

The subject site is approximately 14,820 square feet; the liquor sales area will occupy approximately 12 linear feet of an 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 8 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.

Staff received a phone call from an adjacent property owner with general questions, and was in support of the request. Staff has not received any phone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP10-0006 WALGREENS AT RIGGS AND GILBERT ROADS, subject to the following conditions:

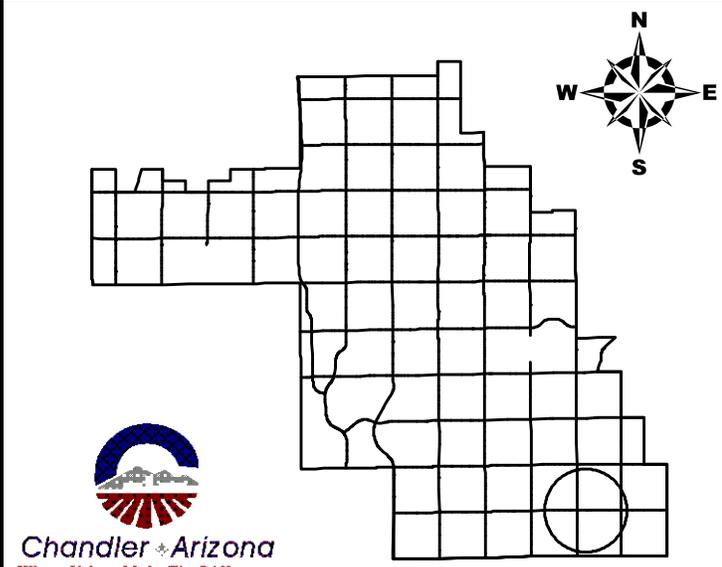
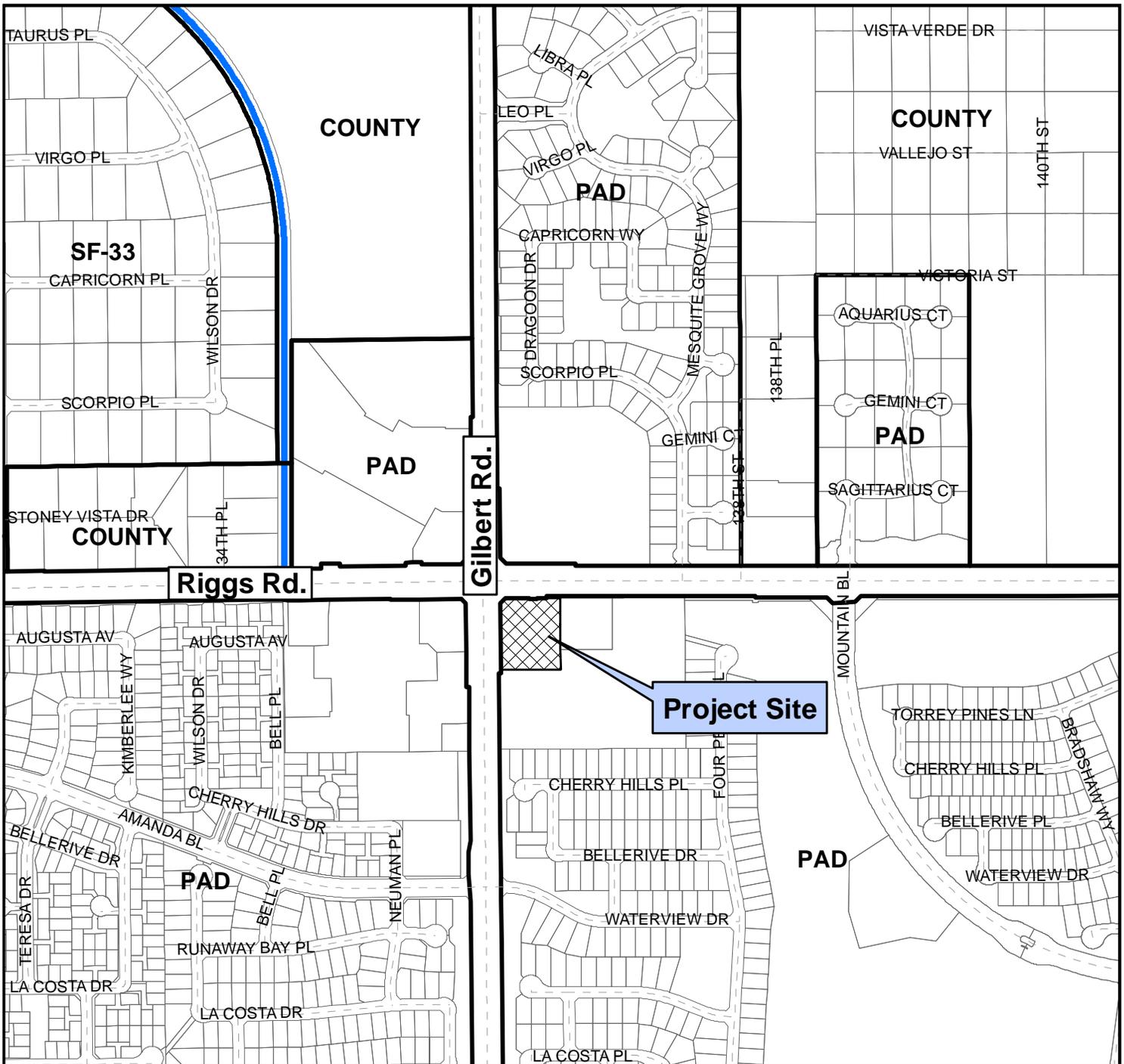
1. The Use Permit is for a Series 10 liquor license only, and any change in type of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and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

