

**Project:        The Stanley, 118 W. Boston**

**Narrative:**

The project is located in downtown Chandler at 118 W. Boston and is called "THE STANLEY". The site is zoned as City Center District – CCD. We are requesting two use permits: one to operate a Bar and the other one is for outside entertainment/speakers at courtyard area.

The site has three structures on it. The addresses of these three structures are 108 W. Boston, 112 W. Boston and 118 W. Boston. The structure at 108 W. Boston is used as a beauty salon. 112 W. Boston is a residential unit with potentially being used as a wedding venue in the future (not under this use permit). The use of structure at 118 W. Boston is under this use permit. Existing building area is 757sf. There is a roughly 1,150sf courtyard squeezed between buildings in front. There is 8' high wall between buildings to the north and building in the south with a pass through door.

The look and feel of existing building from outside will remain the same. Existing use of the building was office and the Owner wants to convert it to a Bar. This project involves renovating the inside of the building to suit the needs for a Bar use. It will have small Bar area along with seating for 10 at the counter and 19 on tables and chairs. The courtyard area has a small trellis structure and a big mature tree and will be used for outdoor seating for Bar. The outdoor area will have roughly seating for 35 on tables and chairs. This area will not be covered and will have natural setting with tree and trellis providing shade. The inside area and outdoor seating area will have speakers for music but will not have any live band playing. The courtyard area will have maximum of 5 small outdoor speakers but will have no television. The north end of the building will have folding aluminum door so indoor space can be extended to outside. Also, on the east side, there is a counter which opens onto the courtyard area.

There is on-street surface parking available along Boston Street and City of Chandler's Oregon Street Parking Garage within walking distance of the property. There is plenty of free City of Chandler parking in the neighborhood.

Proposed hours of operation will be from 10AM to 2AM daily. The business will employ 10-12 employees including all shifts.

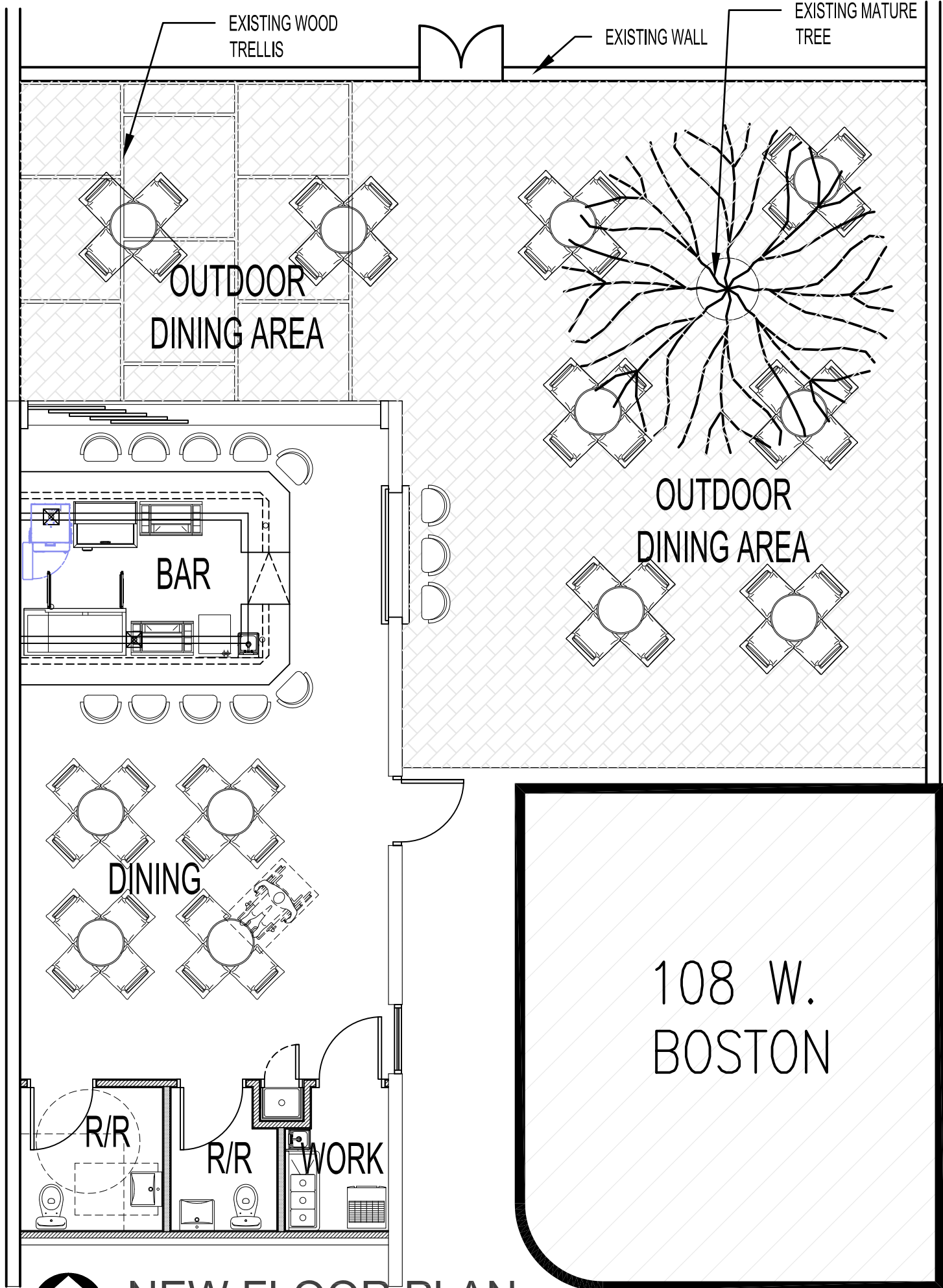
The downtown area is currently served by a variety of bars and restaurants, and this business is consistent with the surrounding commercial businesses. This business use is consistent with the goals and objectives of downtown district and will not contribute negatively to the neighborhood but will be an asset to the surrounding area by providing another unique dining experience.

We feel that this use fits the neighborhood. The granting of Use Permit will not cause any significant vehicular or pedestrian traffic in adjacent areas. This Bar will cater to the business and residential crowd already in the downtown walkable area and therefore will not cause any significant traffic.

The granting of Use permit to allow a bar will not result in any disruptive behavior which might create a nuisance to the surrounding area or general public. The staff will be well trained at identifying the types of behavior that may become disruptive and have policies in place to prevent disruptive behavior from occurring and creating a nuisance to the surrounding area.

No smoking will be permitted inside and in courtyard area of the establishment and will have appropriate signage for that, thus complying with Smoke-Free Arizona Act.





NEW FLOOR PLAN

3/16" = 1'-0"







