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JUL 0 7 2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development - PZ Memo No. 10-066**

DATE: JUNE 28, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: LUP10-0025 WAL-MART MARKETSIDE #5902

Request: Use Permit approval for a Series 9 (all spirituous liquor) liquor license for off-premise consumption

Location: 950 N. McQueen Road,
Southwest corner of McQueen and Ray Roads

Applicant: Clare Abel,
Burch & Cracchiolo, PA

RECOMMENDATION

The request is for Use Permit approval for a Series 9 (all spirituous liquor) liquor license for off-premise consumption. Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of McQueen and Ray Roads. South, adjacent to the subject site is a KinderCare daycare facility. North across Ray Road is the Woodside at the Provinces single-family residential neighborhood. East, across McQueen Road is a CVS drug store, and other small retail users east of the drug store. West of the subject site is vacant land zoned PAD for commercial type uses. Due to the liquor license series that is requested, no separation requirement is necessary between the grocer and the daycare facility.

The Marketside has been in operation for almost two years, and is approximately 13,712 square feet and is open for business from 7 a.m. to 10 p.m. seven days a week. Marketside received a

Use Permit to operate with a Series 10 (beer and wine) liquor license in January 2009; since then Marketside has acquired a Series 9 liquor license in an effort to provide more options to their customers. The liquor area will not be expanded beyond its current 80 linear feet of liquor sales display area.

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 neighborhood meeting was held on Tuesday, June 15, 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 LUP10-0025 WAL-MART MARKETSIDE #5902, 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 9 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

4. The site shall be maintained in a clean and orderly manner.

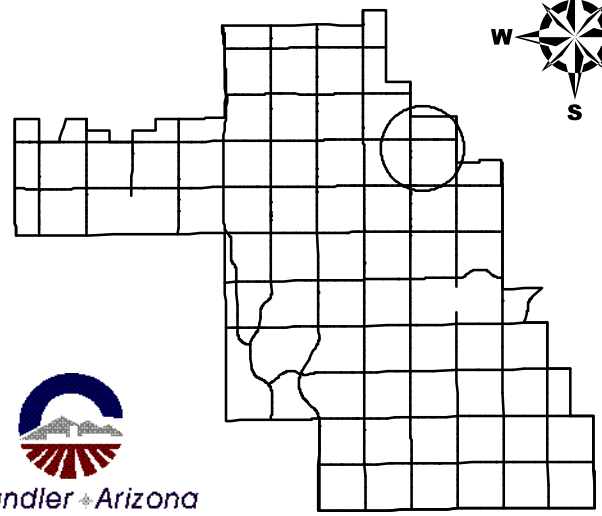
PROPOSED MOTION

Motion to recommend approval of LUP10-0025 WAL-MART MARKETSIDE #5902, Use Permit for a Series 9 liquor license, subject to the conditions recommended by Staff.

