

PLH24-0004

The Forum

2301 S Stearman Drive,
generally located south of
the southwest corner of
Gilbert Rd and Germann
Rd.

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**ARIZONA LIQUOR
INDUSTRY CONSULTANTS**

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March 12, 2024

**City of Chandler
Planning Department
Attn: Ms. Darsy Omner, Associate City Planner
175 South Arizona Avenue
Chandler, Arizona 85225**

**Re: The Forum
2301 South Stearman Drive
Chandler Arizona 85386 Maricopa County Assessor Parcel: 303-31-381
Legal Description: VERSANTE AT CHANDLER AIRPARK LOT 2 REPLAT MCR
1330-22
Chandler Case: PLH24-0004**

Ms. Darsy Omer:

Our firm is the applicant on behalf of The Forum (as referenced above) seeking renewal approval of the existing Chandler Entertainment Use Permit. The applicant holds a valid Arizona Liquor License Series 6 for a Bar (ADLLC 06070292).

The premises total three thousand three hundred eighty-one (3,361) square feet, with two thousand one hundred eight-one (2,181) square feet of interior space and one thousand one hundred eighty (1,180) square feet for the attached outdoor patio. The business has a seating capacity of two hundred twenty-one (221) persons, with one hundred forty-six (146) persons designated for the interior space and seventy-five (75) persons designated for the attached outdoor patio area. The attached outdoor patio has eight (8) entrances/exits and is in full compliance with ARS Title IV for an attached outdoor patio.

The applicant's licensed serving area includes both the interior space and the attached outdoor patio. The applicant strictly enforces the policy of NO SMOKING anywhere on their premises, including the attached outdoor patio.

The applicant employs ten (10) people, with five (5) people full-time and five (5) people part-time.

The business will continue its existing approved hours of operation between 0800 – 1700 hours Monday through Friday and 0800-1500 hours on Saturday. The business is CLOSED on Sunday.

- The business has ten (10) wall mounted televisions throughout the premises.
- An indoor pool table within the existing licensed area
- Eight (8) five ½ (5 ½) inch outdoor directional speakers on the attached outdoor patio with all sound directed inward to minimize any ambient sound leaving the premises.
- Live musical entertainment both inside and outside which will be played through interior and patio speakers.
- Musical entertainment will be provided Thursday, Friday, and Saturday between 8:00 AM until 2:00 PM
- The musical entertainment will include but not be limited to Popular, Blues and Country/Western
- Disc Jockeys ("DJ's) both inside and outside with dancing inside and outside.

The business will not add, change, or remove the existing building or monument signage. The business is nine hundred (nine hundred) horizontal feet from any surrounding residential area or religious organization.

The applicant has made no changes of any type to the premises as described and approved in the initial Entertain Use Permit.

The Chandler Police Department has received no complaints of any type arising from the operation of The Forum during their existence.

