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K.
APR 07 2010

MEMORANDUM **Planning & Development - PZ Memo No. 10-021**

DATE: MARCH 29, 2010

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: LUP10-0005 WALGREENS AT CHANDLER BOULEVARD AND DOBSON
 RAOD

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

Location: 1925 W. Chandler Boulevard,
 East of the southeast corner of Chandler Boulevard and Dobson
 Road

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 east of the southeast corner of Chandler Boulevard and Dobson Road. The Walgreens is part of an inline shops space, and the larger San Marcos Square center. North, adjacent to the site is Chandler Boulevard; east are inline shops; south, vacant land; and west a fuel station.

The subject site was zoned in 1986 as part of the San Marcos Square center. The Walgreens was constructed in 1992, and at that point in time also received Use Permit approval for a Series 9 (all spirituous liquor) liquor license. The subject site operated with the Series 9 license until

2003, at which point in time company policies changed, and liquor was no longer sold. 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 14,185 square feet; the liquor sales area will occupy approximately 12 linear feet of an aisle, four linear feet of an end cap, 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. Monday through Friday, 8 a.m. to 10 p.m. on Saturdays, and 9 a.m. to 10 p.m. Sundays.

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, recommends approval of LUP10-0005 WALGREENS AT CHANDLER BOULEVARD AND DOBSON ROAD, subject to the following conditions:

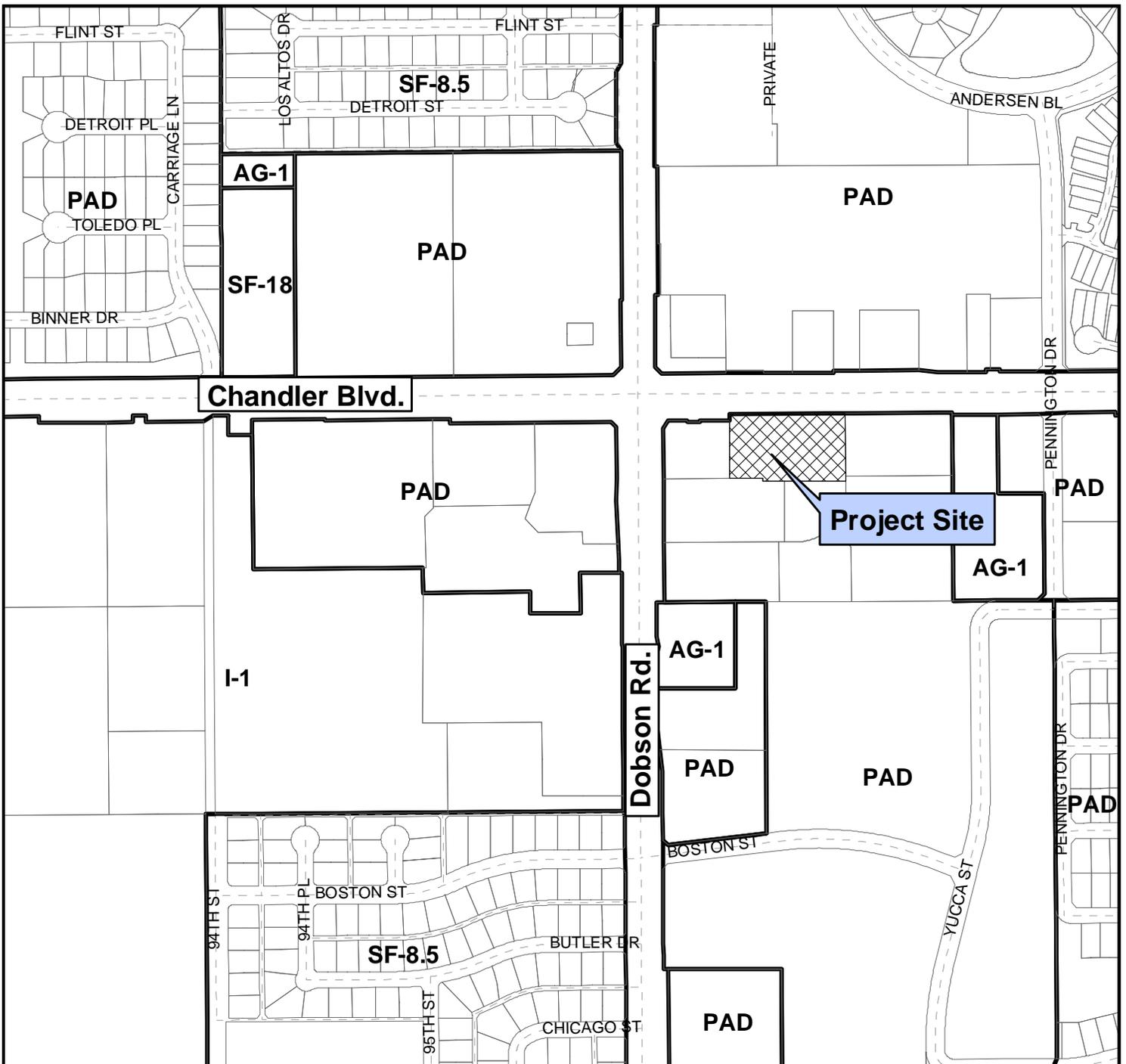
1. The Use Permit is for a Series 10 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and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

