



Chandler • Arizona
Where Values Make The Difference

D.

JAN 19 2011
Chandler



2010

MEMORANDUM

Transportation & Development – PZ Memo No. 11-002

DATE: JANUARY 10, 2011

TO: PLANNING AND ZONING COMMISSION

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

FROM: BILL DERMODY, SENIOR CITY PLANNER 

SUBJECT: LUP10-0019 LA FAMILIA NEW MARKET

Request: Extension of Use Permit approval to sell beer & wine for off-premise consumption only at a convenience store (Series 10 Liquor License)

Location: 545 N. Arizona Avenue, approximately 300 feet south of Galveston Street

Applicant: P. D. LLC, Ghazala Mushtaq

Zoning: Regional Commercial (C-3)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval for an additional five (5) years.

BACKGROUND

The request is for renewal of a three-year Use Permit granted in March 2007 to sell alcohol at a neighborhood convenience store in conjunction with a Series 10 Wine & Beer Store License. The business is located along Arizona Avenue on property zoned C-3 (Regional Commercial District). Alcohol has been sold at this location under a Series 10 License since December 2004, first under the business name “Breaktimers” and later as “La Familia”.

The store is intended to serve the surrounding neighborhood and sells typical convenience store items such as drinks, snack food, cigarettes, and phone cards, in addition to beer and wine. Alcohol is stored in the cooler. The business is open from 8 a.m. to 10 p.m. Sunday through

Thursday and 8 a.m. to 11 p.m. on Friday and Saturday. The store had previously been open only until 10 p.m. every day of the week under the previous Use Permit approvals.

There is ample parking on the property's north side to handle demand generated by the use. The store's only street access is from Arizona Avenue. The adjacent single family neighborhood to the east is separated by an alley.

Though there have been no issues reported over the past three (3) years, Staff recommends a time limit of five (5) years rather than an indefinite Use Permit due to the market's close proximity to the residential neighborhood behind it and to monitor its continued compatibility.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has not responded with any issues or concerns.
- A neighborhood meeting was held December 6, 2010 at the Downtown Community Center. No citizens attended.
- As of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP10-0019 LA FAMILIA NEW MARKET subject to the following conditions:

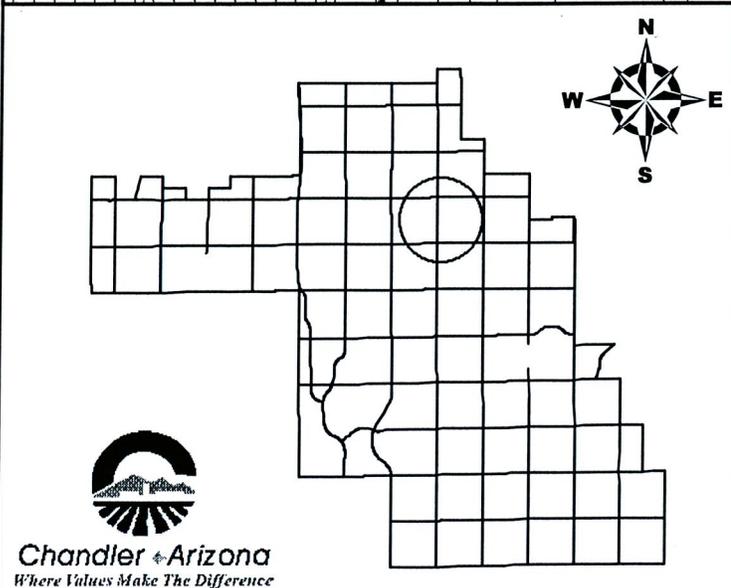
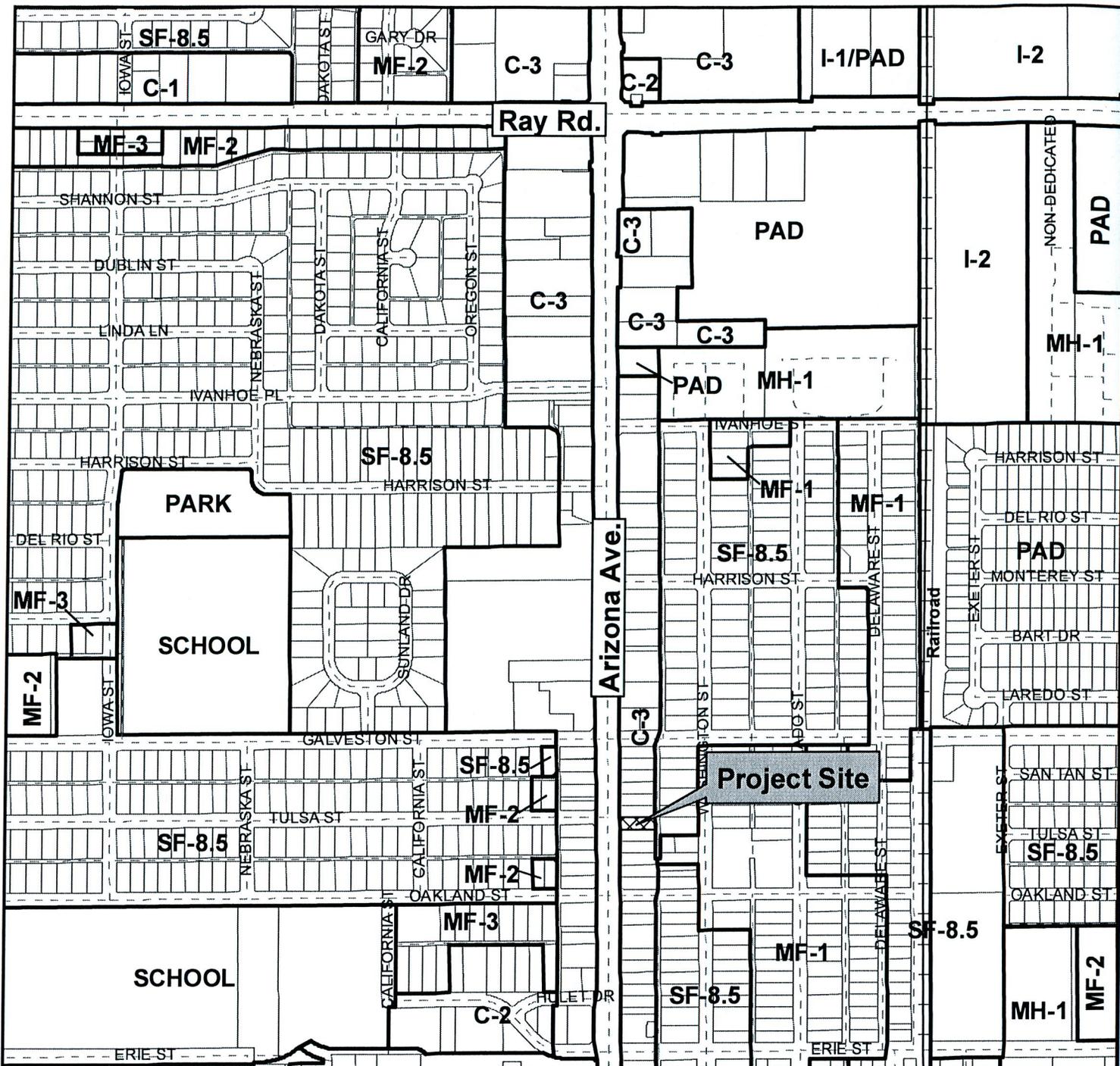
1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion beyond the approved Floor Plan shall void the Use Permit and require new Use Permit application and approval.
4. Changes to the hours of operation shall require new Use Permit application and approval.
5. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Move to recommend approval of LUP10-0019 LA FAMILIA NEW MARKET Use Permit for liquor sales subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Floor Plan

