

35 DAILY NEWS-SUN NOVEMBER 29, 1989

Customers pack store for opening

By MIKE GARRETT
Daily News-Sun

SUN CITY — "It's a madhouse, but we can't give up these bargains," was the comment of a Sun City shopper jammed into one of Smith's Food & Drug Center's aisles 15 minutes after it officially opened this morning.

The parking lot was virtually full of cars shortly after the official 8 a.m. opening. By 8:30 every aisle in the store was crammed with people checking out Sun City's newest and largest grocery store and the largest business to open in Sun City since Walter O. Boswell Memorial Hospital in 1970.

A sampling of comments from Smith's shoppers found everyone saying something positive about the 82,140 square-foot store at 107th and Grand Avenues. There was no sign of any picketers from the United Food & Commercial Workers Union

Local 99R in the parking lot because Smith's is a non-union store.

"The aisles are wide and the merchandise is beautifully displayed," said Lil Gould of Sun City. "We have seen their other stores in other cities. We're very impressed with the merchandise and I intend doing a lot of shopping down here even though I live way up at the other end of town and had been shopping at the Safeway up there."

Doris Cipriano of Sun City said she was impressed with the different displays of merchandise and the store's ambience. "There is a lot of compulsive buying here," she said.

Husband Pete Cipriano said he was pleased with Smith's \$1,000 donation this morning to the Sun City Area Community Council.

Vincent DeFrancis of Sun See Smith's, A4

Smith's draws crowds

—From A1

City also liked the attractiveness of the store. "It's colorful and the displays are really productive in terms of giving you an opportunity of seeing what the product is. And they're displayed in quantity too."

"I like the store, I shopped at the one in Prescott before," said Sherman Holderman of Sun City. "It's clean and spacious and the prices are good." He added that he had even put in a job application at the store.

Smith's Sun City store manager Colin Hoagland said he has hired around 30 Sun City residents to work in the store in various capacities such as greeters or handing out fliers. "In fact everybody working here is from Sun City, Peoria, El Mirage and Surprise," he said.

When apprised of early shoppers' positive comments, Hoagland said he was more interested in hearing if there were any negative comments.

"It's clean, nice and well organized, friendly and prices are cheap," said Joyce Doucette of Glendale, who had shopped at a Smith's in the upper Northwest.

"I like the store period," said Paul Race of Glendale. "It's big and modern, the way I like it." Race said he is waiting for the Smith's store to open at 35th Avenue and Cactus near his home.

"I think it's so clean and beautiful and I think it's going to give this part of town a good lift," said Pearl Rudnick, a Phase II Sun City resident for 20 years, as a Smith's worker wheeled her groceries out to her car. "It needed something like this to sort of pep it up."

Assistant store manager Mitchell Alm said everyone leaving the checkout line will be asked if they want their groceries taken out to their cars in the parking lot. "They will be asked three or four times unless they absolutely refuse. It's something we scheduled for."

"Every checker has their own carryout and every customer will get their groceries taken out on a daily basis. We're here to offer these people something they deserve."

Alm said the store will be geared to a large influx of morning shoppers and acknowledged the store probably won't do much business late at night.

Dottie Masek said she too will shop at the store because it's within easy walking distance.

"We love it," said Janey Anderson of Sun City, carrying flowers and balloons as she shopped. "This is living high off the hog — and it's so well organized."

"It's absolutely beautiful, gorgeous, the best thing that ever happened to Sun City," said Sun City's Lillian Adams (Janey's sister).

Long Beach, Calif., transplant Ann Robertson liked Smith's merchandise selection and organization and the fact "you can just wait on yourself."

Smith's market to open Nov. 29

With most of the shelves stocked and only part of the building yet to be painted, the Smith's Super Store, at 107th and Grand avenues, is due to open Nov. 29.

