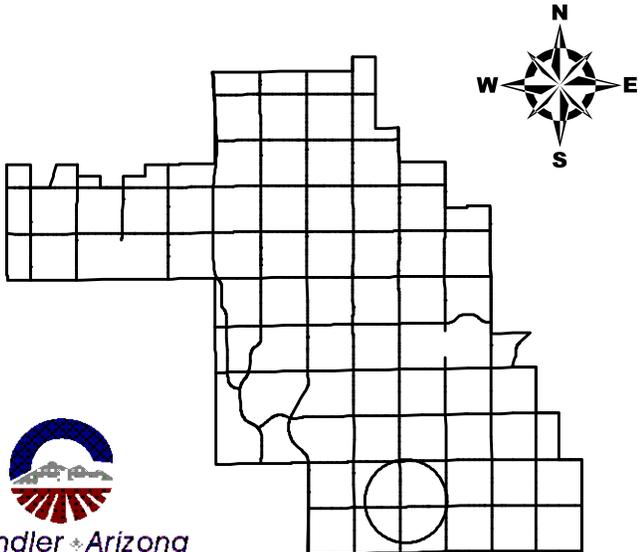
Motion to recommend approval of LUP10-0001 WALGREENS AT RIGGS AND MCQUEEN ROADS, subject to the conditions recommended by Staff.