PROPOSED MOTION

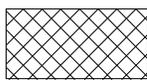
Motion to recommend approval of LUP10-0006 WALGREENS AT RIGGS AND GILBERT ROADS, subject to the conditions recommended by Staff.

Attachments

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



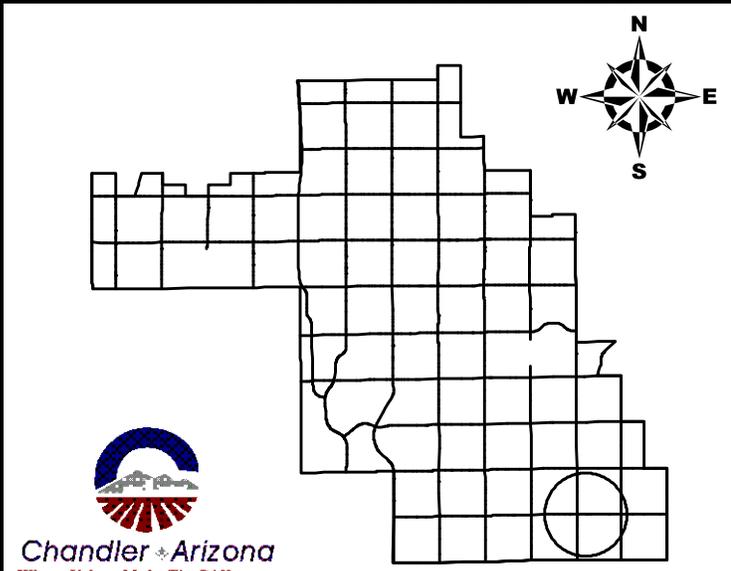
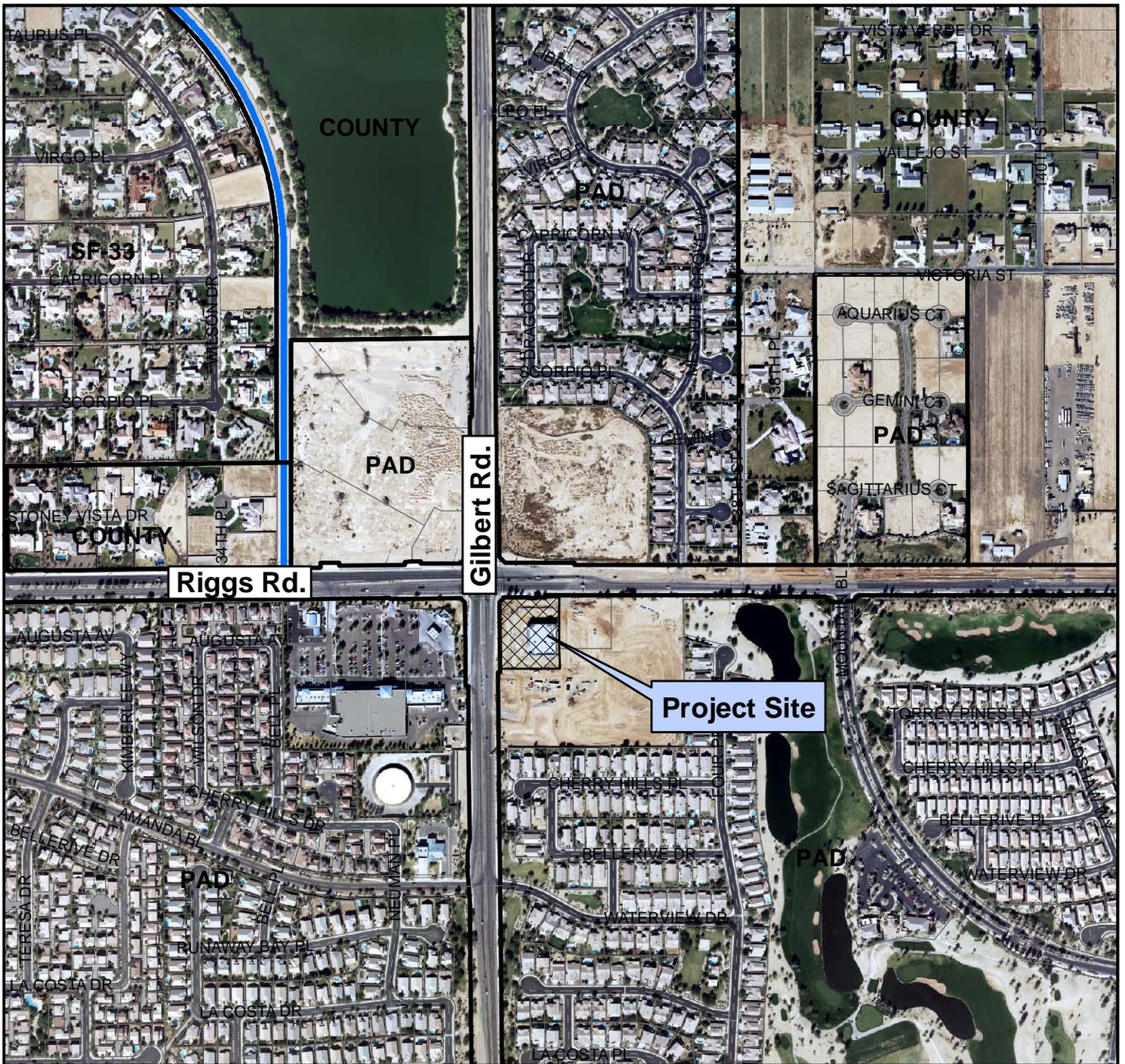
Vicinity Map