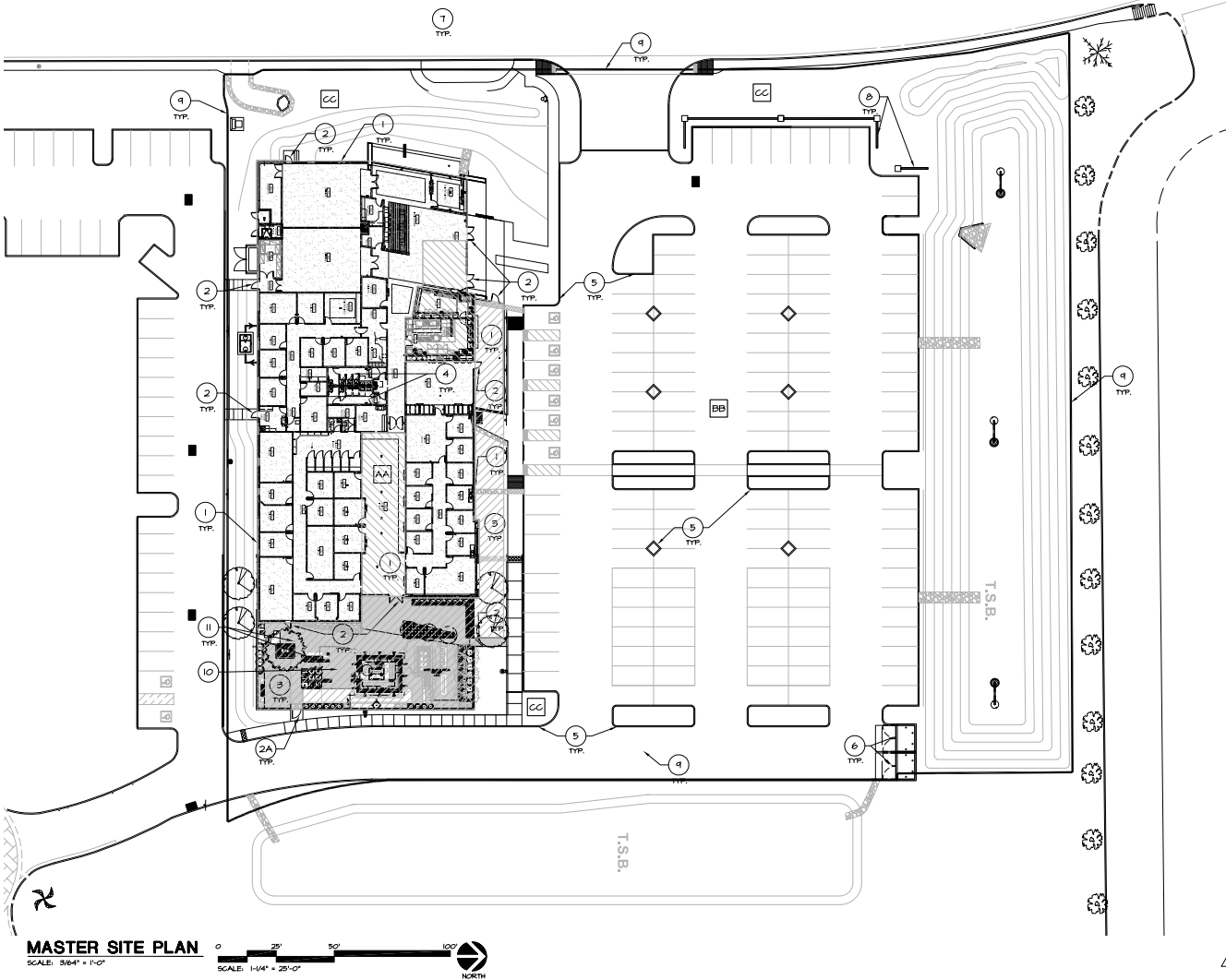
The property at 2301 South Stearman Drive, Phoenix, Arizona 85286 is wholly owned by Stearman Drive, LLC, of which the principal(s) of The Forum is/are the sole Manager and Member of said limited liability company. As such, no third (third) party permission is required for the Use Permit applied for herein.

The granting of this Entertainment Use Permit renewal will not cause any significant vehicular or pedestrian traffic in adjacent areas. The surrounding area contains other restaurants and stores, therefore, will not cause any additional nuisances such as odor, dust, gas, vibration, smoke, heat, or glare.

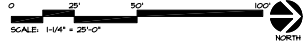
Respectfully submitted,

Jeffrey Craig Miller

S STEARMAN DRIVE



MASTER SITE PLAN
SCALE: 3/8" = 1'-0"