Attachments

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

Vicinity Map

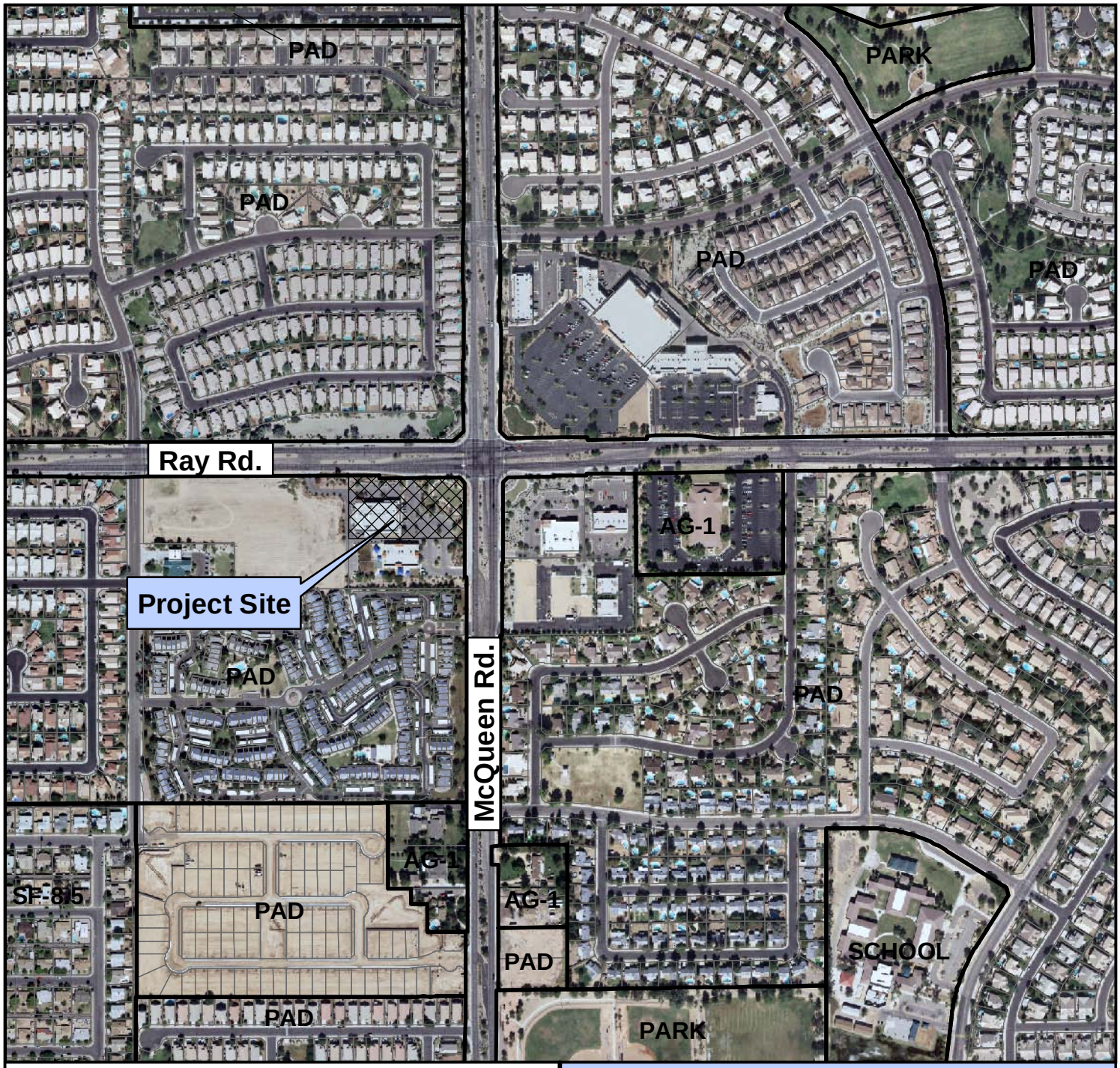


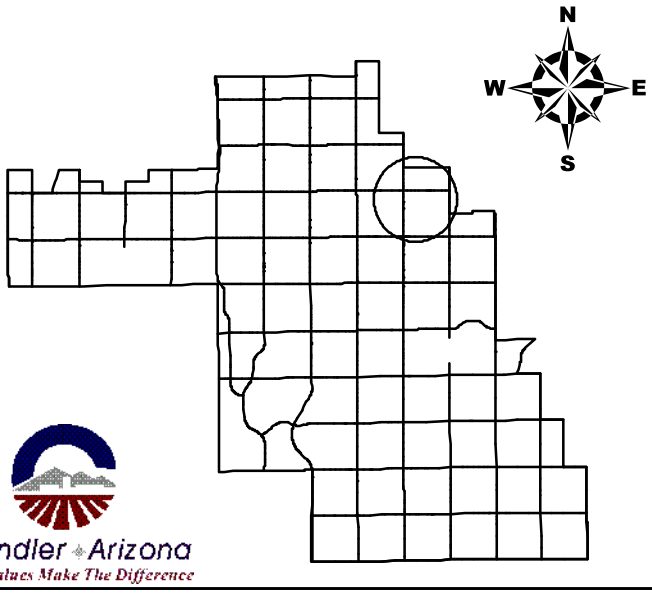
LUP10-0025

Wal-Mart Marketside #5902
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/17/2010





