



**MEMORANDUM**                      **Planning Division – PZ Memo No. 16-013**

**DATE:**            MARCH 16, 2016  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*  
**FROM:**            LAUREN SCHUMANN, CITY PLANNER *LS*  
**SUBJECT:**        LUP16-0002 COST PLUS WORLD MARKET

**Request:**        Liquor Use Permit approval to sell beer and wine under a Series 10 Beer and Wine License for off-premise consumption with in-store sampling within a new store  
**Location:**       860 N. 54<sup>th</sup> Street  
                          South of the southwest corner of Ray Road and 54<sup>th</sup> Street  
**Applicant:**       Andrea Lewkowitz, Lewkowitz Law Office, PLC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the Liquor Use Permit subject to conditions.

**BACKGROUND**

The subject site is located east of I-10 within the Chandler Pavilions regional shopping center, and is part of a group of six larger retail shops. Directly south is Bed Bath & Beyond and a vacant suite to the north.

Cost Plus World Market has operated across 54<sup>th</sup> Street since 2001, and plans to relocate to the west side of 54<sup>th</sup> Street into a vacant 18,315 square-foot suite. Cost Plus is a national retail store specializing in imported home goods, as well as gourmet food items, specialty beer, and wine selections. The request is for a Liquor Use Permit to sell beer and wine under a Series 10 Beer and Wine License for off-premise consumption with in-store sampling. Sampling will be conducted by employees trained in responsible alcohol sales and service to customers 21 and over. Each customer may only sample up to three ounces of beer or cooler-type products and one and one-half ounces of wine, per brand, per day.

March 16, 2016

Alcoholic purchases shall not be consumed on-premise. The store's regular hours will be Monday through Friday 10 a.m. to 9 p.m., Saturday 9 a.m. to 9 p.m., and Sunday 10 a.m. to 7 p.m.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to no residential within the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

**RECOMMENDED ACTION**

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0002 COST PLUS WORLD MARKET, subject to the following conditions:

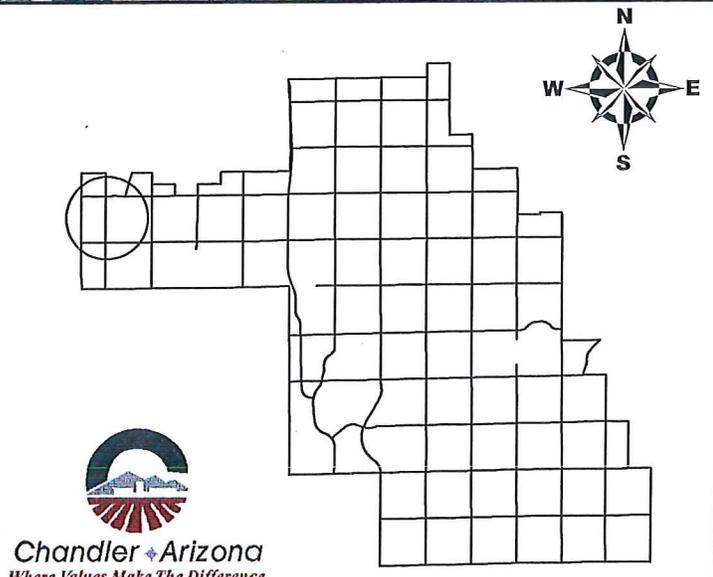
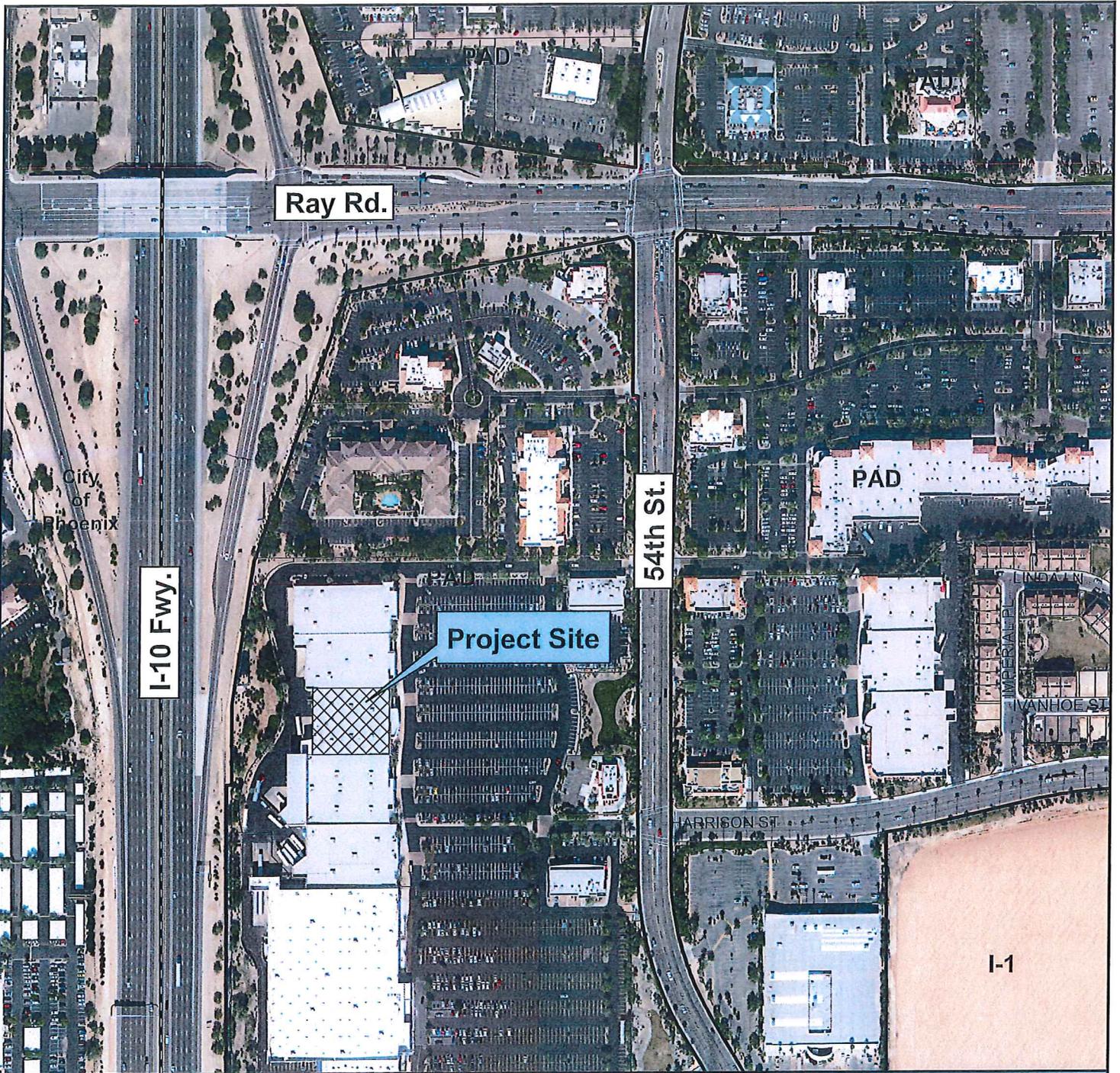
1. The Liquor Use Permit is granted for a Series 10 license with sampling, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
3. The Liquor Use Permit is non-transferable to other store locations.

**PROPOSED MOTION**

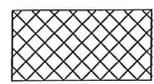
Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0002 COST PLUS WORLD MARKET, subject to the conditions as recommended by Planning Staff.

**Attachments**

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



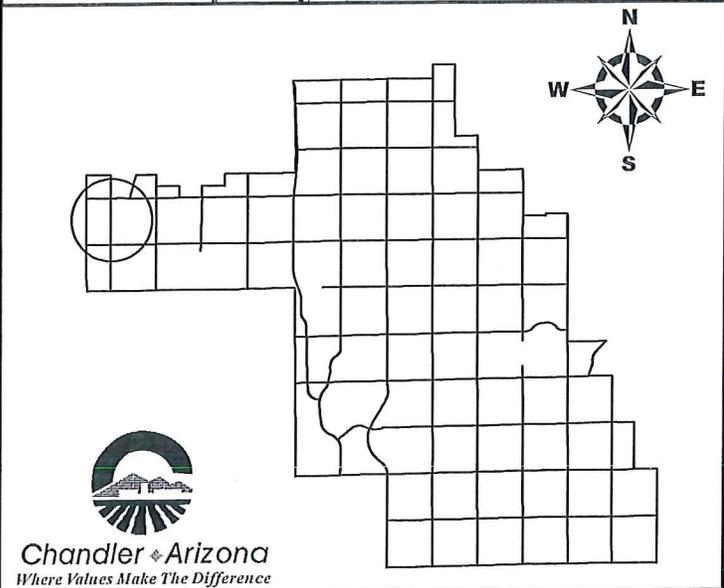
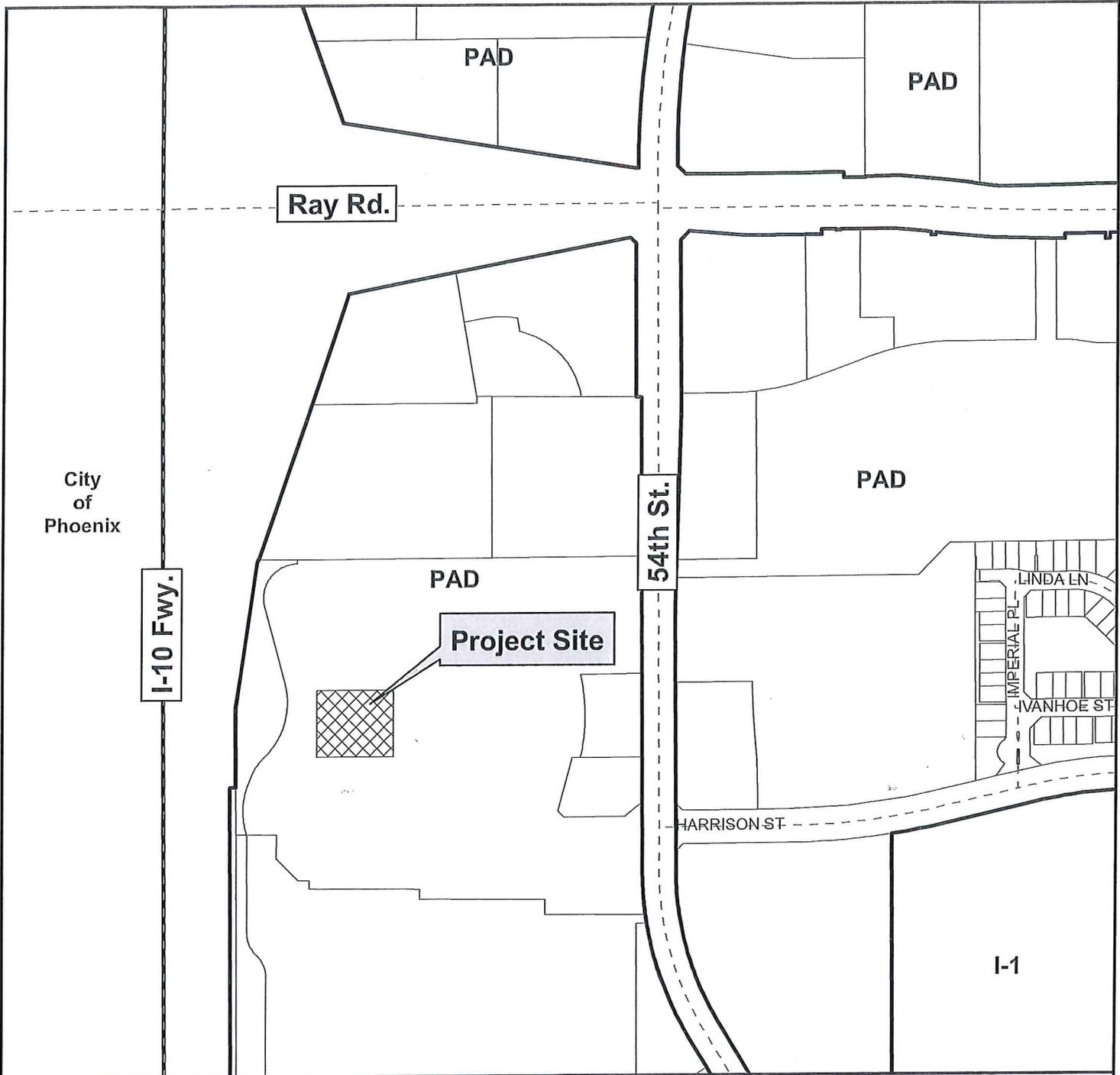
## Vicinity Map



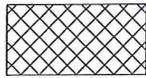
LUP16-0002

**Cost Plus World Market  
Liquor Use Permit**





**Vicinity Map**



LUP16-0002

**Cost Plus World Market  
Liquor Use Permit**



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Andrea D. Lewkowitz  
H.J. Lewkowitz

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December 29, 2015

City of Chandler, Planning Division  
215 E. Buffalo St.  
Chandler, AZ 85226

Re: Liquor Use Permit  
Cost Plus World Market, 860 N. 54<sup>th</sup> Street

Cost Plus, Inc. *dba* Cost Plus World Market submits the following information in support of its application for a liquor use permit. Cost Plus intends to relocate its store currently located at 865 N. 54<sup>th</sup> Street to a new store at 860 N. 54<sup>th</sup> Street, and will apply for a series 10S Beer and Wine Store liquor license.

Cost Plus is a national retail store specializing in imported home products and furnishings, as well as gourmet food items, and specialty beer and wine selections. It currently operates 15 stores in Arizona with series 10S liquor licenses: Series 10 licenses allow beer and wine sales for off-premises consumption; the "S" designation indicates sampling privileges, which allow the licensee to offer limited on-premises beer and wine samples to customers 21 and over. Although sampling can take place any time during legal liquor service hours, each customer may only sample up to three ounces of beer or cooler-type products and one and one-half ounces of wine per brand, per day. Cost Plus has successfully operated the store at 865 North 54th Street with off-premises beer and wine sales since 2001, and on-premises sampling since 2010.

The new store will occupy 18,315 square feet near the north end of the Chandler Pavilions Shopping Center in the space previously occupied by Pacific Sales Kitchen, Bath & Electronics. The store's regular hours are consistent with the neighboring businesses: Monday through Friday 10am-9pm, Saturday 9am-9pm, and Sunday 10am-7pm. Alcohol sales and sampling will be conducted by trained employees according to all applicable federal, state and local laws.

Sincerely,

  
Andrea D. Lewkowitz

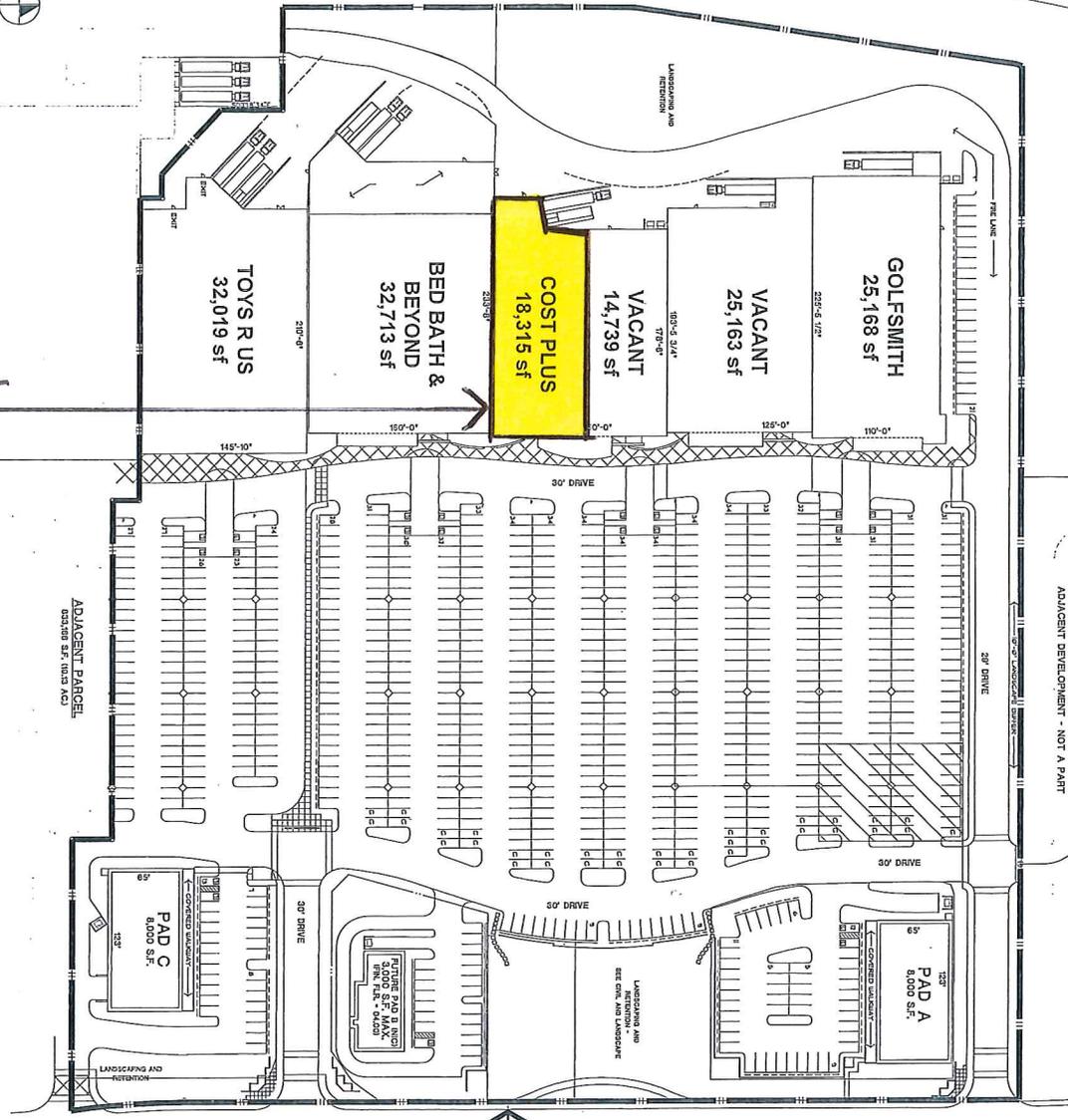
Encl.: Site Plan, Floor Plan

# I-10 FREEWAY

## SITE PLAN



*Subject Site*



ADJACENT PARCEL  
(OWNER'S SF. INFO A/C)

ADJACENT DEVELOPMENT - NOT A PART

54th STREET

PROPERTY LINE

FUTURE DEVELOPMENT  
NOT TO SCALE

FUTURE DEVELOPMENT



### PROJECT SUMMARY

MAJORS A-E	PADS A AND C
MAJOR A	25,168 S.F.
MAJOR B	25,163 S.F.
MAJOR C	18,315 S.F.
MAJOR D	14,739 S.F.
MAJOR E	32,019 S.F.
PAD A	8,000 S.F.
PAD B	8,000 S.F.
PAD C	8,000 S.F.
TOTAL: 171,008 S.F.	

FINISHES:  
TOTAL RESURFACED RENTAL (164,000 @ 1.200) : 196,800 SQUARE FEET  
TOTAL RESURFACED DRIVEWAYS (100,000 @ 1.200) : 120,000 SQUARE FEET  
TOTAL RESURFACED SIDEWALKS (100,000 @ 1.200) : 120,000 SQUARE FEET  
TOTAL RESURFACED TOTAL : 336,800 SQUARE FEET  
CONTRACT - 34 (45)

### OWNER

OWNER:  
BUDGET CORPORATION  
1000 N. GULF STREET SUITE 202  
PHOENIX, AZ 85018 (602) 488-9527  
CONTRACT - DATE 07/20/00

### APPLICANT

APPLICANT:  
BUDGET DESIGN GROUP ARCHITECTS & PLANNERS  
5112 N. GULF STREET SUITE 202  
PHOENIX, AZ 85018 (602) 957-1800  
CONTRACT - 17818 10/20/00

### SETBACKS

FRONT SETBACK 50 FT.  
SIDE SETBACK 25 FT.  
REAR SETBACK 25 FT.  
NO HEIGHT RESTRICTIONS OF RECORD  
(SEE AT TIME OF FINAL ZONING)

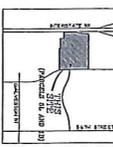
### ZONING

P.A.D.

### CODE

1984 UNIFORM BUILDING CODE  
CONSTRUCTION TYPE - IV  
AREA ALLOWANCE - UNLIMITED (500-2)  
FIRE PROTECTION - EXTERIOR OF YARD  
PROPERTY OWNERS  
EXITING - MAX. 200' TRAVEL DISTANCE