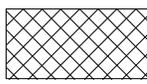
LUP10-0006

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





Vicinity Map



LUP10-0006

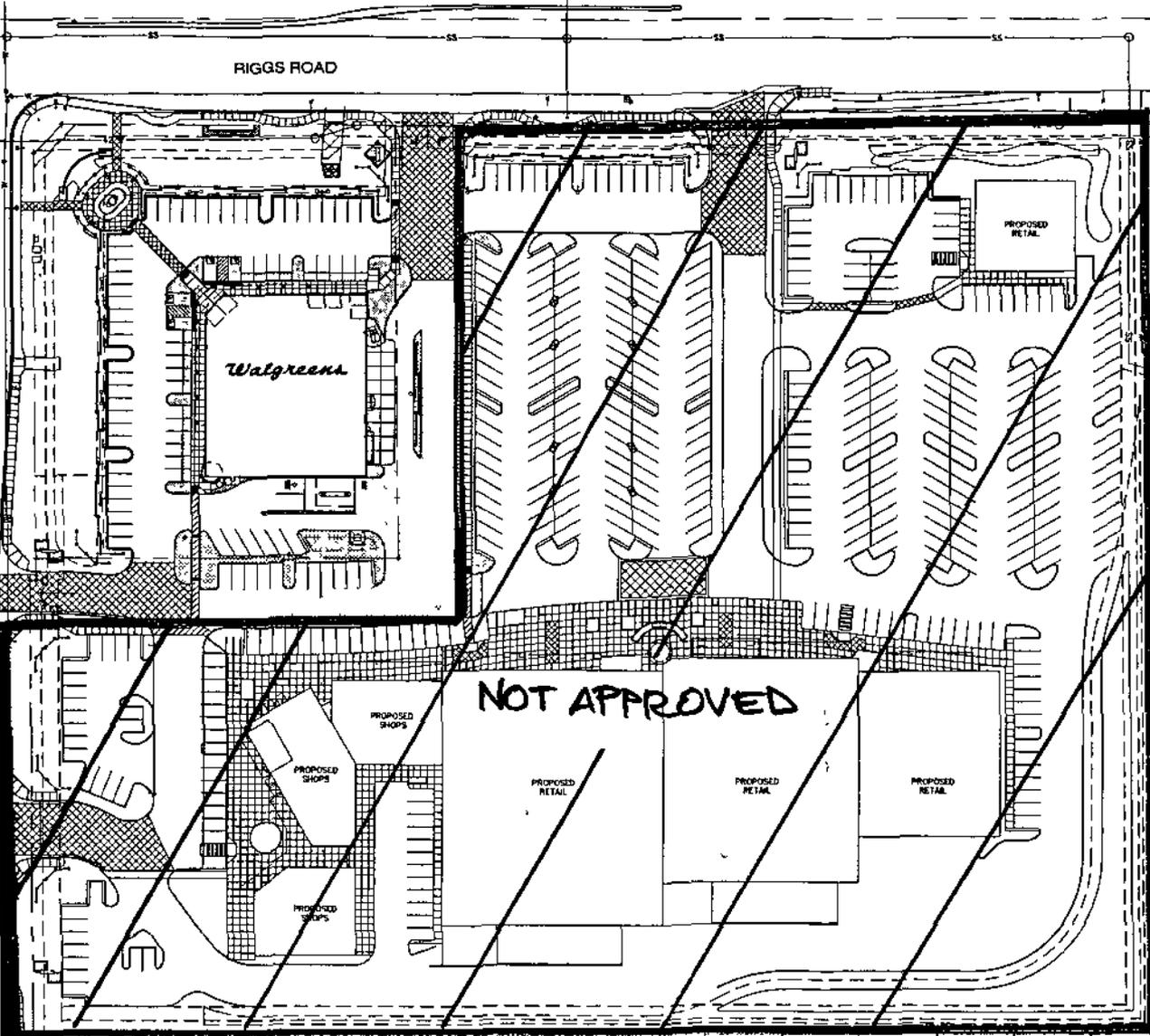
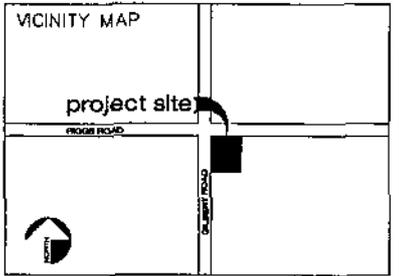
**Walgreens at Riggs & Gilbert
Liquor Use Permit**

PROJECT TYPE
 DRAWING SPECIFICATIONS BY
 WALGREENS
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY
 WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (PLUMBING CONSTRUCTION)

STORE		BUILDING	
NEW	<input type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input checked="" type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

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 EXISTING DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
 3. ALL EXISTING CONCRETE 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 MARKED IN THE FIELD, EITHER EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
 6. NOTIFY WALGREENS OF ANY DISCREPANCIES.

TOTAL BUILDING AREA: 14,820 SF
 TOTAL PARCEL AREA: 78,785 SF
 BUILDING LOT COVERAGE: 19%
 PARKING SPACES REQUIRED: 80
 PARKING SPACES PROVIDED: 80



MOON RD, PAGE 17 M.L.R.
 TRACT 00-1
 APR 2004-03-08

APR 2004-02-04
 2

APR 2004-03-04
 2

APR 2004-03-04
 2

APR 2004-02-04
 2

APR 2004-02-01
 0

APR 2004-03-08
 0

APR 2004-03-08
 7

APR 2004-03-08
 0

SPRINGFIELD LANE - BLOCK 1A
 ROCKY CREEK, PAGE 44 M.L.R.

- APR 2004-03-04 TRACT 00-1
- APR 2004-03-07 14
- APR 2004-03-08 23
- APR 2004-03-08 28
- APR 2004-03-07 31
- APR 2004-03-08 30
- APR 2004-03-08 18
- APR 2004-03-08 16
- APR 2004-03-08 17
- APR 2004-03-08 18
- APR 2004-03-08 18
- APR 2004-03-08 14
- APR 2004-03-08 12
- APR 2004-03-08 12
- APR 2004-03-08 11
- APR 2004-03-08 10



1 OVERALL SITE PLAN
 1" = 40'-0"

NO.	DATE	BY	DESCRIPTION
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 DAILY LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ARIZONA AS SIGNIFIED BY MY SEAL AND SEAL.			
STORE NUMBER 04077			
PROJECT NAME			
WALGREENS STORE 3005 RIGGS RD. CHANDLER, AZ			
DRAWING TITLE			
OVERALL SHOPPING CENTER SITE PLAN			
CADD PLOT	SCALE: 1" = 40'-0"	DRAWING NO.	
WORD PLOT	DRAWN BY: ALEXANDER	A0.0	
SUPERSEDES PLAN DATED	DATE: 12/20/04		
	REVIEWED BY:	OF DATE:	

SITE PLAN



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.