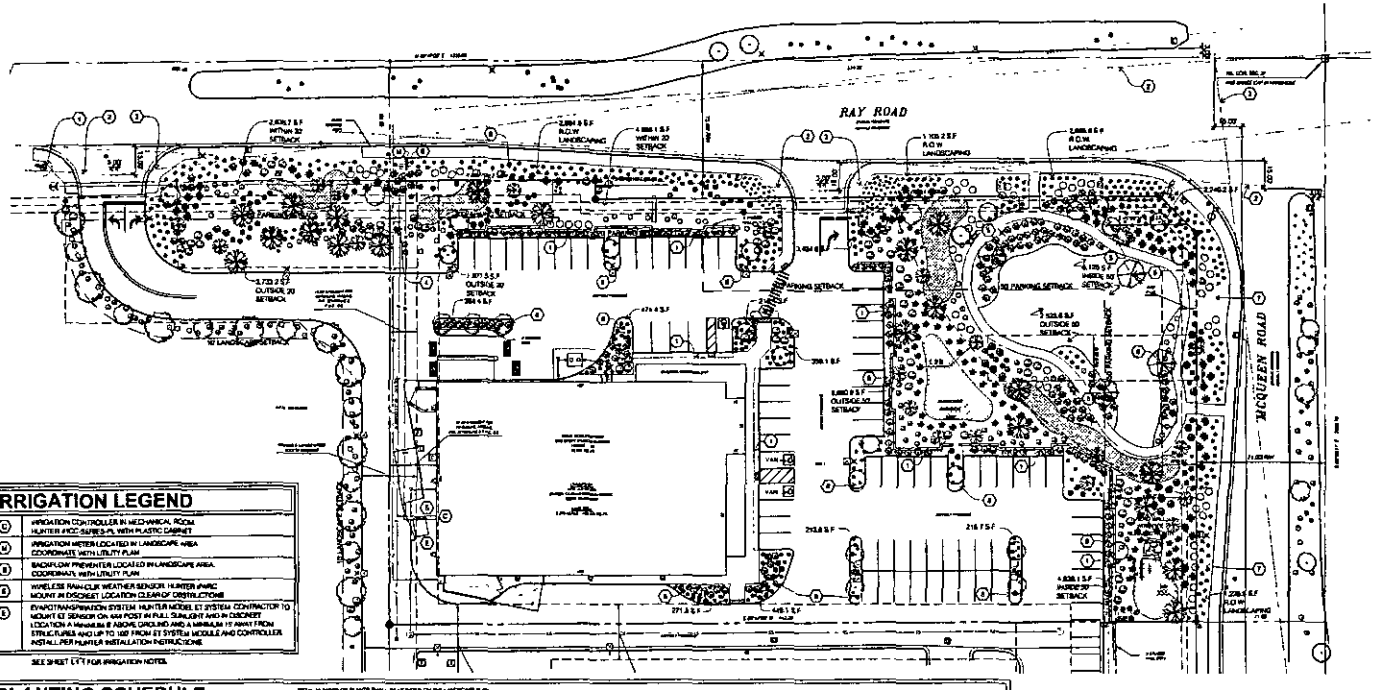
Chandler Arizona
Where Values Make The Difference

Vicinity Map

LUP10-0025

Wal-Mart Marketside #5902
Liquor Use Permit

CITY OF CHANDLER 5/17/2010



IRRIGATION LEGEND

(C)	IRRIGATION CONTROLLER IN MECHANICAL ROOM. HUNTER #ICC-SERIES-PL WITH PLASTIC CABINET
(M)	IRRIGATION METER LOCATED IN LANDSCAPE AREA COORDINATE WITH UTILITY PLAN
(B)	BACKFLOW PREVENTER LOCATED IN LANDSCAPE AREA COORDINATE WITH UTILITY PLAN
(S)	WIRELESS RAIN-CLIK WEATHER SENSOR HUNTER #WRC MOUNT IN DISCREET LOCATION CLEAR OF OBSTRUCTIONS
(E)	EVAPOTRANSPIRATION SYSTEM HUNTER MODEL ET SYSTEM CONTRACTOR TO MOUNT ET SENSOR ON 4X4 POST IN FULL SUNLIGHT AND IN DISCREET LOCATION A MINIMUM 6' ABOVE GROUND AND A MINIMUM 10' AWAY FROM STRUCTURES AND UP TO 100' FROM ET SYSTEM MODULE AND CONTROLLER. INSTALL PER HUNTER INSTALLATION INSTRUCTIONS

SEE SHEET LT1 FOR IRRIGATION NOTES

PLANTING SCHEDULE

TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN IF PLAN TOTAL DIFFERS FROM THE SCHEDULE, THE PLAN SHALL REIGN

EXISTING SYMBOL	PROPOSED SYMBOL	KEY	PROP QTY	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION	COMMENTS
		AC	4	ACACIA SMALLII / SWEET ACACIA	8' HT. MIN. 1.5" CAL. / 24" BOX	FLOWERING DECIDUOUS TREE 5' CLEAR CANOPY SEE DETAILS ON SHEET LT3 TYPICAL
		PC	7	PROSOPIS CHILENSIS / CHILEAN MESQUITE	10 HT. MIN 2.5" CAL	6' CLEAR TRUNK SYMMETRICAL, FULL CROWN
		UP	10	ULMUS PARVIFOLIA / CHINESE ELM	10' HT. MIN 3.75" CAL	6' CLEAR TRUNK SYMMETRICAL, FULL CROWN
		AB	28	ACACIA BAILEYANA / WALLOW ACACIA	8' HT. MIN 1.5" CAL	FLOWERING DECIDUOUS TREE 5' CLEAR CANOPY