KEY NOTES

- EXISTING BUILDING TO REMAIN.
- EXISTING EXITS TO REMAIN. (2A) ADD EXISTING GATE AND SIDEWALK AT THIS LOCATION.
- EXISTING EXTERIOR RATIO TO REMAIN AS PREVIOUSLY CONSTRUCTED.
- ORIGINAL RESTROOM TO REMAIN AS CONSTRUCTED. NO CHANGE PER CODE MODIFICATION.
- EXISTING CURBING, TENANT ENTRIES, SIDEWALKS, AND DRIVEWAYS TO REMAIN.
- EXISTING TRASH AREA/ENCLOSURE TO REMAIN AS ERRECTED WITH ORIGINAL BUILDING.
- EXISTING RESIDENTIAL/COMMERCIAL ROADWAY AS EXISTS FROM CITY OF CHANDLER.
- EXISTING SITE WALLS TO REMAIN.
- EXISTING PROPERTY LINES PER ORIGINAL STEEL CONSTRUCTION.
- EXISTING EXTERIOR CANOPY ABOVE BALCONY TO BE REMOVED AT THIS LOCATION ONLY. SALVAGE ANY REUSABLE MATERIAL AND RETURN TO RIGHTFUL OWNER STOCKPILE.
- THE NEW FIRE SPRINKLER HEADS AND LINE TO BE OVERHEAD AS NEEDED. FIRE SPRINKLER TO BE DEFERRED SUBMITTAL.

GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES PER CITY OF CHANDLER.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 15' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 8'.
- ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, COOK, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, COOK, OR VIBRATION EXISTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE CHANDLER CONSTRUCTION CODE PRIOR TO USE, IF APPLICABLE.
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY CSD PRIOR TO REQUEST A DESIGN REVIEW INSPECTION.
- THIS IS AN CITY OF CHANDLER BUILDING. CITY OF CHANDLER WILL REVIEW THE CONSTRUCTION DOCUMENTS FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY.

GOVERNING CODES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING:
- BUILDING: 2018 INTERNATIONAL BUILDING CODE
 - MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
 - PLUMBING: 2018 UNIFORM PLUMBING CODE
 - ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
 - FIRE SAFETY: IFC 4 2018 NFPA IS 4 72
 - HANDICAP: 2001 ICG (ANSI) ACCESSIBILITY STANDARDS
 - HEALTH: MARICOPA COUNTY, STATE OF ARIZONA
 - ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE

BLDG./OUTDOOR USES

- MAIN STRUCTURE - THIS PORTION OF THE PROPERTY IS THE MAIN AND ONLY BUILDING ON THE SITE. THIS BUILDING HOUSES OFFICE RESTAURANT, AND KITCHEN TENANTS USES.
- PARKING AREAS - THIS PORTION OF THE SITE IS DEDICATED TO PARKING THE EXISTING FACILITY AS ORIGINALLY CONSTRUCTED.
- LANDSCAPING AREAS - THIS PORTION OF THE SITE HAS BEEN PROVIDED AS AN AESTHETIC BUFFER BETWEEN THE PARKING AREA AND THE BUILDING, AS WELL AS PROVIDED WALKWAYS TO THE PARKING AREA FROM THE BUILDING.

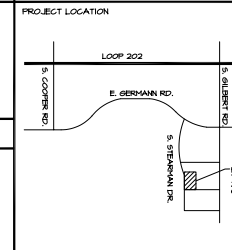
SITE PLAN REVIEW CONT'D.