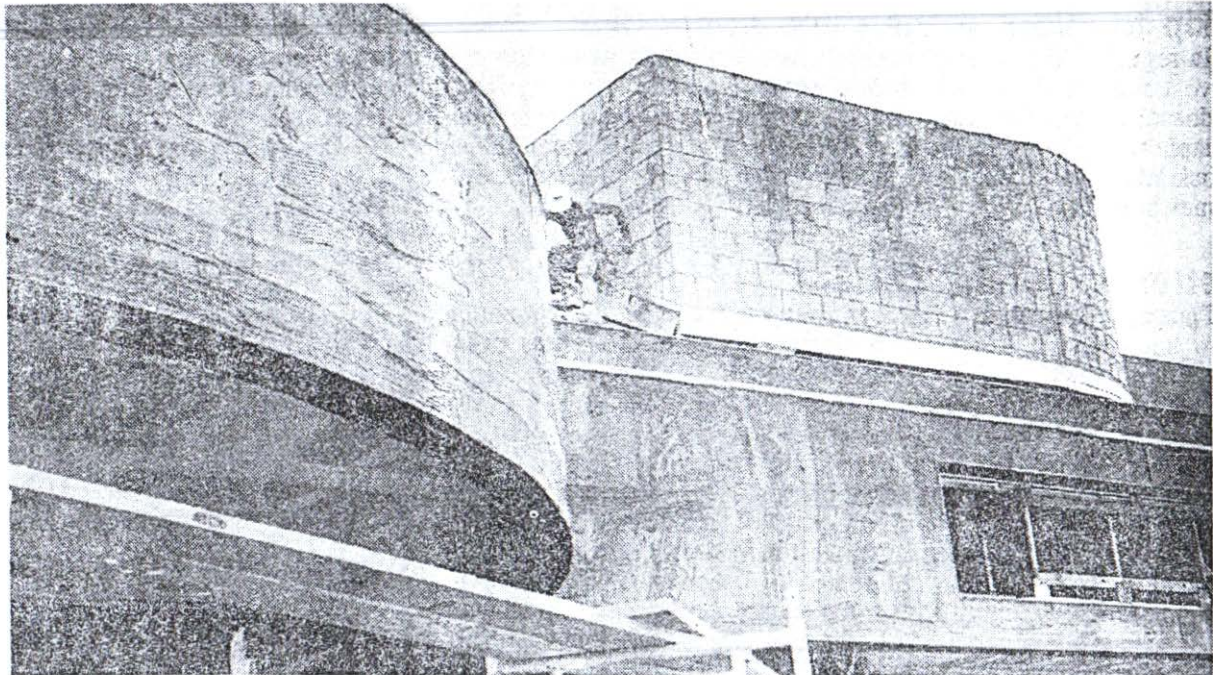
The local manager will be Colin Hoagland, who is transferring to Sun City from Nevada. The firm's corporate headquarters are in Salt Lake City.

Judy Waldron, public information officer at the Smith's regional offices in Tempe, says the company has opened several stores in the metropolitan area. The buildings are the same size, close to 90,000 square feet, and employ about 300 employees per store.

Current plans call for the Sun City store to open its doors (as the others have) at 8 a.m. with no ribbon cuttings, fanfare or other celebrations,

"Our stores are new to the Valley, but we're not new to Arizona," says Ms. Waldron. "Smith's stores have been open almost two years in Tucson, Prescott and Flagstaff."

Guy Burnett, owner of the



CONSTRUCTION NEARLY COMPLETE. Smith's grocery store at 107th and Grand avenues will hold their grand opening 8 a.m. Nov. 29.

Laurie Hurd-Moore/Independent

Kings Inn, a Sun City landmark at 107th and Grand Avenue, says his establishment has been fortunate, throughout the Smith's construction project.

The Kings Inn, until recently, was part of a motel

complex on the parcel where the Smith's store was built.

The restaurant remained open during the removal of the motel and the construction of the grocery store.

"Our business has been good," Mr. Burnett says.

"People in Sun City have responded. Even with the motel's being gone, it did not affect us (the restaurant) as far as business is concerned."

Mr. Burnett says 90 to 95 percent of his customers have cooperated throughout the construction program.

• May 10-16, 1989 • -THE SUN CITIES INDEPENDENT,

County okays rezone for market Demolition begins; SC legend bows to progress

By PEG KEITH
Sun Cities Independent

Will the Quality Inn give way to a quality grocery store?