EXISTING SYMBOL	PROPOSED SYMBOL	KEY	PROP QTY	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION	COMMENTS
		LC	417	LATANA K MEN GOLD / NEW GOLD LANTANA	12" HT/SPRD 1 GAL CONT	TRIANGULAR SPACING 36" O.C. SEE DETAILS ON SHEET LT3 TYPICAL
		NO	83	NERIUM OLEANDER PETITE PINK / PETITE PINK OLEANDER	18" HT 5 GAL CONT	FLOWERING SHRUB
		RB	35	RUELLIA BRITTONIANA 'KATIE' / DWARF KATIE RUELLIA	12" HT/SPRD GAL CONT	FLOWERING PERENNIAL
		CM	58	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	5 GAL 5 GAL CONT	DENSELY BRANCHED
		DW	14	DASYLIRION WHEELERI / DESERT SPOON	24" HT 5 GAL CONT	DENSELY BRANCHED
		CC	20	CALLIANDRA CALIFORNICA / BAJA RED FAIRY DUSTER	5 GAL 5 GAL CONT	DENSELY BRANCHED
		LF	58	LEUCOPHYLLUM F. 'GREEN CLOUD' / GREEN CLOUD TEXAS SAGE	30" HT 5 GAL CONT	FLOWERING EVERGREEN SHRUB
		HP	4	HESPERALOE PARVIFLORA / RED YUCCA	12" HT 1 GAL CONT	PERENNIAL SUCCULANT
		BS	6	BOUGAINVILLEA 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	36" HT/SPRD GAL CONT	DENSELY BRANCHED
		CM	9	CASSIA MEMORIALIA / DESERT CASSIA	30" HT 5 GAL CONT	YELLOW FLOWERING SHRUB
		MR	88	MUHLENBERGIA RIGENS / DEER GRASS	24" HT 3 GAL CONT	ORNAMENTAL GRASS
		MP	140	MYOPORUM PARVIFOLIUM / MYOPORUM	12" SPR 1 GAL CONT	DENSELY BRANCHED 48" O.C.
		AR	FILL	ACACIA REDOLENS PROSTRATUS / DESERT CARPET ACACIA	1 GAL CONT	WELL ROOTED, 48" O.C.
				EXISTING LANDSCAPE MEDIA, INCLUDE FOLIAGE, ADJUST EDGING PER DETAIL LT1		
				CONCRETE PLANTER SEE DETAIL LT1 & 2B COLOR TO MATCH BUILDING EXTERIOR TYPICAL OF 4	11	

ALL TREES SHALL COMPLY WITH THE CURRENT ANSI STANDARDS OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS SEE SECTION 1802 OF THE ZONING CODE

KEYED NOTES

1. VEHICULAR OVERHANG
2. SIGHT DISTANCE TRIANGLE (540' SIGHT DISTANCE FOR 45 POSTED SPEED)
3. SIGHT DISTANCE TRIANGLE (600' SIGHT DISTANCE FOR 45 POSTED SPEED)
4. LANDSCAPING TO BE 3' CLEAR OF FIRE HYDRANTS OR FDC
5. EXISTING BENCH TO REMAIN
6. EXISTING TREE IN POOR CONDITION TO BE REMOVED BY LANDSCAPE CONTRACTOR REMOVE TREE STUMP AND NEARBY ROOTS TO A DEPTH OF 18" AND FILL THE HOLE WITH CLEAN TOPSOIL. REPLACE TREE AS NOTED
7. RIGHT OF WAY ONLY 3/4" SCREENED DECOMPOSED GRANITE APPLIED AT A MIN. 2" THICKNESS. COLOR TO BE MADISON GOLD AND FINISH GRADE LEVEL AT 1 1/2" BELOW CONCRETE OR PAVED SURFACES PER CITY CODE.
8. 1/2" SCREENED DECOMPOSED GRANITE APPLIED AT A MIN. 2" THICKNESS. COLOR TO MATCH EXISTING DECOMPOSED GRANITE AND FINISH GRADE LEVEL AT 1 1/8" BELOW CONCRETE OR PAVED SURFACES PER CITY CODE.

SEE SHEETS L1.1 AND L1.3 FOR LANDSCAPE CODE REQUIREMENTS, PLANTING NOTES, SEEDING NOTES, CITY NOTES, IRRIGATION NOTES, LANDSCAPE MAINTENANCE NOTES, AND PRUNING NOTES

PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE LANDSCAPE ARCHITECT AT 480-782-3428 AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION WORK.

I HEREBY CERTIFY THAT NO TREE OR SHRUB IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURB

REGISTERED LANDSCAPE ARCHITECT DATE

LANDSCAPE/IRRIGATION CONTRACTOR TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE IN ROW INCLUDING ALL AREAS BETWEEN THE PROPERTY LINE AND EDGE OF ROAD WAY PAVEMENT

THIS REQUEST DOES NOT PROVIDE ANY APPROVAL FROM GOVERNING AGENCIES HAVING JURISDICTION OVER THIS AREA. IF REQUIRED, CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING PERMIT OR APPROVAL FOR THIS WORK.

