

PROJECT NARRATIVE – BOTTLE & BEAN

USE PERMIT / ENTERTAINMENT USE PERMIT – PLH 23-0036

As a result of Bottle & Bean requesting to extend our premises to occasionally utilize a third floor, private deck directly above us as a non-contiguous part of our premises, the Use Permit process is required again with the City of Chandler for our Series 07 Beer & Wine Bar liquor license. Additionally, at this time, we are requesting an Entertainment Use Permit to allow for Live Entertainment (inside and outside) and outdoor speakers for background music on our patio. We are located at 2577 W. Queen Creek Rd. Suite 100, Chandler AZ 85248 within parcel 303-52-965. We have received quite a bit of positive feedback from the community we serve and plan to continue to offer coffee and wine, café style, with additional full-service items, including but limited to, Breakfast, Lunch, Dinner, Catering and Retail.

What we have done so far...

1. Retained the existing coffee bar clientele already established by the previous business while expanding the previous services offered with more business professional services, and a wider variety of products.
2. Developed an alluring atmosphere with a modern design creating a comfortable and relaxing setting.
3. Established a breakfast nook as a community meeting spot, focused on speed and consistency.
4. Provide flavor, speed, and value with our lunch offerings, catering to our local high tech business crowd.
5. Created a perfect atmosphere for private and semi-private individual work and group meetings.
6. Established 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. Give catering options to the community and local businesses.

We have done this in 4471 total square feet – the inside = approximately 2165 sq ft, the outdoor front patio = approximately 806 sq ft, and the outdoor east patio = approximately 1500 sq ft. The seating capacity inside is estimated at 60 people. We now want to include approximately 800 additional square feet as a non-contiguous licensed premises (see ARS 4-101.31, ARS 4-205.02.C) for private parties and wine tasting events.

We have around 15 employees working various positions to fully staff this business. Our hours of operation are 6:00 am to 10:00 pm (7 days a week) and our proposed entertainment hours are 9am to 10pm for indoor entertainment seven days a week, 10am to 8pm for outdoor amplified entertainment with the option of starting at 9am on weekend, and 10am to 9pm seven days a week for outdoor live acoustic performances. The entertainment may include, live amplified and acoustic 1-to-3-piece bands, and background music which will utilize a standard sounds system with indoor and outdoor speakers.

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 that our guests want to come and hang out and be a part of the community. This additional 3rd floor area will continue to fulfill this mission with downtown Ocotillo and the south Chandler demographic.

We appreciate your consideration.

Jared Repinski

Agent for Bottle & Bean