The Maricopa County Board of Supervisors think so -- they voted unanimously to approve a zoning request which served as a green-light for the project.

And Guy Brunetti, owner-manager, King's Inn Restaurant, thinks so, as does Dennis Naylor, who, along with his dad, followed Del Webb as original owners of the Sun City landmark.

Demolition of the Quality Inn (formerly the King's Inn Hotel

and Del Webb's Highway House) at 107th and Grand avenues, is expected to be finished this week, making room for development of Smith's Food King center.

The inn is legend, nearly everyone agrees. It's the Sun City landmark. Part of that legend will remain.

"Please, let the people know that the restaurant will be here," says Mr. Brunetti.

Most of the motel buildings were evacuated last week, and the furnishings were quickly removed.

"The first phase of the Smith's

construction will be starting Thursday or Friday," Mr. Brunetti says.

"All weekend, they were taking up tile and getting the asbestos out, for environmental and health reasons, and doing it according to code."

Demolition crews are supposed to start midweek, with the long building on the south destined to be the first to go, and the take-down period lasting no more than 10 days.

"According to the general contractor on the job, we believe that

See STORE, page 14

• STORE

From page one

most of the (Smith's) project will be done sometime the first part of November," says Mr. Brunetti. "Then we can expect the grand opening."

He points to a blueprint on the wall and says, "Plans show the only thing that will not be torn down is the restaurant."

There was cooperation and agreement, he emphasized, between the Naylor, the Brunettis and Smith's management: "The restaurant is part of history, and will stay."

After attending hearings and meetings focused on the proposed Smith's Super Store, it was Mr. Brunetti's conclusion that most of the Sun City community was in favor of the project.

He concedes, "There will be some sad hearts ... But, as far as

"I just think you can't stop progress. It's something that is greatly needed. We think it's going to be an asset to this part of town."

-- Guy Brunetti
Owner, King's Inn Restaurant

the person sitting on this side of the desk, I think they will have, in Sun City, the finest grocery store in Arizona. I'm from Salt Lake, and know the Smith family. I know their stores."

He predicts that the project will

be interesting, may even cause a little excitement, as it goes along.

"I just think you can't stop progress. It's something that is greatly needed ... We think it's going to be an asset to this part of town."

Maricopa County Supervisor

Carole Carpenter shares his optimistic outlook regarding the Smith's project.

"I think it was the consensus of the board, when we looked at the project as a whole, it was sound, from an economic standpoint," says Supervisor Carole Carpenter, adding that the store appeared to be destined for a location where it was not likely to fail.

In their discussions leading to a vote on the zoning matter, the supervisors identified a signifi-

cant need for a grocery store in the area, known as Phase One in Sun City.

"It's a good location, from that standpoint," Ms. Carpenter says. "We are satisfied that it's a good decision."