CC: ELUMBES:	
B (OFFICE): 114,000 S.F. / 2 = 57,000 S.F. FOR THE FIRST 50,000 S.F. / 2 = 25,000 S.F. FOR REMAINING 50,000 S.F.	HENS: 1 WATER CLOSET 2 URINALS 2 LAVS
1/40 A.D.A. FOR THE FIRST 50,000 S.F. AND 1/50 A.D.A. FOR REMAINING 50,000 S.F.	HOMES: 3 WATER CLOSET 2 LAVS
A-2 (KITCHEN/RESTAURANT): 11,000 S.F. / 2 = 5,500 S.F. / 2 = 2,750 S.F. / 2 = 1,375 S.F.	HENS: 1 WATER CLOSET 1 URINAL 1 LAV
A-2 (KITCHEN): 11,000 S.F. / 2 = 5,500 S.F. / 2 = 2,750 S.F. / 2 = 1,375 S.F.	HOMES: 2 WATER CLOSET 1 LAV
A-2 (PATIO): 212,000 S.F. / 2 = 106,000 S.F. / 2 = 53,000 S.F. / 2 = 26,500 S.F.	HENS: 1 WATER CLOSET 1 URINAL 1 LAV
106,000 S.F. / 2 = 53,000 S.F. / 2 = 26,500 S.F.	HOMES: 2 WATER CLOSET 1 LAV
REQUIRED PLUMBING:	HENS: 3 WATER CLOSET 4 URINALS 4 LAVS
PROVIDED PLUMBING:	HENS: 2 WATER CLOSET 2 URINALS 2 LAVS
DD: LANDSCAPING ON-SITE REQUIRED: ALL LANDSCAPING IS EXISTING TO REMAIN. LANDSCAPING WITHIN LANDSCAPE ISLANDS AT SCOPE OF WORK TO BE REMOVED AND RELOCATED AS NEEDED. REFER TO PLAN FOR ADD'L INFO.	HOMES: 4 WATER CLOSET 2 URINALS 2 LAVS
EE: CLOSEST FIRE HYDRANT: EXISTING TO REMAIN	
FF: ALL EXISTING REFUSE ENCLOSURES: SHOWN ON PLAN - IDENTIFIED AS KEYNOTE 2A-1	
600 ALL STREETS, MEDIANS AND DRIVEWAYS WITHIN 125' OF PROPERTY. IDENTIFIED ON PLAN	

LEGEND

	B (OFFICE)
	A-2 (INTERIOR)
	A-2 (EXTERIOR)

VICINITY MAP



PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO PROVIDE EXISTING AREA AND PLUMBING CALCULATIONS FOR THE FORM STANDARD BUSINESS USE MONDAY THRU FRIDAY AT 8:00 AM - 5:00 PM AND ALLOW FOR A CODE MODIFICATION TO THE CODE FOR AFTER HOUR USE PART 5:00 IN THE EVENING AND WEEKEND AT 8:00 AM - 5:00 PM. CODE MODIFICATION WILL ALLOW CURRENT RESTROOM FUTURE GOINT TO REMAIN AND ALLOW THE FORM TO OPERATE THEIR BUSINESS AS INDICATED.

SITE PLAN REVIEW

- BUILDING OWNER/REP: THE FORM CO-WORK, 2801 S. STEARMAN DR. CHANDLER, ARIZONA 85286. PHONE: (480) 284-0900. CONTACT: CHUCK PADJANOWSKI (PADO)
- SUBMITTED BY: EVOLUTION DESIGN, INC. 51 WEST THIRD STREET, SUITE 105 TEMPE, ARIZONA 85283-0001. PHONE: (480) 821-0000. FAX: (480) 821-0001. CONTACT: JEREMY LEAR/STEPHEN HRIGHT. PROJECT NO: 31046.00
- PROJECT INFO: RESTROOM CODE MODIFICATION. PROJECT NO: 31046.00
- SITE ADDRESS: 2801 S. STEARMAN DR. CHANDLER, ARIZONA
- PARCEL NUMBER: 302-91-372
- PROPOSED USES AND/OR SCOPE OF WORK: PLUMBING CALCULATION FOR CODE MODIFICATION
- LIST ALL PERMITS OR VARIANCES REQUESTED. CODE MODIFICATION
- LOCATION MAP, ORIENTED THE SAME DIRECTION. SEE BELOW
- SCALE AND NORTH ARROW. SEE PLAN
- LEGAL DESCRIPTION: LOTS 18(10) AND 18, OF VARIANTE AT CHANDLER AIRPARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 104 OF MAPS, PAGE 14 AND CERTIFICATE OF CORRECTION RECORDED AS 200-0205 OF OFFICIAL RECORDS. EXCEPT ANY PORTION THEREOF LYING WITHIN LOT 1, A MORE LAND DIVISION MAP OF LOTS 1 THRU 5 OF VARIANTE AT CHANDLER AIRPARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 123 OF MAPS, PAGE 20.