ALL EXISTING LANDSCAPING TO BE MAINTAINED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.

CALL BEFORE YOU DIG !
ARIZONA LAW REQUIRES EXCAVATORS TO NOTIFY UNDERGROUND FACILITY OWNERS NOT LESS THAN TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION.
Arizona Blue Stake, Inc.
www.azbluestake.com
1-800-782-5348

0 10 20 30 60
SCALE: 1" = 30.00'

wd partners
7500 Discovery Blvd.
Dublin, OH 43017
614.634.7000 T
614.634.7777 F
wdpartners.com

Atlanta
Boston
Chicago
Columbus
Los Angeles
Miami
Scottsdale

950 NORTH MCQUEEN RD
CHANDLER, AZ.

ISSUE DATES
BLDG 01.14.08
BID 02.20.08
CONST

REVISIONS
#1 03.17.08

PROTOTYPE

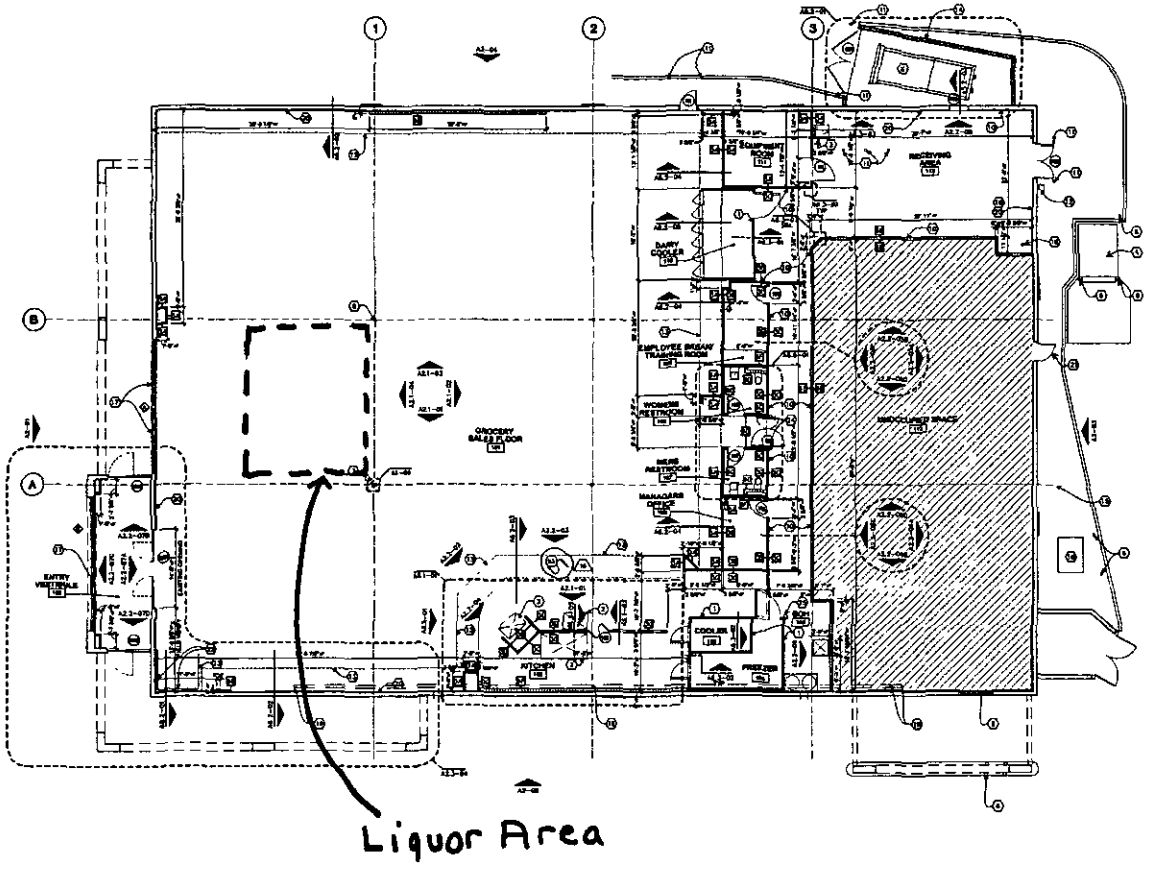
STORE NUMBER

WD PROJECT NUMBER
WALPM002

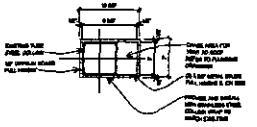
L1

LANDSCAPE PLAN

SITE PLAN



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



A1-01 COLUMN WRAP FOR VENT TO ROOF
SCALE: 1 1/2" = 1'-0"