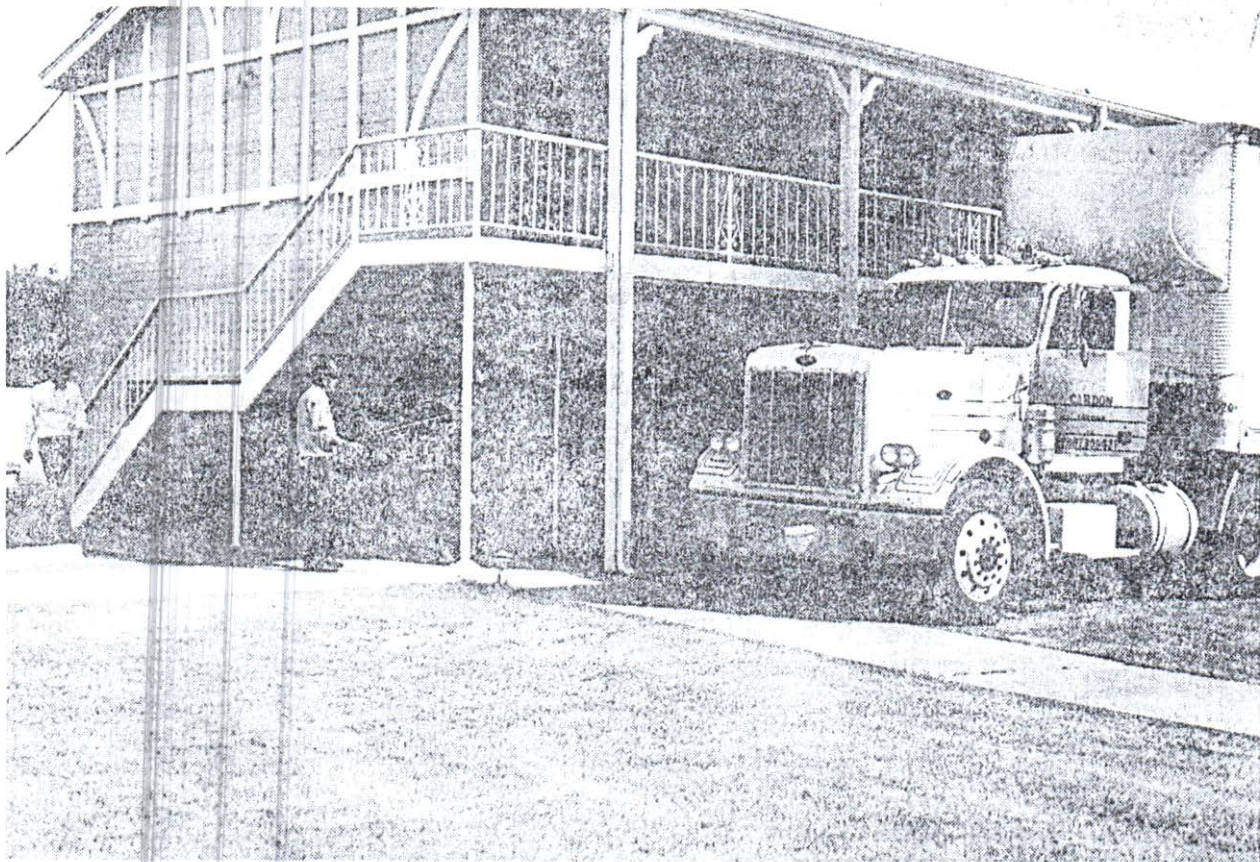
There were requirements for the project, she adds. The supervisors were concerned about vehicle traffic and pedestrian accessibility. Truck traffic will be prohibited to Coggins Drive; deliveries will be made at the southern section of the site, and the plans

will include recessed ramps for delivery vehicles.

Further concessions involve external lighting, to ease disruption of existing neighborhoods, says Ms. Carpenter.

After reviewing the preliminary plans, she had proposed an entry for pedestrians that could be expanded for golf cars. The highway and planning staff, however, advised against her proposal. Golf cars will have access to the complex a short distance away from the pedestrian access.

006R



Peg Keith/Independent

COUNTY APPROVES SMITH'S FOOD KING. Demolition has already begun on the Comfort Inn Hotel, on the corner of 107th and Grand avenues, Sun City, in order to make way for the new Smith's Food King. The hotel is expected to be demolished by the end of this week and the new store is to be completed in 27 weeks. Practically a Sun City legend, the hotel was one of the first buildings ever constructed in Sun City. The King's Inn Restaurant will remain.

Agent sees no vacancies at Smith's center

By MIKE GARRETT
Daily News-Sun staff

SUN CITY — The new Smith's Food King Center at 107th and Grand avenues should be completely leased by the end of this month or early October, the leasing agent handling the center said.

Spencer Prince, vice president of real estate and leasing agent for Mariah Properties, which is responsible for leasing the 25,995 square feet of perimeter center space, said he is having no trouble finding prospective tenants.

Prince said he already has several tenants signed for the center but doesn't want to release a complete list

of names until the center is completely leased. He said the center, including the 82,140-square-foot Smith's Food King, should be ready for occupancy by the end of December.

"We have a real good tenant mix," said Prince. "I think the people will be real pleased with what's going in because we have quite a diversity from service to retail businesses."

Prince said the center will be a combination of existing Sun City area businesses that have elected to move into the center and also some that are new to Sun City. "We're bringing in some new national merchants that are name recognizable."

He said the center will have about 14-16 tenants to occupy the 18 bays in addition to the main grocery store. Prince said Mariah has been "approached by somebody from just about every center in Sun City" about relocation prospects.

Several financially troubled Grand Center merchants across the street from Smith's said they in turn have been contacted by Smith's people over the past several months about the possibility of relocating their business.

"Smith's has been actively pursuing the merchants out of this center," said Grand Center Dairy Queen owner Randy Suchy. "They contacted me

three different times about moving in there.

"Dairy Queen gave me approval to move but won't finance anything for me or come up with the money to help me make the move," said Suchy.

Grand Center has been the hardest hit of the Sun City shopping centers in the past few months with the loss of three major tenants — the Liquor Barn, TG&Y variety store and Melody Lane restaurant.

Prince said Smith's isn't responsible for problems at other area centers that might be causing some merchants to want to move out. "Grand Center was having problems before Smith's ever

came along."

He said Smith's Food King is the main attraction for prospective tenants because of its good reputation in other areas. Smith's officials say they plan to open eight stores throughout the Valley over the next couple of years in a major expansion.

"It's going to be fantastic for Sun City," said Prince. "I haven't talked to anyone who has been in one who hasn't loved it."

Smith's should draw shoppers from all over the Sun City area, including Sun City West, but will especially fill a shopping void in Sun City Phase I, said Prince.

(OVER)

Smith's center will add 17 new tenants

Daily News-Sun staff

SUN CITY — The Smith's Food & Drug Store Center at 107th and Grand avenues will have 17 tenants occupying more than 23,000 square feet in addition to the 82,000-square-foot grocery store.

Spencer Prince, vice president of real estate for Mariah Properties Ltd., announced the tenants who had signed leases following the opening of Smith's Wednesday.

Some have already moved into the center and are opening new or branch offices. Other tenants will be moving from locations in other Sun City area shopping centers after their present leases expire.

Most are familiar names to

Sun City area shoppers and customers.

The tenants are Subway Sandwich Shop, Sun City Beauty Salon, Dr. Schmit Dentistry, O'Keefe Real Estate/Better Homes and Gardens, Setterberg Jewelers, Beacon Books (new books), Earick Chiropractor, United Title, Marilyn's Fashions, Grand Optical, Thunderbird Travel, Belltone Hearing Center, Nan's Fashions, Pomeroy's Men's Store and Wild Daisy women's apparel. The last three have several other Sun City area shopping center stores.

Prince said he has one 1,325-square-foot bay available to lease.

Grocery approved

By JACQUE PAPPAS
News-Sun staff

SUN CITY — The retirement community's oldest hotel will soon be replaced with a new grocery store.

The Maricopa County Board of Supervisors today approved 4-0 a zoning application by a Salt Lake City-based company to build a grocery store on the southeast corner of 107th and Grand avenues.

The grocery store will replace a 30-year-old hotel.

Representatives of Smith's Food King applied for the zoning change and plan to open the grocery and several anchor retail stores by the end of the year. An attorney for the company said there already are a number of tenants lined up for the specialty shops.

The store will replace the Comfort Inn (formerly Kings Inn) that was built on the site nearly 30 years ago.

The Smith's store will be the 11th of its kind in Arizona. Smith's stores are now under



News-Sun photo by Stephen Cherne

CAROLE CARPENTER — District 4 supervisor, said "This is a large store and I feel it would be an economic anchor in the area."

construction in Phoenix and Mesa.

The supervisors had the final say on the zoning request, which was approved April 6 by the See Smith's, A3

Smith's Food King approved

— From A1
county planning and zoning commission.

Five busloads of more than 130 residents attended the public meeting in support of the proposal.

A Sun City resident representing several condominium associations spoke in opposition.

Supervisor Carole Carpenter, D-Dist. 4, said she received telephone calls and letters in favor of and against the proposal.

Carpenter, who made the motion to approve the proposal, said the applicant has "bent over backwards" to accommodate zoning stipulations and residents' requests.

"This is a large store and I

feel it would be an economic anchor in the area," she said. "It is a store that is likely not to go out of business as unfortunately many others in the area have.

Paul Gilbert, an attorney representing Smith's, said the company will buy the 10.6 acres of land at the Comfort Inn site since zoning was approved.

A little more than three acres of the site, including 14 condominiums, will be rezoned and approved for commercial use.

Arrangements have been made to purchase the condominiums, and Gilbert said an agreement has been made with the Recreation Centers of Sun City.

Ray Danford, president of the centers board, said Smith's will

pay a set fee to compensate the centers for the loss of revenue from the 14 condominiums. The corporation now receives a \$100 assessment from each of the condominiums, but the amount Smith's will pay to the centers was not disclosed.

Sun Citian Sally Steele, who lives at 107th and Thunderbird Boulevard, who attended the meeting said a new shopping center in the area would provide an incentive for people to shop in Sun City.

Sun Citian Bill Schmidt, chairman of the Oakmont Manor Condominiums near the site, said a large shopping center would create traffic jams and unwanted noise in the area. *over*



News-Sun photo by Stephen Chernet

ZONING MEETING — Paul Gilbert, an attorney for Smith's Food King makes a presentation to the Maricopa County Board of Supervisors in Phoenix this morning. About 130

supporters of the store from Sun City attended the meeting. The board approved plans for the store, to be built at 107th and Grand avenues.

King's Inn Center attracts new stores, occupancy approaches 100 percent

By MIKE GARRETT
Daily News-Sun staff

SUN CITY — A Mexican restaurant, discount golf shop, dental practice, book store, sub sandwich shop, optical shop, travel business, beauty salon and a jewelry store have opened or soon will be doing business at the King's Inn Center at 107th and Grand avenues.

The businesses have signed leases and are either open now or will be by mid-May, said Spencer Prince, the Mariah Properties leasing manager who is quickly closing in on 100 percent occupancy of Sun City's newest shopping center.

Most of the businesses are transplants from other Sun Cities area locations whose proprietors hope to capitalize on the traffic generated by the Smith's Food & Drug store.

The center had been expected to be open by mid-February before numerous design changes

and code problems delayed its completion, several merchants said.

The new businesses on the east end of the center will join the first three to locate at the center's south end, Nan's Fashions, Wild Daisy and Pomeroy's.

The newest businesses to open are Setterberg Jewelers; Subway Sandwich; Sun City Beauty Salon; Dr. Gary Schmit, D.D.S.; Arizona Discount Golf; Beacon Books; Grand Optical; Thunderbird Travel and Nino's Mexican Restaurant.

Setterberg Jewelers, Sun City's oldest jewelry store dating to 1968, will move about May 1 from its long-time Sun Bowl Plaza location. Setterberg also operates stores at Campana Square, Sundome Plaza in Sun City West and Seventh Street and Bell Road in Phoenix.

Owner Wendell Setterberg said traffic was not sufficient for him to stay at Sun Bowl Plaza

after neighbors Pomeroy's and Osburn's Apparel moved out. The new location has 1,425 square feet of space.

"We're leaving with some regret but we have to do what is best for our business.

"I thought CBS Properties did a good job promoting Sun Bowl Plaza to try and get tenants to move in," he said. "The old managers were really at fault because they wouldn't adjust anybody's rents.

"We're excited about the move because there will be a lot more traffic at King's Inn Center," Setterberg said. "The only drawback is whether there will be enough parking for our customers."

Other new merchants expressed similar concerns on days when the Smith's lot is full.

Subway Sandwich plans to open by this weekend, owner Steve Brown said. He said the franchise has been ranked the fastest growing in the world the past few years by Entrepreneur and Venture magazines and USA Today.

The new site is Brown's third and the first in the Sun Cities.

Independent Arizona Discount Golf offers a line of golf equipment, clothing and accessories, discounted at 20 percent or more off regular retail prices, owner Dan Mielke said.

The store will be similar to the one in Crossroads Towne Centre at 12851 W. Bell Road.

Beacon Books, owned by Bill and Pat, Smallwood, will be the

sister store to Amric Bookstore in Arrowhead Mall. Beacon will sell a complete line of new books. Amric will be used for discounted and used books, Pat Smallwood said.

Beacon will carry a special selection of Christian books for the first time and will continue Amric's special order service.

Nino's Mexican Restaurant is a family run operation owned by Chris and Fifi Calzada and her parents, Johnny and Marguerita Garcia.

The 1,540-square-foot restaurant will carry basically the same menu as El Charro, the once popular landmark Sun City Mexican restaurant that went out of business at Sun Bowl Plaza about five years ago.

The Calzadas decided to open the new restaurant in honor of Fifi's brother, Department of Public Safety Officer Johnny Garcia, who was killed in a car accident while in pursuit of a drunken driver near Picacho Peak seven months ago.

Fifi said they're calling it Nino's because her brother was her son's Godfather ("Nino" in Spanish) and had been helping the family for years. "He always wanted to help us out and was planning to help Chris and I open the restaurant," she said.

Grand Optical had the easiest move to make, transporting its operation across the street from Grand Center after six years — also due to a lack of shopping traffic in the center, manager Jolene Strickler said.

Commission OKs planned grocery store

By JACQUE PAPPAS
News-Sun staff

PHOENIX — The Maricopa County Planning and Zoning Commission approved an application Thursday by a company hoping to build a grocery store in Sun City.

Representatives of Smith's Food King applied for the zoning change to carry out plans for building the store on the southeast corner of 107th and Grand avenues.

The commission will make a recommendation of approval to the board of supervisors, who will hear the case May 1. At that time, the supervisors will make a final decision on the zoning application.

About 30 Sun City residents attended the commission meeting to speak in favor of the proposed shopping center and one resident spoke in opposition to the zoning application.

Paul Gilbert, an attorney representing the Salt Lake City-based company, said the company is negotiating to buy the 10.6 acres of land at the Comfort Inn (formerly Kings Inn) site.

He said the company plans to keep the Kings Inn restaurant intact.

A little more than three acres of the site, including 14 condominiums, must be rezoned and approved for commercial use.

He said the condominiums have not closed escrow and final purchases will be made if zoning is approved.

"The zoning we requested locks us into the site plan," Gilbert said. "What you see is what you get. This is a very high-profile case and a lot of questions have been asked."

"We are convinced that another grocery store is needed in Sun City and that Smith's will truly be an asset to Sun City,"

Gilbert said.

The commission voted 5-1 in favor of the application, with member Jack Reeder casting the opposing vote.

Two commissioners did not vote on the issue because of a conflict of interest.

Although commission staff made several stipulations to the application, the board members changed all but two of them.

One stipulation, later changed in the applicant's favor, required all store deliveries to take place between 7 a.m. and 9 p.m.

"We must tell you that we cannot live with that stipulation. It is an integral part of a store of this magnitude to have extended delivery times," Gilbert said. "We need to have flexibility of those hours because of our size and volume."

The commission agreed on a compromise and changed the delivery hours from 6 a.m. to 12 midnight.

Smith's failed to strike two stipulations limiting the height of the store's sign along Grand Avenue.

Staff suggested that the sign be no higher than six feet tall as opposed to 18 feet — the height of the existing Comfort Inn sign.

Several commissioners said a shorter sign would help improve the overall aesthetic appearance along Grand Avenue.

"I really have trouble accepting the fact that you need an 18-foot sign," commissioner John Jordan said. "We want to improve the way Grand Avenue looks and we can start by keeping signage with the aesthetic beauty of the community."

But Reeder, who voted against the application because it limited the height of the sign, disagreed.

See Smith's, A5

4-7-89

OVER

Smith's Food King to seek approval on Sun City store

— From A1

"How much is the developer going to have to give?" he said. "You just can't please every single nit-picking item."

The proposed Smith's store will be 82,140 square feet, with 23,703 square feet devoted to specialty shops.

The commission required that additional shrubbery be added to the site for the visual benefit of adjacent residents.

But one Sun Citian, Bill Schmidt, who lives near the site, said he is adamantly opposed to the proposed grocery store.

"It's a good store, there's no question about it," Schmidt said. "But they are trying to put a big store in a little place. The people will be bothered by the trucks in the early morning or late at night. The traffic will be chaos."

"Most of the business that will come from Sun City will be for \$25 and \$30 sales," Schmidt

said. "So that means people from El Mirage and Surprise who spend more on groceries will be coming into the grocery store."

