

JUN 25 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 09-066**

DATE: JUNE 5, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *JK*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: UP09-0014 QUIKTRIP #442

Request: Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store license for off-premise consumption of beer and wine only at a planned QuikTrip gas station and convenience store

Location: Southwest corner of Arizona Avenue and Germann Road

Applicant: Karla Acord, QuikTrip Corp.

RECOMMENDATION

The applicant requests a Use Permit approval to sell liquor (Series 10) in a proposed convenience store and gas station located in the recently approved Olive Tree Plaza commercial center. Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval.

BACKGROUND

In April 2005, a liquor use permit was approved following the zoning and development plan approval for a gas station and convenience store as a part of the Olive Tree Plaza retail center. In accordance with Zoning Code, the development did not commence within one-year of the Liquor Use Permit approval; therefore, the liquor use permit expired. QuikTrip was recently approved to develop prior to the retail center and is now requesting approval of the Liquor Use Permit.

The application request is for a Liquor Use Permit approval to sell liquor as permitted under a Series 10 Beer and Wine Store License. A Series 10 license, which is considered a “beer and wine only” license allows a store to sell beer and wine, no other spirituous liquors, only in the original unbroken package to be taken away from the premises of the retailer and consumed off premises.

The convenience store and gas pumps are open 24 hours a day, seven days a week. There is a minimum of two employees throughout the day. The convenience store is 5,104 square feet in size with approximately 15 percent of the building area dedicated to the sale of liquor products.

At the time of the initial Liquor Use Permit approval, Planning Commission had asked if outdoor sales or display of liquor is permitted. The application did not represent outdoor liquor display in the 2005 request and is currently not representing outdoor sales or display of liquor; therefore, it is not permitted and would be not be in compliance with the Liquor Use Permit.

The development has not commenced construction and is currently evaluating timing for development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code in the following manner.
- A neighborhood meeting was held on May 7, 2009. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP09-0014 QUIKTRIP #442 Use Permit, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include outdoor sales or display of liquor shall require reapplication and approval of the Liquor Use Permit.
3. The Use Permit is granted for a Series 10 license only and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other store locations.

5. The site shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

PROPOSED MOTION

Move to approve Use Permit case UP09-0014 QUIKTRIP #442, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Applicant Narrative
3. Site/Landscape Plan from case DVR04-0046
4. Floor Plan

#49

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FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: UP09-0014 QUIKTRIP #422

Request: Use Permit approval to allow liquor sales as permitted under a Series 10 Beer and Wine Store license for off-premise consumption of beer and wine only at a planned QuikTrip gas station and convenience store

Location: Southwest corner of Arizona Avenue and Germann Road

Applicant: Karla Acord, QuikTrip Corp.

RECOMMENDATION

The applicant requests a Use Permit approval to sell liquor (Series 10) in a proposed convenience store and gas station located in the recently approved Olive Tree Plaza commercial center. Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval.

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PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP09-0014 QUIKTRIP #422 Use Permit, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include outdoor sales or display of liquor shall require reapplication and approval of the Liquor Use Permit.
3. The Use Permit is granted for a Series 10 license only and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other store locations.

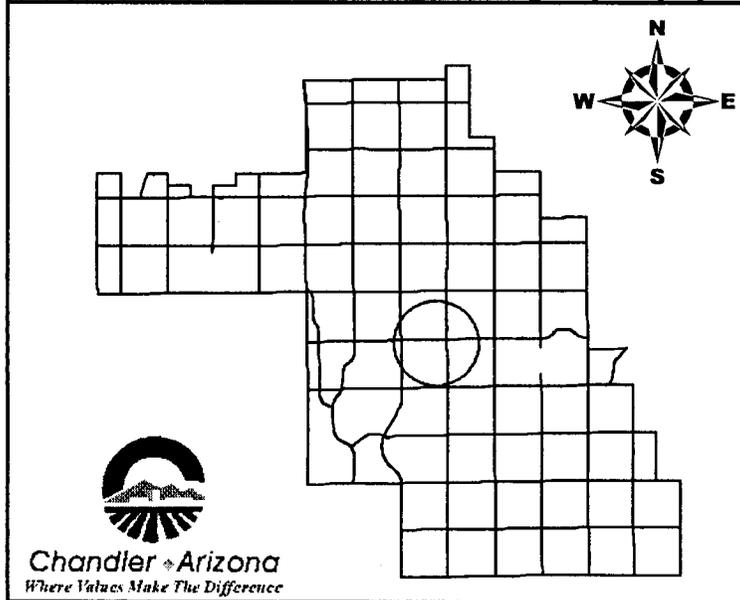
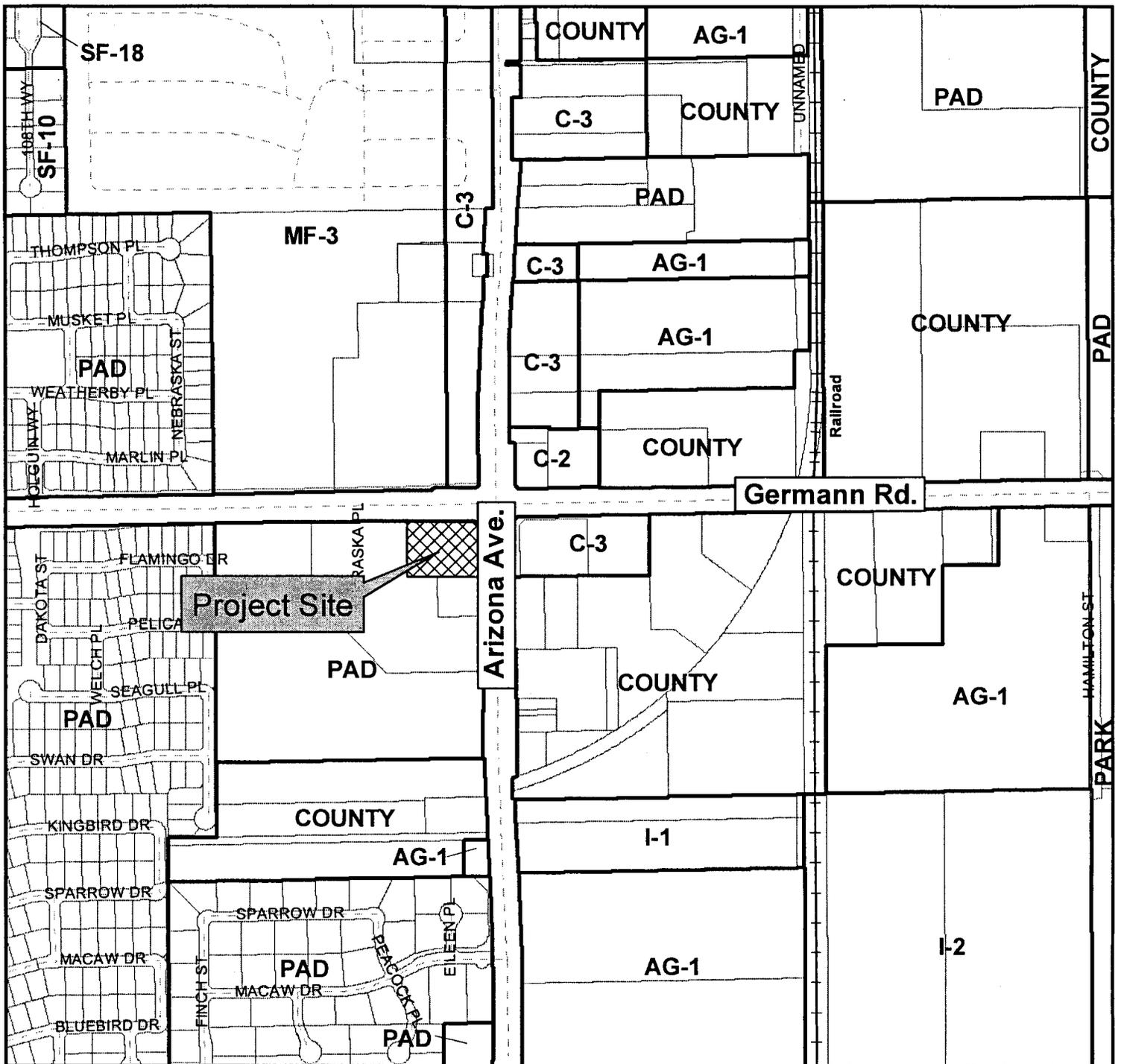
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

PROPOSED MOTION

Move to approve Use Permit case UP09-0014 QUIKTRIP #422, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
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Vicinity Map

UP09-0014

QuikTrip
Liquor Use Permit

CITY OF CHANDLER 4/8/2009

LIQUOR USE PERMIT

Project Narrative

Proposed QuikTrip #442
2010 S. Arizona Ave
Chandler, Arizona

1. Project Description

QuikTrip Corporation, a Fortune 500 corporation, is the owner of the lot located at 2010 S. Arizona Ave, Chandler, Arizona. It is 1.92 ± acres of vacant land on the southwest corner of Arizona Ave and Germann Road. QuikTrip proposes to develop a retail convenience grocery store with gasoline on this property. The QuikTrip will provide a multitude of items for sale, ranging from packaged take home product to ready to eat food items and quick serve drinks. All which provide the local neighbors, with a well established, customer serviced based establishment to get them.

2. Site Use

The proposed QuikTrip development will include the construction of a new 5,100 +/- square foot retail convenience grocery store, oriented toward Germann Road with 10 gasoline dispensing pumps and a canopy. The type of alcohol being sold will be in accordance with the Series 10 Liquor License which QuikTrip will be applying. Primarily beer and wine are items to be sold both, cold out of coolers, as well as displays on the sales floor sold at room temperature. QuikTrip is a 24 hour a day, 7 days a week operation. All alcohol will be sold packaged and not for consumption on the premises during the legal hours of sale. Each QuikTrip is operated by a multitude of employees with no less than 2 employees at all times. There is no on site entertainment or seats inside or outside.

3. Uses Adjacent to the Site

The property immediately to the east, on the opposite side of Arizona Ave, is not currently zoned according to the Maricopa GIS website.

The property across Germann to the north is zoned C-3.

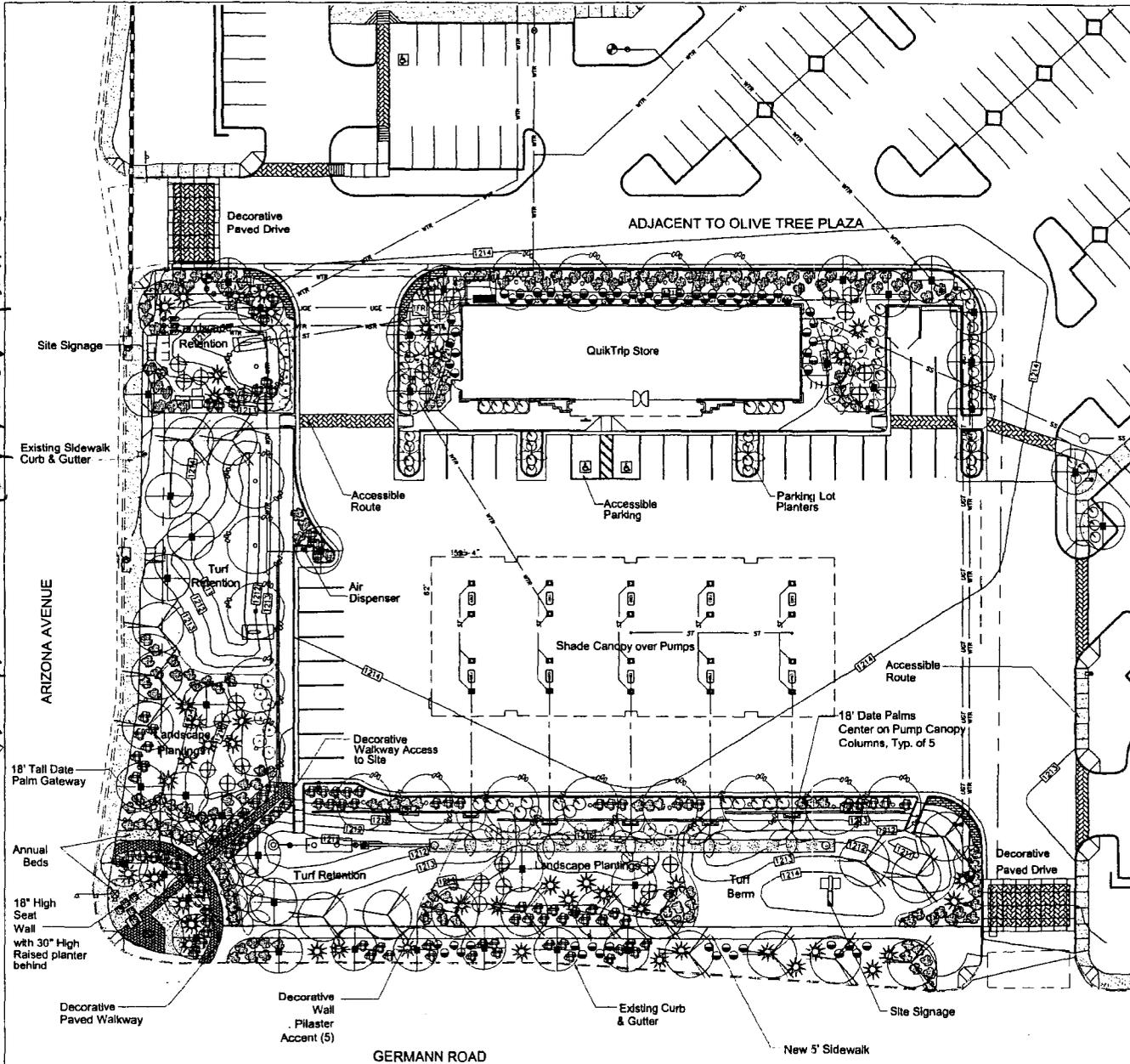
The property immediately to the south is currently vacant and is part of the same PAD.

The property immediately to the west of the site is currently vacant and part of the same PAD.

The contact for this project:

<u>Developer</u> QuikTrip Corporation Attn: Juan Romero, Real Estate Project Manager 1116 E. Broadway Road Tempe, AZ 85282 (480)648-7077 (480)921-1927 – fax	<u>Architect</u>
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Council Approved Plan D/R 04-0016

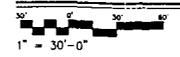


Plant Legend

- Prosopis hybrid* 17
Phoenix
36" Box
- Caesalpinia catalpa* 38
Casahuate
24" Box
- Olea europaea*
Olive 'Swan Hill'
36" Box 14
24" Box 4
- Phoenix dactylifera* 21
Date Palm
18" Trunk Height unless
noted otherwise
- Leucophyllum laevigatum* 28
Chihuahuan Sage
5 Gallon
- Oleander* 73
Petite Salmon Oleander
5 Gallon
- Ruellia peninsularis* 69
Baja Ruellia
5 Gallon
- Caesalpinia pulcherrima* 27
Red Bird of Paradise
5 Gallon
- Lantana montevidensis* 104
Purple Trailing Lantana
1 Gallon
- Lantana montevidensis* 184
New Gold Mound Lantana
1 Gallon
- Agave desmetiana* 44
Smooth Leaf Agave
1 Gallon

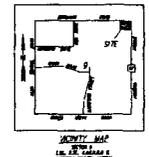


LANDSCAPE CONCEPT PLAN



4785 South 132nd East Ave.
Tulsa, OK 74124-7008
P.O. Box 2378
Tulsa, OK 74101-5478
(918) 818-7760

GENERAL NOTES



DATE: 04/05
SCALE: AS SHOWN
SHEET NO.: 1 OF 1

No.	Revision	Date

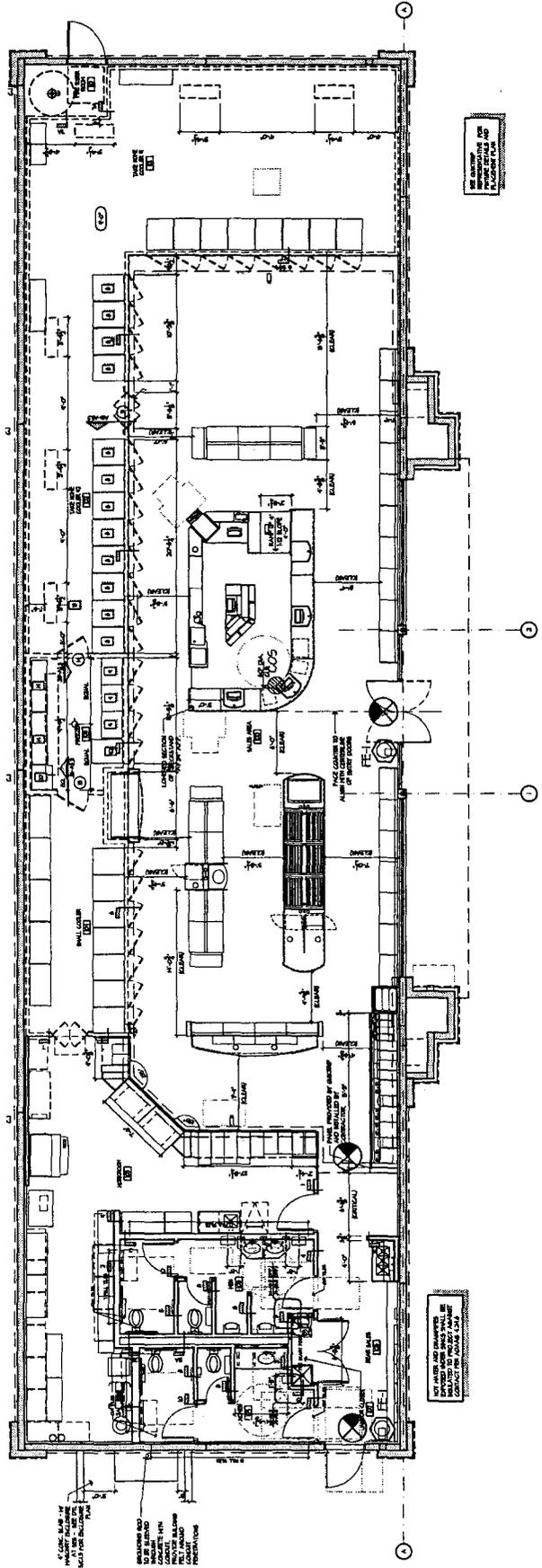
Wabel & Associates
Landscape Architecture
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1000 Fax: (918) 438-1001
1013 East Boston, Tulsa, OK
Tulsa, OK 74103
www.wabel.com



LANDSCAPE CONCEPT PLAN

DRAWN BY: JLW	SHEET 1
DESIGNED BY: JLW	LC-1
CHECKED BY: RVK	
ISSUE DATE: 3/1/05	OF

ARIZONA AVE. & GERMANN ROAD CHANDLER, ARIZONA QuikTrip: 442



THIS AREA IS TO BE MAINTAINED AS A SERVICE COUNTER

THIS AREA IS TO BE MAINTAINED AS A DRIVE-THRU WINDOW

THIS AREA IS TO BE MAINTAINED AS A DRIVE-THRU WINDOW



THE QUIKTRIP STORE
QUIKTRIP
4700 South 12th, Level A
 Phoenix, AZ 85042
 P.O. Box 1000
 Phoenix, AZ 85069
 (602) 955-7700

Floor Plan

QuikTrip Store No. : 412
Street: 7510 S. Arizona Ave.
City, State: Chandler, AZ

Presentation Exhibit
5000 Prospekt QuikTrip Store
DATE: 11/12/09
SCALE: 3/16" = 1'-0"
DATE: 11/12/09
PROJECT: 09-0007

400 N. Third St., Suite 200
 Phoenix, AZ 85004
 Phone: 602-331-8888
 Fax: 602-331-9113
KDF/JMS Architects, LLC
KDF PROJECT # 08007

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UP09-0014 Floor Plan