WALL LEGEND

- 1 HOUR RATED WALL (& DESIGN #) UNO
- METAL FRAMED WALL
- METAL FRAMED WALL WITH 3" MINERAL FIBER SOUND ATTENUATION BLANKET
- WALK-IN COOLER / FREEZER WALL
- EXISTING WALL
- NEW MASONRY WALL

(X) PARTITION DESIGNATION. REFER TO WALL TYPES ON THIS SHEET. SAS LOCATION INDICATES REFERENCE SCE

GENERAL NOTE:

A. ALL NEW CONSTRUCTION DIMENSIONS ARE TO FACE OF STUD, EXCEPTING OF COLUMN OR FACE OF BLOCK UNLESS NOTED OTHERWISE. WALL FURRING IS NOT DIMENSIONED. DIMENSIONS OF EXISTING CONSTRUCTION ARE TO FACE OF FINISH.

B. REFER TO REFLECTED CEILING PLAN FOR NEW SUPPLY LOCATIONS AND DETAILS.

C. REFER TO EQUIPMENT PLAN FOR EQUIPMENT, FIXTURES, VALVES, ETC.

D. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS PER NFPA 10. FULL TO APPROVE FINAL LOCATIONS.

E. G.C. SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION IN COMPLIANCE WITH LOCAL FIRE INSPECTION CODE REQUIREMENTS.

F. ANSI / ADA SIGNAGE OF REFUGE SIGNAGE SHALL BE INSTALLED ON THE OUTSIDE OF EGRESS WALL FACING THE ACCESS ROADWAY NEXT TO FULL DOORS.

G. REFER TO COVER SHEET FOR SYMBOLS LEGEND.

H. REFER TO ELEVATIONS FOR NEW WALL FINISHES.

I. COORDINATE WITH COOLER/FREEZER MANUFACTURER TO MAINTAIN 2" CLEAR SPACE AROUND COOLERS AND FREEZERS.

J. USE 5/8" GYPSUM BOARD ON HOT/COLD PIPE WALLS.

K. USE 5/8" TYPE X GYPSUM BOARD ON FIRE RATED PARTITIONS.

L. CONTINUE FINISH MATERIAL TO A MINIMUM OF 6" ABOVE SUSPENDED CEILING SYSTEM UNO.

M. WHERE NO CEILING IS INDICATED CONTINUE FINISH TO DECK UNO. MAINTAIN CLEARANCE BELOW STRUCTURE FOR CAPTURE TRACK DETAILS.

N. STUD PARTITIONS INDICATING A FIRE RATING OF ONE HOUR SHALL COMPLY WITH UL/ANSI OR UL RANG. SEE DETAIL XX.XX.

O. STUD WALLS SHALL BE 25 GAUGE 16" O.C. UNLESS NOTED OTHERWISE.

P. REFER TO REFLECTORS, DIMENSIONS FOR LATERAL BRACING OF STUD PARTITIONS.

Q. USE GYPSUM BOARD BEHIND ALL PIPE SOFFITS UNO.

R. STUDS TO CONTINUE TO DECK UNO. REFER TO CAPTURE TRACK SHEET XX.XX

S. G.C. TO ENCLOSE WITH PLASTIC ANY EXPOSED INFRASTRUCTURE LINES IN SALES AREA.

T. REFER TO SHEET A0 FOR DOOR AND WINDOW SCHEDULE.

KEYED NOTES

1. WALL TYPE AND DETAILS BY PREMANUFACTURER MANUFACTURER.
2. EXHAUST HOOD REFER TO MECHANICAL FOR MORE INFORMATION. ALL TYPE HOODS SHALL BE EQUIPPED WITH A 2" WALL TO HOOD CLEARANCE AND BE SEALED WITH WALL CONSTRUCTION AS FOLLOWS. USE 22 GAUGE STAINLESS STEEL WALL PANEL OVER 1/2" CEMENT BOARD. LIMITS TO BE NO LESS THAN 18" TO ALL SIDES OF HOOD
3. REAR HATCH AND LADDER. REFER TO DEMO PLAN REFER. REFER TO DETAIL XX.XX.
4. NEW SCISSOR LIFT IN EXISTING LOAD DOCK. REFER TO ELECTRICAL FOR REQUIREMENTS. MANUFACTURER: AUTOCLUE MODEL # PL7-0HS 3 PHASE 5 FOR COMPACT BOARD CHARTRE 888-211-9896.
5. NEW TRASH COMPACTOR. REFER TO EQUIPMENT SCHEDULE. REFER TO ELECTRICAL DRAWINGS FOR REQUIREMENTS.
6. EXISTING BOLLARD. G.C. TO CLEAN PREP AND PAINT AS SCHEDULED. EXISTING BOLLARDS TO BE STRAIGHTENED TO PLUMB AS REQUIRED.
7. VENT TO ROOF AT COOLER FOR PLUMBING. REFER TO DETAIL XX.XX.
8. EXISTING STAINLESS STEEL COLUMN WRAP TO 1'-0" A.F.F. WITH PAINT ABOVE. TYPICAL. G.C. TO CLEAN AND REPAIR AS REQUIRED TO LEAVE IN LIKE NEW CONDITION.
9. EXISTING WINDOW AND TUBE DRAINER SYSTEM TO REMAIN. FIELD VERIFY WINDOW CONDITIONS, REPLACE AS REQUIRED IF DAMAGED (SHEET APPLY FILM TO INSIDE FACE OF WINDOW. USE 3M PRESTIGE 95 AR DISTRIBUTOR BY SOLARTEK 800-42-4111).
10. WOODEN WALL MANNEQUIN PER DETAIL XX.XX.
11. NEW BOLLARD SEE DETAIL XX.XX.
12. NEW WALL SIGN TYPE XIV SEE. VERIFY IF SIGNTYPE TO BE REUSED.
13. LINE INDICATES SOFFIT ABOVE.
14. NEW MASONRY WALL AND CONCRETE PAD FOR COMPACTOR. SEE PLAN XX.XX
15. EXISTING BIB CABINET TO REMAIN.
16. EXISTING SPRINKLER SYSTEM SHOWN TO REMAIN.
17. INSTALL NEW PLUMBING STOREFRONT AND GLAZING IN EXISTING OPENING.
18. EXISTING TRANSFORMER TO REMAIN.
19. LOCATION OF EXISTING ROOF DRAIN (CONNECTOR) AND OVERFLOW PIPING. G.C. TO TIE INTERIOR PIPES AND EXISTING PLAN ROOF DRAIN.
20. G.C. CONTRACTOR TO PREP, PATCH AND REPAIR EXISTING SHEATHING ON EXTERIOR WALLS AS REQUIRED. NEW FINISHES AS SPECIFIED ON ARCHITECT'S ON METAL. NEW 1/8" SHEATHING AS REQUIRED ON OWNER SHEETING AND PRIMER AS NEEDED. SLIMFIT SYSTEM OF NEW SHEATHING OR BIG DOCUMENTS.
21. EXISTING DOOR TO REMAIN. VERIFY HARDWARE WITH OWNERS CONSTRUCTION MANAGER.
22. CANTSTOP SEE BY MOCLE CORPORATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
23. CANTSTOP 24 BY MOCLE CORPORATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
24. CANTSTOP SILP BY MOCLE CORPORATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
25. CANTSTOP SIDS BY MOCLE CORPORATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WALL TYPES

TYPE 1 - 1 1/2" MTL. FURRING

- CEMENTITIOUS BOARD TO MATCH THICKNESS OF EXISTING ADJACENT GYPSUM BOARD (FIELD VERIFY), WITH MINERAL WOOL INSULATION FULL HEIGHT ON METAL FURRING FULL HEIGHT TO MATCH ADJACENT CEMENT BOARD TO EXTEND MINIMUM 18" EACH SIDE OF HOOD.

TYPE 2 - 3 5/8" MTL. FURRING

- 5/8" GYPSUM BOARD ON METAL STUDS UP TO 5'0" BOARD CEILING ON 6" ABOVE LAY-IN CEILING.
- 5/8" GYPSUM BOARD WITH 6" ABOVE FINISHED CEILING, METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" GYPSUM BOARD TO 6'-0" A.F.F., METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" WATER RESISTANT GYPSUM BOARD TO BOTTOM OF ADJACENT SYP. BOARD CEILING, WITH MINERAL FIBER ATTENUATION BLANKET. METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" CEMENT BOARD BETWEEN 18" OF COUNTER HEIGHT, PRIMER WATER RESISTANT 5/8" SYP. BOARD TO 6" ABOVE LAY-IN CEILING ON METAL STUDS FULL HEIGHT ATTACHED TO BOTTOM OF DECK.
- 5/8" GYPSUM BOARD TO BOTTOM OF ADJACENT SYP. BOARD CEILING, METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" WATER RESISTANT GYPSUM BOARD TO 18" ABOVE FINISHED CEILING, METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.