Attachments

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

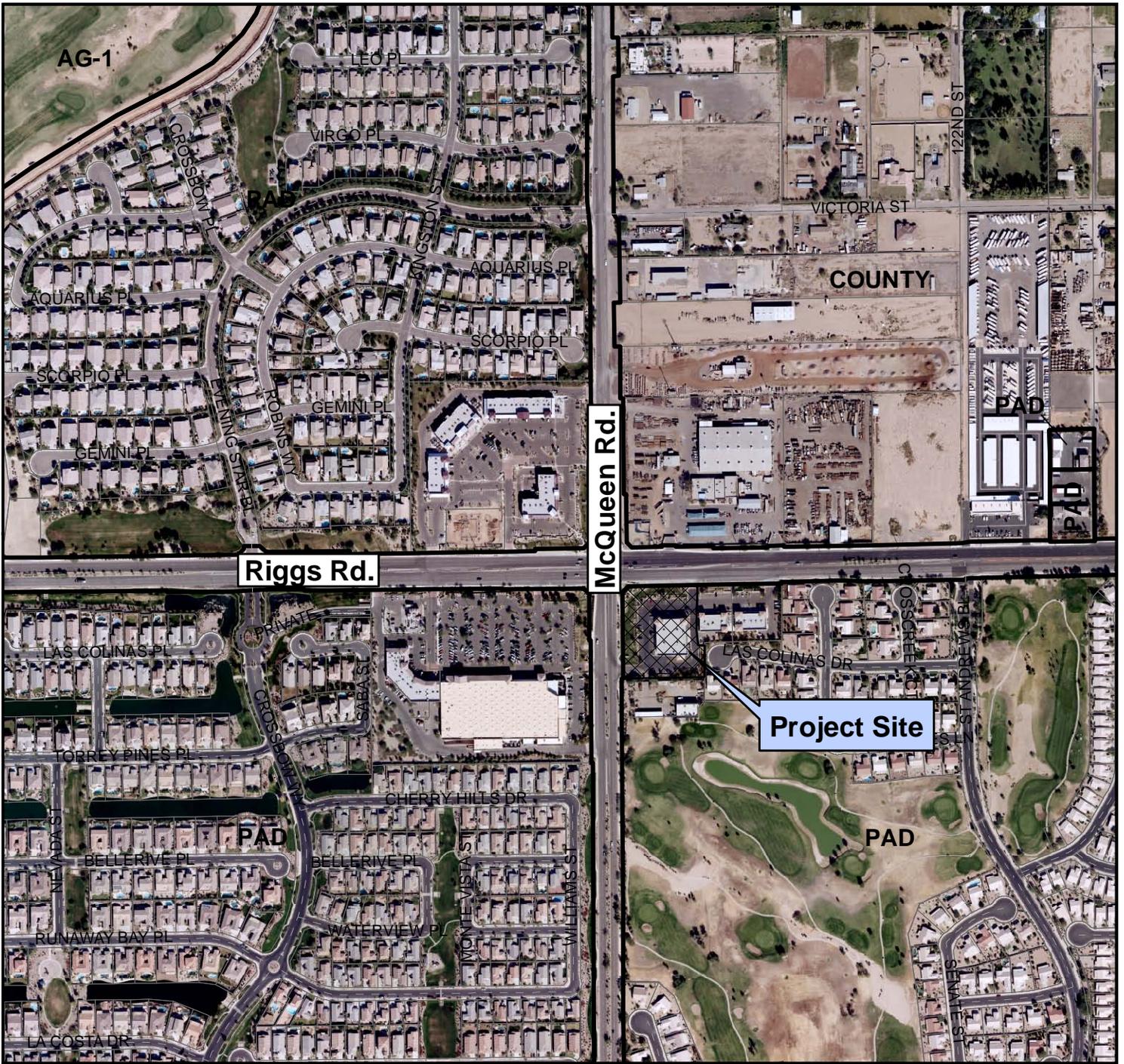


Vicinity Map



LUP10-0001

**Walgreens at Riggs & McQueen
Liquor Use Permit**

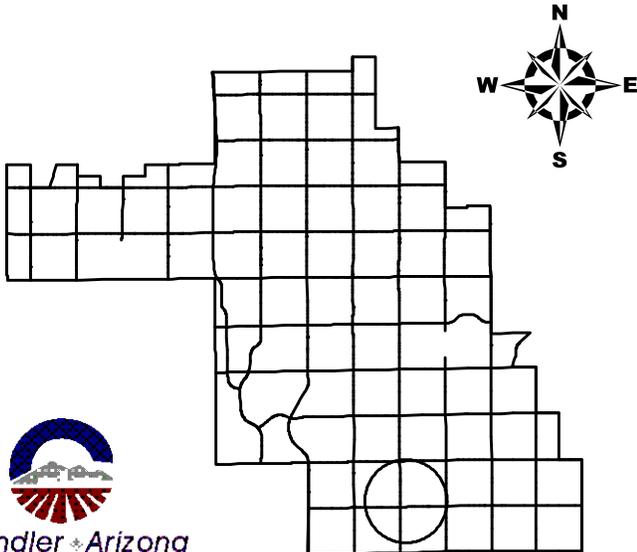


Riggs Rd.

McQueen Rd.

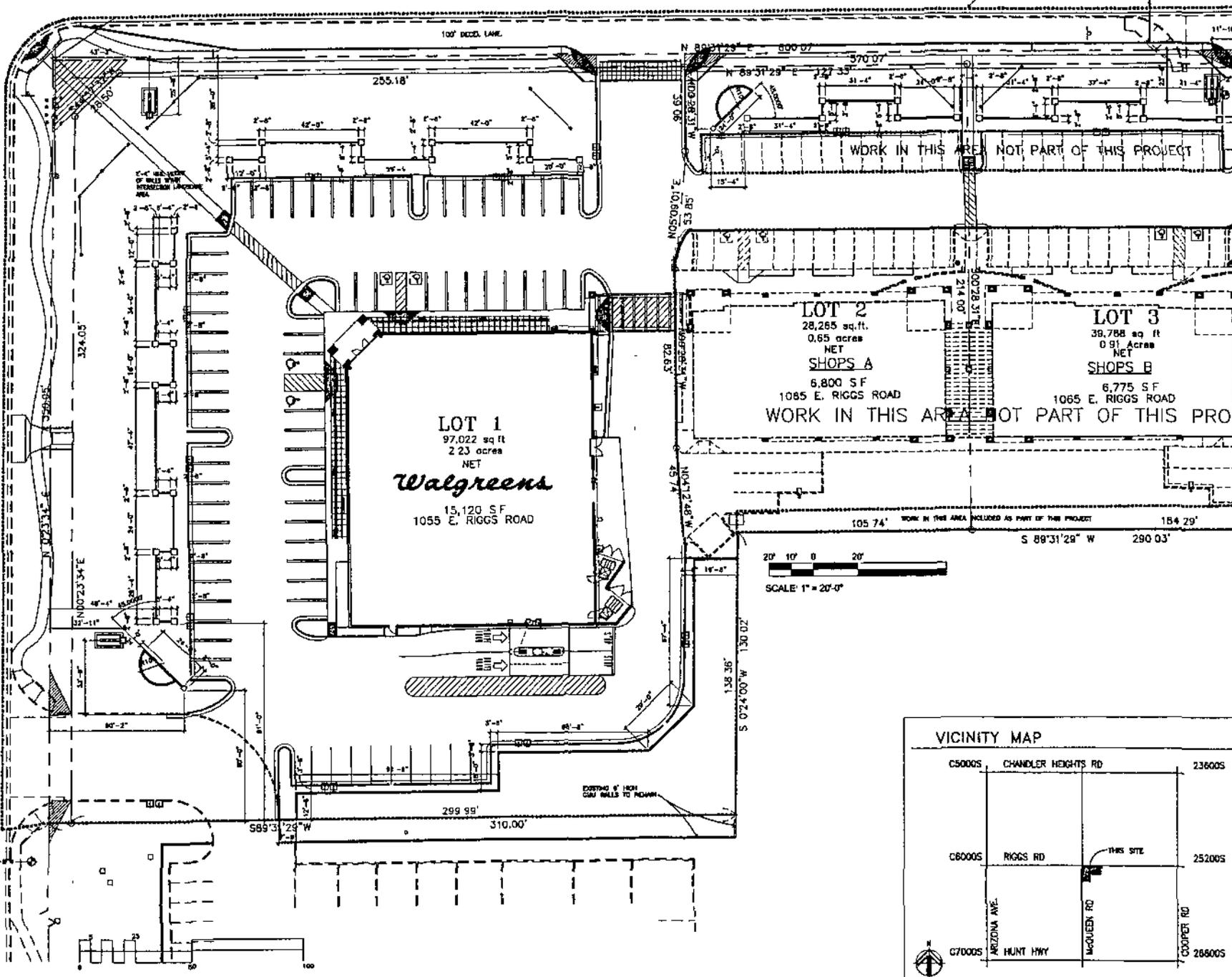
Project Site

Vicinity Map



LUP10-0001

**Walgreens at Riggs & McQueen
Liquor Use Permit**



PROJECT TYPE

DRAWING SPECIFICATIONS

BY: []
 DATE: []

CONSTRUCTION CONTRACTOR: []
 GENERAL CONTRACTOR: []
 ELECTRICAL CONTRACTOR: []
 MECHANICAL CONTRACTOR: []
 PLUMBING CONTRACTOR: []
 ROOFING CONTRACTOR: []
 OTHER: []

STORE BUILDINGS

NEW: []
 RELOCATING: []
 OTHER: []

NEW: []
 RELOCATING: []
 OTHER: []

GENERAL NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR NEW CONSTRUCTION.
2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/ISSUED AS "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.

AREA CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE:	15,120 S.F.
TOTAL SITE SQUARE FOOTAGE:	87,033 S.F.
LANDSCAPE AREA:	32,344 S.F.
FLOOR AREA RATIO (FAR):	1.0661
PARKING LOT AREA:	49,568 S.F.
PARKING SPACES REQUIRED:	75
PARKING SPACES PROVIDED:	75

NO.	DATE	BY	DESCRIPTION
1	08-08-09		CITY REVISIONS
2	08-20-09		OWNER REVISIONS
3	08-26-09		CITY REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A ONLY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ARIZONA AS SHOWN BY MY LICENSED SEAL.

APPLICANT PHONE NO.: (847) 315-4574

STORE NUMBER 08241

WALGREENS STORE
 1065 E. RIGGS RD.
 CHANDLER, AZ

DRAWING TITLE: SITE PLAN

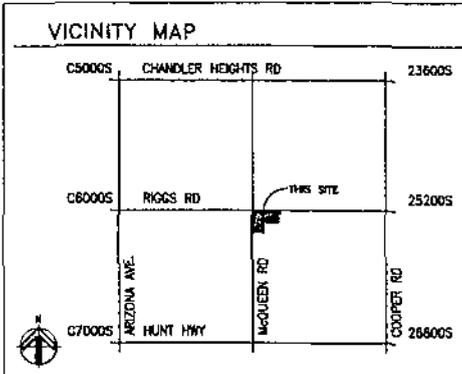
CADD PLOT: []
 VENDOR PLOT: []
 SUPERSEDES PLAN DATED: []

SCALE: 1" = 20'-0"

DRAWN BY: []
 DATE: 04-28-09

REVIEWED BY: []
 DATE: []

DRAWING NO. **A0.1**





The purpose for which the corporation is organized are to manufacture, compound, buy, sell and generally deal in drugs, medicines, chemicals and druggists' sundries of all kinds at wholesale and retail together with all goods, ware and merchandise. In short, Walgreen Co. operates a retail drug chain. Walgreen's stores will offer a limited amount of wine and packaged beer as a convenience to our customers, to be consumed off-premises. Walgreen Arizona Drug Co. and Walgreen Co. take compliance with all federal, state and local laws seriously. All employees involved in alcohol sales undergo training not only in Arizona liquor laws, but also Walgreen Co. liquor policies.

Being responsive to customer needs is our top priority and our customers want the convenience of one-stop shopping. Increasingly, that also means the convenience of making occasional purchases of beer and wine in the same place they pick up everyday items such as cosmetics, toothpaste or shampoo. We have pledged to meet these needs safely and responsibly, in keeping with our overall mission as a trusted retailer.

Walgreens takes the responsibility of selling alcoholic beverages very seriously. We manage such sales with the same concerns for safety as our exceptionally strong history of distributing highly regulated products like prescription medications.

We believe adding beer and wine to our shelves serves customers with a new level of convenience, and serves the community with additional sales tax revenue for municipal budgets. As a retailer that has been in business for over 109 years, it is our goal to handle these products in the most responsible manner possible. Thank you for your consideration of our application.