PROPERTY LINES: IDENTIFIED ON PLAN	
PARCEL SIZE: 128,801 S.F. (2.91 ACRES)	
ZONING: PD (EXISTING)	
OCCUPANCY GROUP: B (OFFICE) A-2 (ASSEMBLY)	
PATIO OCCUPANCY GROUP: A-2 (ASSEMBLY)	
BUILDING AREA: 11,000 S.F. / 2 = 5,500 S.F. / 2 = 2,750 S.F. / 2 = 1,375 S.F.	
PATIO AREA: 212,000 S.F. / 2 = 106,000 S.F. / 2 = 53,000 S.F. / 2 = 26,500 S.F.	
LOT COVERAGE: BUILDING: 20,24 S.F. / 128,801 S.F. = 1.58% PATIO: 4,212 S.F. / 128,801 S.F. = 3.28%	
BUILDING HEIGHT: EXISTING BUILDING HEIGHT: 22'-0" / 24'-0" AT MAIN ENTRY PATIO STRUCTURE HEIGHT: 22'-0"	
TYPE OF CONSTRUCTION: EXISTING BUILDING: V-S W/ A.F.E.S. (EXISTING) NEW PATIO BAR: V-S W/ A.F.E.S. (EXISTING) SPRINKLERS TO BE PROVIDED UNDER SEPARATE PERMIT AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF CHANDLER IBC. NOT APPLICABLE THIS PERMIT EXISTING	
OCCUPANCY LOAD: BUILDING OCCUPANCY: B (OFFICE): 11,000 S.F. / 100 = 110 A.D.A. A-2 (KITCHEN): 11,000 S.F. / 200 = 55 A.D.A. A-2 (RESTAURANT): 11,000 S.F. / 100 = 110 A.D.A. TOTAL OCC: 265 OCC.	
PATIO OCCUPANCY: A-2 (DECK & FLOOR): 5,500 S.F. / 15 = 367 A.D.A. A-2 (RACE OF HOUSE): 11,000 S.F. / 200 = 55 A.D.A. TOTAL OCC: 211 OCC.	
OVERALL TOTAL OCC: 476 OCC.	

CITY APPROVED STAMP

REVISIONS

NO.	DESCRIPTION	DATE
1	FIELD COORDINATION - 02/03/20	
2	CITY COMMENTS - 02/03/20	
3	CITY COMMENTS - 02/03/20	
4	TENANT REVISIONS - 02/03/20	
5	CITY COMMENTS - 02/03/20	
6	CITY COMMENTS - 02/03/20	
7	REVISION - 02/03/20	
8	REVISION - 02/03/20	
9	REVISION - 02/03/20	
10	REVISION - 02/03/20	
11	REVISION - 02/03/20	
12	REVISION - 02/03/20	
13	REVISION - 02/03/20	
14	REVISION - 02/03/20	
15	REVISION - 02/03/20	
16	REVISION - 02/03/20	
17	REVISION - 02/03/20	
18	REVISION - 02/03/20	
19	REVISION - 02/03/20	
20	REVISION - 02/03/20	

APPROVED BY: [Signature] DATE: 02/03/20

PROJECT LOCATION: 2801 S. STEARMAN DR. CHANDLER, AZ 85286

SCALE: 1/4" = 25'-0"