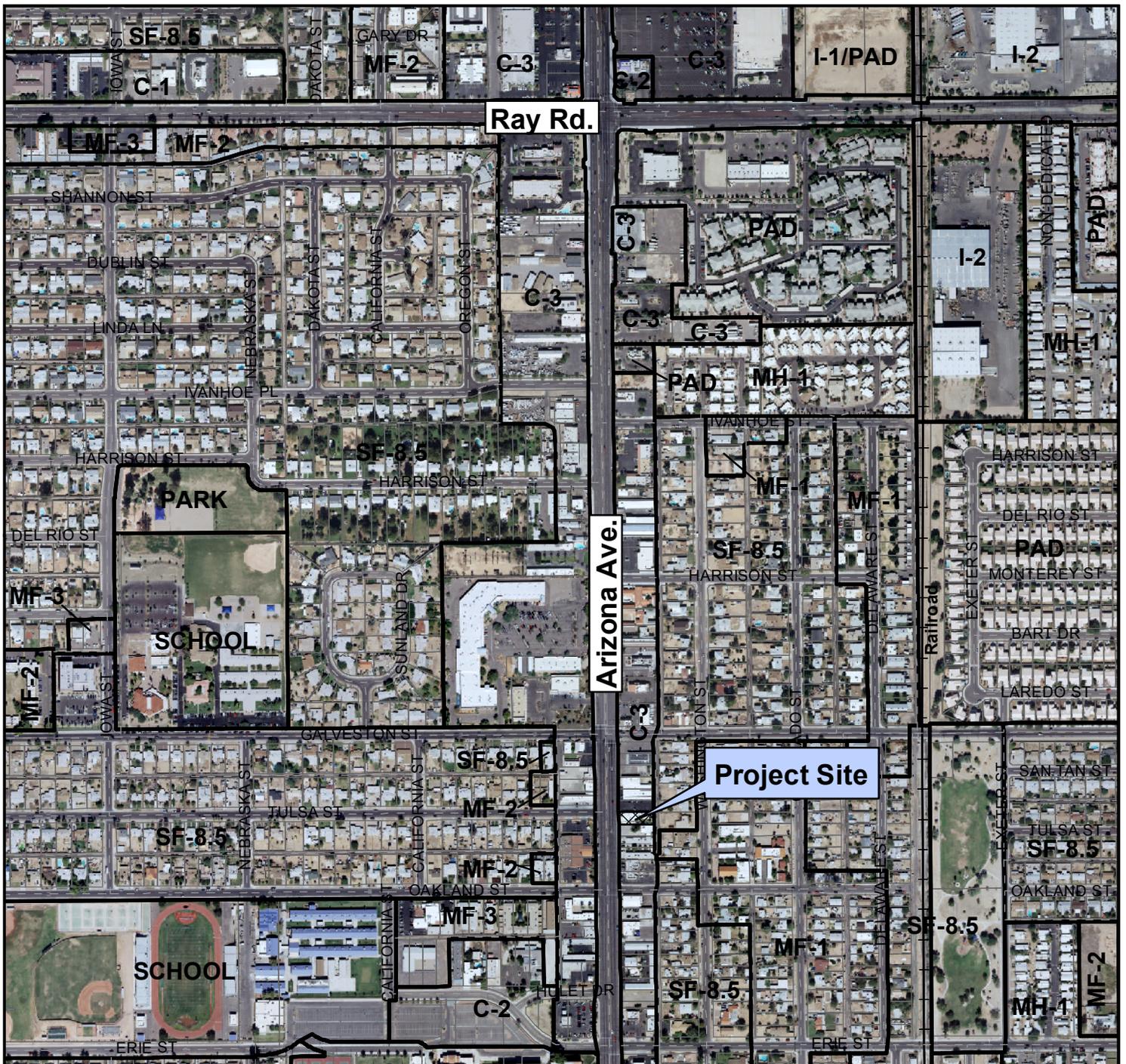


Vicinity Map

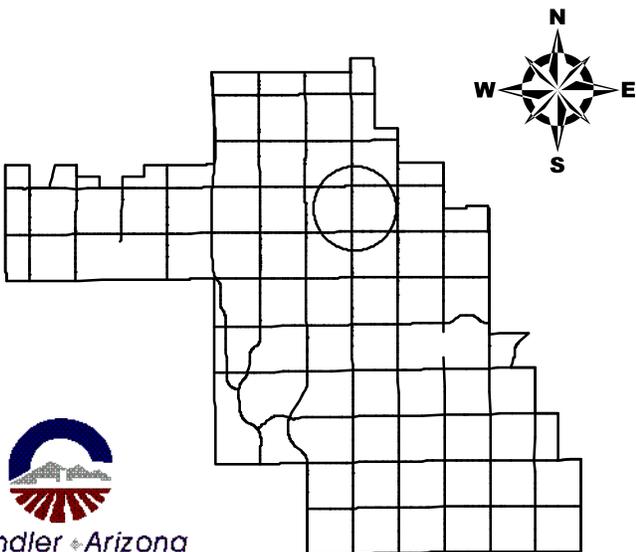
LUP10-0019

**La Familia New Market
Liquor Use Permit**

CITY OF CHANDLER 4/12/2010



Vicinity Map



LUP10-0019

**La Familia New Market
Liquor Use Permit**

Att: Bill Dermody
city planner,

DATE 4-6-10

LA Familia New Market
545 N. Arizona Ave.
Chandler, AZ 85225
480-8214746

LA familia New Market is seeking a use permit to sell and operate in the store.

We will be selling phone cards, House Supplies, Sodas, Juices and many other drinks. There also will be foods, and other food products. Also we will sell Beer, and Wines. The store will be called.

LA FAMILIA NEW MARKET

The Location

545 N. Arizona Ave.
Chandler, AZ 85225

Business Hours will be.

Monday - THUR 8:00 am To 10:00 pm daily

FRIDAY - SAT 8:00 am To 11:00 pm

Sunday 8:00 am To 10:00 pm.

GHAZALA MUSHIAQ
1150 W GERONIMO PL
Chandler, AZ 85224
602-620-3635