PROPOSED MOTION

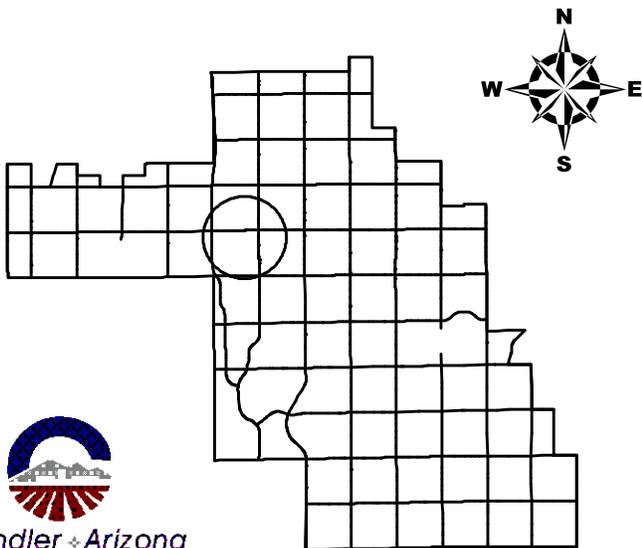
Motion to recommend approval of LUP10-0005 WALGREENS AT CHANDLER BOULEVARD AND DOBSON ROAD, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



LUP10-0005

**Walgreens at Chandler & Dobson
Liquor Use Permit**



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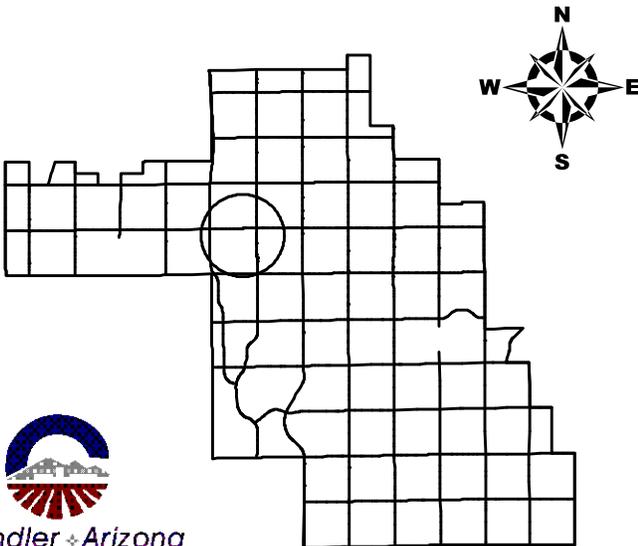


Chandler Blvd.

Dobson Rd.

Project Site

Vicinity Map



LUP10-0005

**Walgreens at Chandler & Dobson
Liquor Use Permit**



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.