Several people in favor of the application were able to express their views on the proposed grocery store.

"I represent a number of condominium associations and all the people there are for this store," Sun Citian Mark Phillips said. "God bless you if we get this store."

Super store debate

3-29-89

Crowd enthusiastically endorses Smith's market for Sun City

County officials to decide fate of store at April 6 meeting

Enthusiasm for -- and concerns about -- a Smith's Food King Market, proposed for development in the King's Inn location, at Grand and 107th avenues in Sun City, occupied the attention of a large group of Sun Citians this week.

Maricopa County Supervisor Carole Carpenter requested the meeting, noting the controversial and important nature of the requested zoning case, No. Z-88-109, which is to go to a hearing before the Maricopa County Planning and Zoning Commission April 6.

The meeting will be held in

the Board of Supervisors auditorium, 205 W. Jefferson, Phoenix.

The meeting begins at 10 a.m.; the Smith's market case is third on the agenda.

The commission will make a formal recommendation to the Board of Supervisors, who then will make a final decision on the zoning application.

Richard Turner, principal planner, Maricopa County, says two plans have been submitted for the proposed development. The existing restaurant on the corner of the parcel will stay. The hotel will go, as will some apartments, located north of Oakmont.

At the Sun City meeting, held March 27 at Sundial Recreation Center, a

spokesman for the 14 units of Oakmont Plaza, which will be displaced, reported a unanimous vote in favor of the Smith's center.

An opposing viewpoint was voiced by Bill Schmidt, speaking for Oakmont Manor, who says planning for trash and garbage control and traffic management is lacking. Customers will be coming from Surprise and El Mirage, and will stop at the Smith's store before they get to Smitty's, he says.

Favoring the development was Henry Gleason, speaking for residents of a 36-condo unit on Coggins drive which would be in close proximity to the market.

Also registering approval for the center was Guy Ber-

netti, King's Inn Restaurant owner, who says he had mixed emotions about losing a motel.

"But, after looking at the plot plans, and understanding what the people want to do," he took a position in favor of the development.

"We serve 39,000 people a month (at the restaurant) he says. "We don't have any traffic jams." He says the greatest artery to handle the traffic, Grand Avenue, goes right by the location.

He says he has talked with his employees, and they favor the project.

Sun City Home Owners Association President Bill

See STORE, page 6
OVER

• STORE

from page one

Forman says the association has polled area residents and received 618 replies from a questionnaire; 208 were from people from within one mile of the proposed center and 73 percent of those residents were in favor.

In Phase 1, beyond the one-mile limit, 55 percent were not in favor. Majorities of respondents in Phases 2 and 3 were in opposition; indicating some feeling of adverse effects to other Sun City shopping areas. Some indicated the location was wrong, "with lots of choices north of Bell Road."

The Home Owners is gives outspoken support for the development.

Speaking for the Recreation Centers of Sun City, Inc. Board of Directors, Bob Turner says that organization has voted not to sign off

(approve) the project.

"We have property adjacent and are concerned that homes are going to be taken." He says he has nothing against Smith Stores, but traffic concerns him a great deal.

"Smith's says they serve people in a six-mile radius of the store. That's 36 square miles That means we wil have people coming from all over -- from Peoria, down Grand, 107th, past Olive; six miles north; six miles east.

"We have a golf course across from the store. The traffic on 107th will increase tremendously up to Bell ... 107th and Grand is the busiest corner in Sun City."

The state law requires petitions be passed, with approval of 51 percent of everyone within 300 feet of the proposed development, says County Planner Richard

Turner.

The developer could not satisfy that requirement, as several people were in opposition, and others were out of town or could not be contacted

The ordinance provides for commission-initiative, says Richard Turner, explaining that the Zoning Commission can initiate the zone-change request.

He says he has letters in the file on both sides, for and against the proposed development. The Home Owners Association indicated approval for the project. The Recreation

Centers of Sun City, Inc. has issued a neutral statement, says Mr. Turner.

County Supervisor Carole Carpenter made introductions, and invited residents with questions or comments to call 261-7642.