

PROJECT NARRATIVE – BOTTLE & BEAN

USE PERMIT – PLH21-0066

Bottle & Bean is requesting a Use Permit to operate under a Series 07 Beer & Wine Bar liquor license and Series 10 Beer and Wine Store liquor license. We are located at 2577 W. Queen Creek Rd. Suite 100, Chandler AZ 85248 within parcel 303-52-965. This new coffee and wine café will be a full-service concept, offering Breakfast, Lunch, Dinner, Catering and Retail.

We plan to...

1. Retain the existing coffee bar clientele already established by the previous business while expanding the previous services offered with more professional services, and wider variety of products.
2. Develop an alluring atmosphere with marble tabletops and area rugs with a high design look to create a comfortable and relaxing setting.
3. Have a breakfast nook for a community meeting spot, focused on speed and consistency.
4. Be focused on providing flavor, speed, and value with our lunch offerings, catering to our local high tech business crowd.
5. Provide a perfect atmosphere for private and semi-private individual work and group meetings.
6. Have a retail wine shop, servicing the local neighborhood community by offering a variety of non-mainstream and smaller producer options.
7. Offer a variety of wine accessories and gift baskets for corporate and business-related situations.
8. Provide wine events, dinners, and tastings.
9. Have catering options available with open concept.

We will do all that in 4,471 total square feet, approximately 2,165 sq ft of interior space and a combined total of approximately 2,306 square feet of patio space. The seating capacity inside is estimated at 60 people. Hours will differ depending on season and demand but will be between the hours of 6am and 11pm.

We plan to hire around 20 employee working various positions to fully staff this business.

In conclusion our goal for Chandler, and the downtown Ocotillo Community has always been to develop a meeting space that is always available to the neighborhood. We have learned through the 12 years of being in Ocotillo our guests want to come and hang out and be a part of the community. This will fulfill a missing piece to the downtown Ocotillo and south Chandler demographic.

We appreciate your consideration.

Jared Repinski

Agent for Bottle & Bean