TYPE 6 - 6" MTL. FURRING

- 5/8" GYPSUM BOARD FULL HEIGHT ON METAL STUDS FULL HEIGHT ATTACHED TO BOTTOM OF DECK, WITH 3" MINERAL FIBER SOUND ATTENUATION BLANKET.
- 5/8" TYPE "X" GYPSUM BOARD WITH 6mil BATT INSULATION FULL HEIGHT WITH FOIL TAPE AND SEALS AT ALL OPENINGS ON METAL STUDS FULL HEIGHT ATTACHED TO BOTTOM OF DECK.
- 5/8" WATER RESISTANT GYPSUM BOARD WITH 3" ABOVE FINISHED CEILING IN MINERAL FIBER ATTENUATION BLANKET. METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" WATER RESISTANT GYPSUM BOARD TO BOTTOM OF ADJACENT SYP. BOARD CEILING AT 6'-0" A.F.F., WITH MINERAL FIBER ATTENUATION BLANKET. METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" GYPSUM BOARD TO BOTTOM OF ADJACENT SYP. BD. CEILING. METAL STUDS TO RUN FULL HEIGHT TO BOTTOM OF DECK.
- 5/8" GYPSUM BOARD TO METAL STUDS TO 6" ABOVE LAY-IN CEILING.

wd partners

CONSTRUCTION SET

939 NORTH MCQUEEN RD.
CHANDLER, AZ 85224
MARICOPA COUNTY

ISSUE DATES

01	PERMIT	05.27.09
02	BID	06.08.09
03	COURT	
04		07.31.09
05		08.28.09
06		09.28.09
07		10.23.09

PROTOTYPE
RETAIL GROCERY
STORE NAMAGE
STATE
WD PROJECT NUMBER

A1

FLOOR PLAN

FLOOR PLAN

WAL-MART MARKETSIDE - SWC RAY & MCQUEEN ROADS
Liquor Use Permit

The Owner, Mancebo, LLC, and Tenant, Wal-Mart Stores, Inc., submit this Use Permit application to allow liquor sales (in addition to existing beer and wine sales) at this store. The store currently has a Use Permit to sell beer and wine in conjunction with its existing Series 10 liquor license (10075701). Recently, Wal-Mart purchased a Series 9 liquor license for the sale of liquor, beer and wine at this store. This license is for "package" sales of liquor for consumption off site of the licensed premises. This Marketside grocery store is located at the southwest corner of Ray Road and McQueen Road (vicinity map and landscape site plan attached).

Article XXI, Section 35-2100 of the City of Chandler Land Use and Zoning Code, requires a Liquor Use Permit to sell liquor, wine and beer in all the commercial and industrial zoning districts. The approval of this Use Permit will allow Marketside to have a Series 9 license which allows sales of liquor in addition to the beer and wine products currently offered at this location. All sales of liquor will be in sealed packages for consumption off-site. The store currently has a Liquor Use Permit for a Series 10 (beer/wine) license that was approved in January, 2009. Wal-Mart Stores, Inc. recently purchased Series 9 liquor licenses from Bashas' so that the Marketside stores could expand their product line consistent with most traditional grocery stores.

The Marketside store is a new concept for Wal-Mart, as they provide fresh, delicious meals at great prices. In the stores, customers can shop for a variety of fresh ingredients, restaurant-quality prepared meals and their everyday favorite national brands - even freshly baked breads. The smaller size of the stores, approximately 19,000 square feet, allows the shopper to get in and out of the store conveniently while still enjoying Wal-Mart's low prices.

Marketside is open seven days a week from 7:00 A.M. to 10:00 P.M. although beer, wine and liquor will only be sold during lawful selling hours. Each store includes approximately 50 employees. Wal-Mart Stores, Inc. has had a presence in Arizona for more than 20 years. Liquor sales have been a part of the product selection at Wal-Mart Stores and Sam's Clubs in this state for approximately 15 years. During that time, Wal-Mart has established an exemplary record with its existing liquor licenses including the beer/wine liquor license that is currently in place at this location. Wal-Mart employees are given training prior to being allowed to sell liquor. Wal-Mart policies and procedures require that ***all*** purchasers of liquor provide proof of legal age before being allowed to complete a liquor purchase. In Arizona, Wal-Mart Supercenters, Neighborhood Markets and its warehouse concept, Sam's Club, have exemplary records with existing liquor licenses. The Marketside stores have exemplary records as well with respect to the sale of beer and wine. Wal-Mart representatives do not believe that the addition of the sale of liquor to ongoing beer and wine sales will be a detriment to the peace in the area or impose a drain on police resources.

The commercial land use is in conformance with the General Plan, Planned Area Development (PAD) zoning and its policies. Liquor sales at Marketside, in addition to the ongoing sale of beer and wine, will continue to be compatible with other activities in the area. The change of the liquor license from beer/wine to beer/wine/liquor will allow the Marketside stores to provide the traditional array of groceries to their customers and to operate and compete successfully at this location. It will have no negative impacts on the surrounding area.