



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Transportation & Development – PZ Memo No. 11-080**

**DATE:** AUGUST 30, 2011

**TO:** PLANNING AND ZONING COMMISSION

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

**FROM:** BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:** LUP11-0017 SIBLEY'S WEST GIFT SHOP

**Request:** Use Permit approval to sell beer & wine for off-premise consumption only (Series 10 Liquor License)

**Location:** 72 S. San Marcos Place

**Applicant:** Sibley's West: The Chandler and Arizona Gift Shop

**Owner:** D & B Rental Properties, LLC

**Zoning:** City Center District (CCD)

**RECOMMENDATION**

Staff, finding consistency with the General Plan, recommends approval with a time limit of one (1) year, subject to conditions.

**BACKGROUND**

The request is for Use Permit approval to sell alcohol for off-premise consumption from a gift shop in conjunction with a Series 10 Wine & Beer Store License. The shop, which opened in 2010, is located along the historic square surrounding A.J. Chandler Park in Downtown Chandler. The 2,500-square foot subject business is open Monday through Thursday 9 a.m. to 9 p.m., Fridays and Saturdays 11 a.m. to 9 p.m., and Sundays noon to 4 p.m. They may occasionally (a few times per year) allow wine sampling on the premises. The business is surrounded by retail, restaurant, and bar uses, and is one block south of the San Marcos Hotel. The shop has a front entrance from the colonnade and a rear entrance to a small shared parking lot.

Staff recommends approval of the request with a time limit of one (1) year to allow continued evaluation of compatibility with the nearby neighborhood. Staff also recommends the standard condition regarding maintaining the site in a "clean and orderly manner" to ensure that no littering occurs near the store.

**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 August 29, 2011 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition.

**RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of LUP11-0017 SIBLEY'S WEST GIFT SHOP subject to the following conditions:

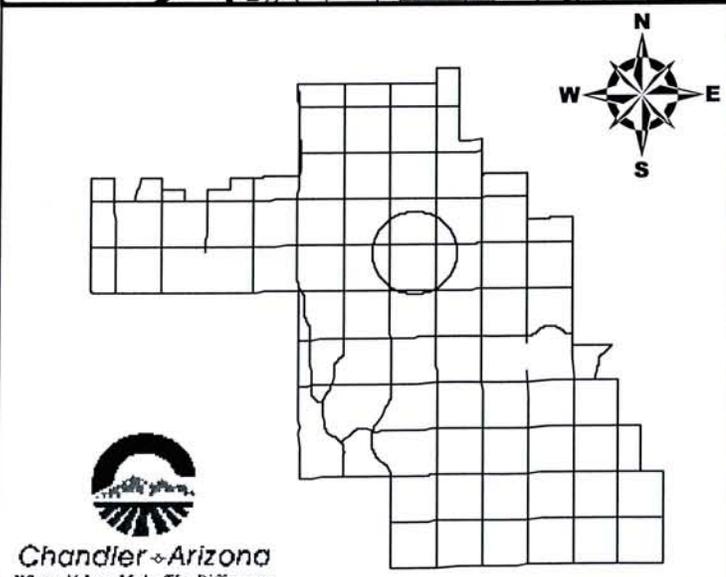
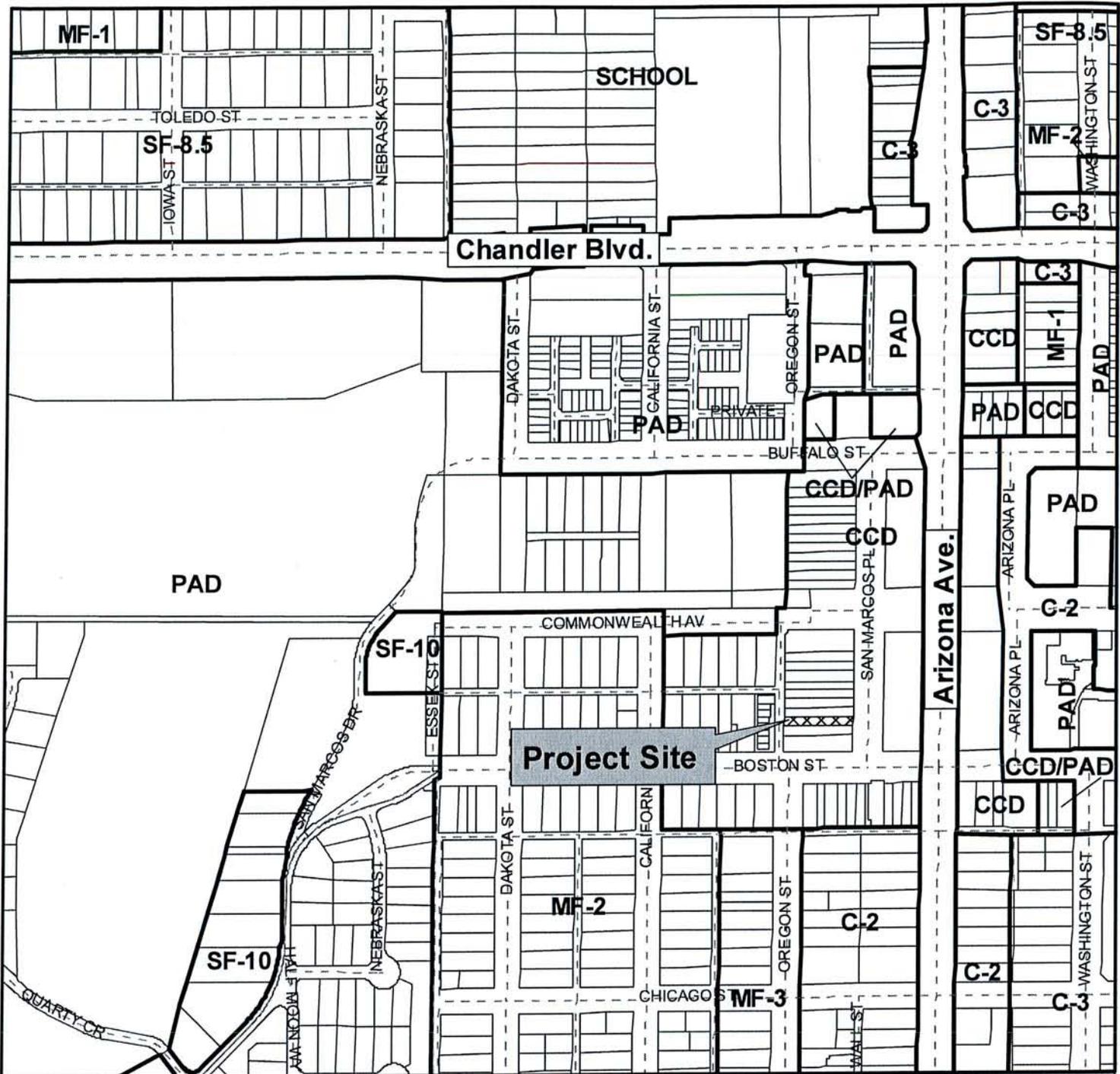
1. The Use Permit granted is for a Series 10 License only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion beyond the approved Floor Plan and Narrative shall void the Use Permit and require new Use Permit application and approval.
4. The area adjacent to the store shall be maintained in a clean and orderly manner.
5. The Use Permit shall remain in effect for one (1) year 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**

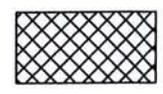
Move to recommend approval of LUP11-0017 SIBLEY'S WEST GIFT SHOP Use Permit for liquor sales subject to the conditions recommended by Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Floor Plan



## Vicinity Map



LUP11-0017

Sibley's West Gift Shop  
Liquor Use Permit



## **NARRATIVE**

*Sibley's West: The Chandler and Arizona Gift Shop* opened in December, 2010 with the purpose of making available to customers unique gift items made in Arizona. Located in Chandler's historic downtown square, the 2,000-square-foot shop at 72 S. San Marcos Place is conveniently located between an array of restaurants and a short walk from the Crowne Plaza San Marcos resort. In its eight months of existence Sibley's West has become a destination for residents, snowbirds and tourists looking for quality, authentic, interesting gifts from Arizona. In fact, based on visitors' signing of a guest book, the shop in its short time has had customers from all 50 states and 40 foreign countries.

Sibley's West offers a wide variety of items, including hand-crafted pottery from Payson, kachina dolls from Tees Toh, Diana Madaras prints from Tucson, scented candles from Prescott, and metal wall art from Bisbee. The shop also sells a variety of Arizona-themed books and unique food items like prickly pear jellies, salsas and hot sauces, soup mixes and oils from the Queen Creek Olive Mill. Sibley's West features items from almost a dozen Chandler artists and small businesses, including the Urban Oven, Lil Sassy Salsa, Nuts 4 Brittle, GlassMelts, and Southwest Ornaments. Sibley's West opened with 55 Arizona suppliers; the number is now approaching 100.

Based on customers' requests and Sibley's West's desire to expand its showcase of Arizona offerings, the shop is looking to introduce a sample of Arizona bottled wines to its shelves. Arizona now has 48 wineries, although only about 23 sell their wines commercially. Among those is Kokopelli Winery, a neighbor of Sibley's West in the downtown square and a likely supplier. The number of state wineries is growing and Arizona is becoming known for its soft reds, whites and chardonnay wines. Sibley's West has designated one four-foot by eight-foot fixture near its point-of-sale register for display. Sibley's West has been assisted in this initiative by local consultants Lauren Merrett of Mereco Co. and Jim Wiskerchen of MyWineHelper.com.

Sibley's West is requesting a Series 10 liquor license in order to begin selling bottles of Arizona wines in the shop. The shop is open Monday through Thursday from 11 a.m. to 7 pm., Fridays and Saturdays from 11 a.m. to 9 p.m., and Sundays from noon to 4 p.m.

The owners of Sibley's West, John and Michelle Wolfe, have lived in Chandler since 1997. John is the former editor and general manager of the Chandler Independent newspaper and a one-time board member for the Chandler Chamber of Commerce and the Chandler Rotary. Michelle was an employee of the Chandler Unified School District prior to becoming an instructor at Arizona State University. They have been active members of the Chandler community and have hosted three students from foreign countries as part of the AFS exchange program. Those students attended Chandler High School.