### VICINITY MAP

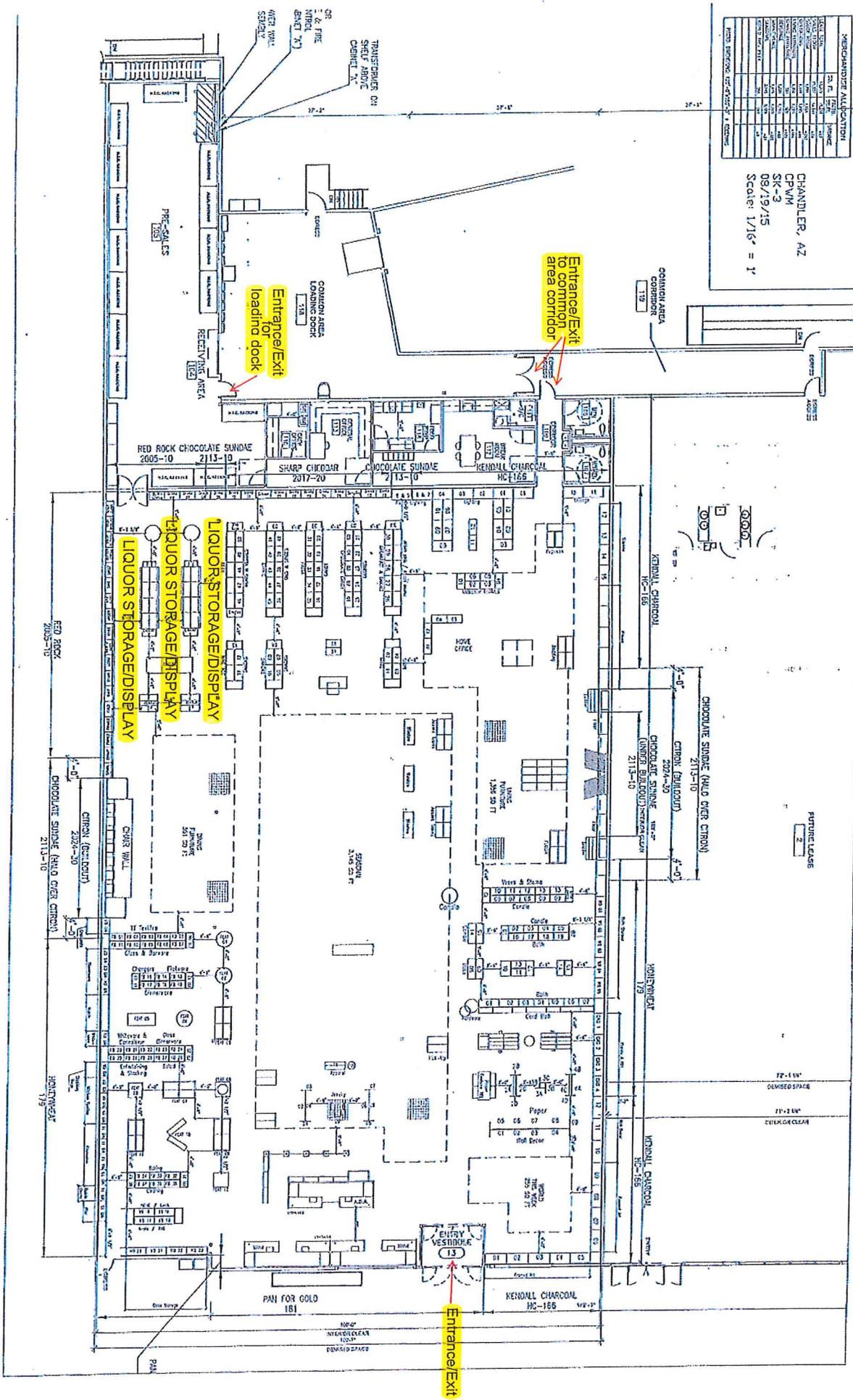


DATE: 2/10/08 96113000000173 JOB#: 96113

**Bd**  
Builder Design Group  
Architects & Planners  
6722 North 40th Street  
Phoenix, Arizona 85018  
Phone: 602-957-1800  
Fax: 602-957-1722

MERCHANDISE ALLOCATION	
DATE	2015-10-15
TIME	10:00 AM
BY	CPWM
FOR	CHANDLER, AZ
PROJECT	SK-3
REVISION	08/19/15
SCALE	Scale: 1/16" = 1'

CHANDLER, AZ  
 CPWM  
 SK-3  
 08/19/15  
 Scale: 1/16" = 1'



Entrance/Exit  
 to common  
 area corridor

Entrance/Exit  
 for  
 loading dock

Entrance/Exit

LIQUOR STORAGE/DISPLAY  
 LIQUOR STORAGE/DISPLAY  
 LIQUOR STORAGE/DISPLAY

RED ROCK  
 2105-10

CHOCOLATE SUNDAE (HALD OVER CITRON)  
 2115-10

CITRON (OUT COUNT)  
 2024-30

CHOCOLATE SUNDAE (HALD OVER CITRON)  
 2115-10

PAN FOR GOLD  
 181

KENDALL CHARCOAL  
 HC-166

CHOCOLATE SUNDAE (HALD OVER CITRON)  
 2115-10

CHOCOLATE SUNDAE (HALD OVER CITRON)  
 2115-10

CHOCOLATE SUNDAE (HALD OVER CITRON)  
 2115-10

KENDALL CHARCOAL  
 HC-166

KENDALL CHARCOAL  
 HC-166

FUTURE LEASE  
 2

22'-11 1/2" CURBSPACE  
 11'-1 1/2" CURBSPACE