DATE: 02/03/20

PROJECT NO: 31046.00

REVISION: 1

REVISION: 2

REVISION: 3

REVISION: 4

REVISION: 5

REVISION: 6

REVISION: 7

REVISION: 8

REVISION: 9

REVISION: 10

REVISION: 11

REVISION: 12

REVISION: 13

REVISION: 14

REVISION: 15

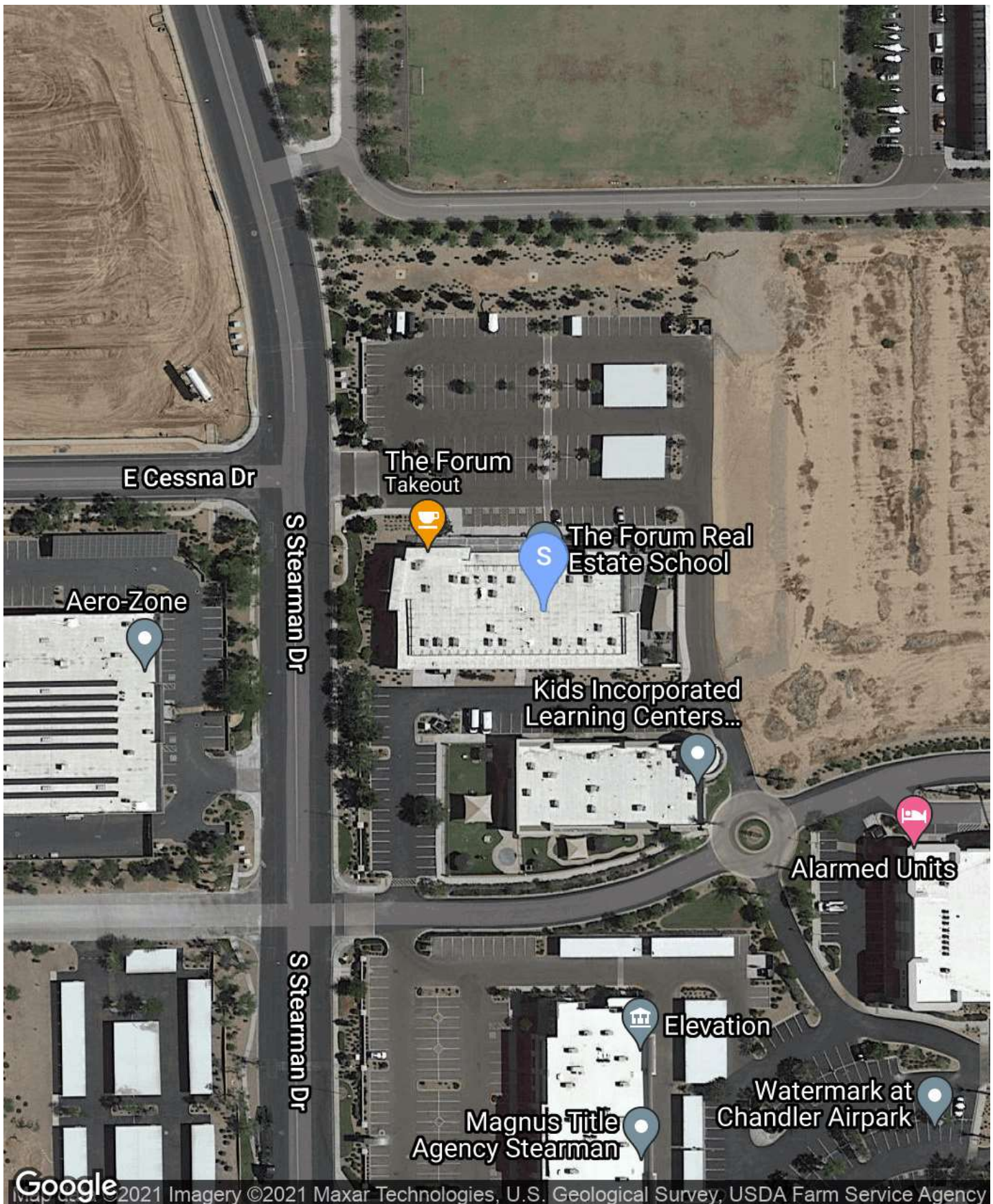
REVISION: 16

REVISION: 17

REVISION: 18

REVISION: 19

REVISION: 20





EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE