SOCIAL TAP
135 W. Ocotillo Road

REZONING/PAD AMENDMENT NARRATIVE



APPLICANT:

HUELLMANTEL AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 ✦ T: (480) 921-2800 ✦ E: lauren@huellmantel.com

NARRATIVE

The group behind Social Tap is requesting a rezoning/PAD amendment to reduce a street frontage setback to allow a covered patio at their new restaurant concept with a sports theme located on an approximately 1.6-acre lot within the Fulton Ranch Towne Center at the southwest corner of Arizona Avenue and Ocotillo Road. The project site is outlined in yellow below:



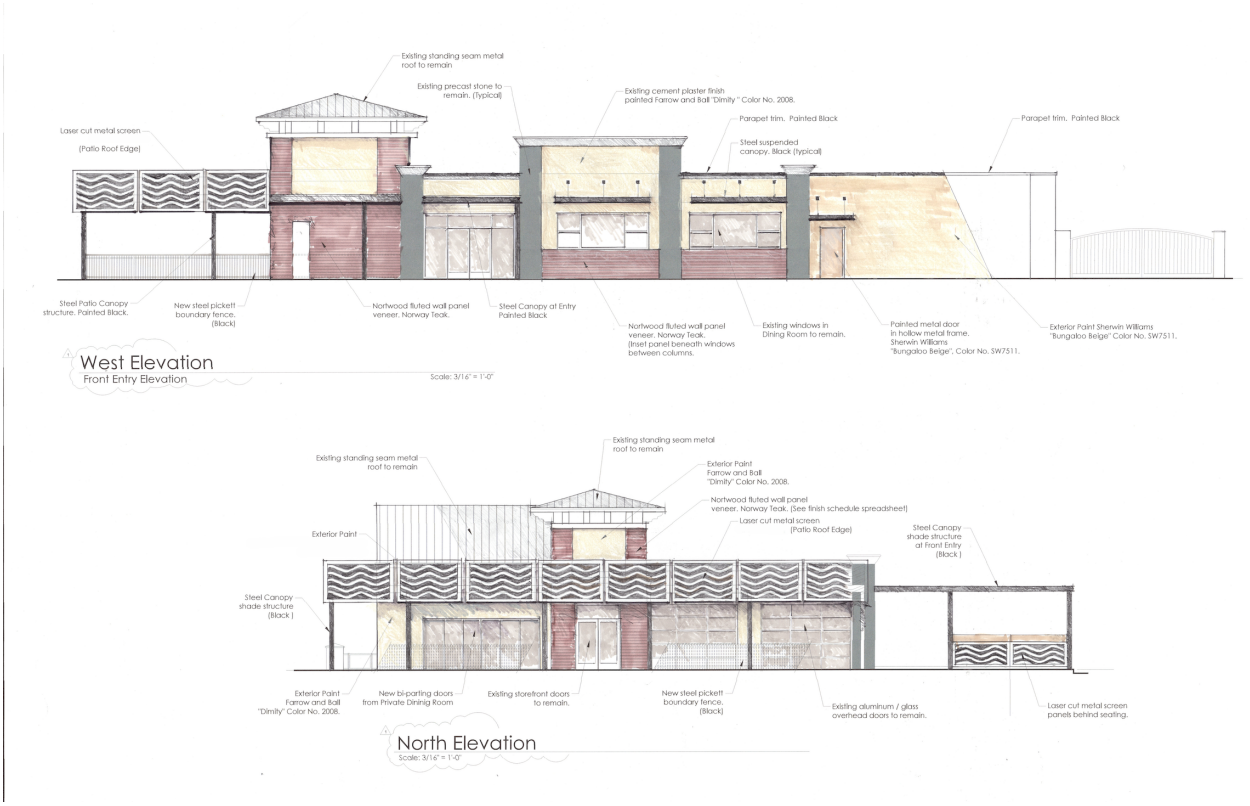
The project is zoned PAD (DVR03-0044) and is located within the existing, well-established commercial complex Fulton Ranch Towne Center, which features a mix of compatible retail, restaurant and service uses. While the project is not located within a High-Capacity Transit Corridor, it benefits from frontage and access along two arterial streets – Ocotillo Road and Arizona Avenue – providing excellent visibility and accessibility.

Social Tap is taking over an existing restaurant/bar building and is performing interior and exterior tenant improvements to enhance the existing space. The Social Tap building is approximately 6,636 square feet with an additional 2,743 square foot patio. Per the approved PDP10-003 for the entire Fulton Ranch Towne Center, the development requires 4 parking spaces per 1,000 square feet. The latest update to the overall PDP, approved in 2010, consisted of 326,515 square feet and would require 1,306 parking spaces but provides an excess of 1,837 parking spaces. With the addition of the 2,743 square foot patio, an additional 11 spaces are required. This brings the required parking to 1,317 parking spaces with 1,837 provided.

Social Tap is requesting this rezoning/PAD amendment to modify the building setback to allow for a covered patio within the 50' building setback (21'-6"). Currently, an uncovered patio legally exists adjacent to Ocotillo Avenue, and the team at Social Tap seeks approval to cover the existing patio as the uncovered patio does not experience any heat or solar relief, which renders it unusable for many months out of the year. The requested encroachment is only for a covered patio and not for any other portion of the property or any fully enclosed building.

Elevations:

The renovation preserves many of the existing architectural elements, including the standing seam metal roof, precast stone, doors and windows. The exterior updates will include new paint in Farrow and Ball "Dimity" (Color No. 2008) and the addition of Nortwood fluted wall panel veneer beneath the windows between the columns as shown on the elevation below.



The updated color palette, fencing, and canopy materials were thoughtfully selected to complement the architectural character of the Fulton Ranch Towne Center and create a cohesive, attractive aesthetic consistent with the surrounding area.

Building permits have already been obtained to perform the tenant improvements with the exception of the covered patio, and construction has been ongoing for several months.

Business Operations:

The Social Tap business will operate seven days a week with the following hours of operation:

- Monday-Thursday from 11:00 a.m. to 12:00 a.m.

- Friday from 11:00 a.m. to 2:00 a.m.
- Saturday from 9:00 a.m. to 2:00 a.m.
- Sunday from 9:00 a.m. to 12:00 a.m.

This specific location will have approximately 40 employees.

Zoning Code Compliance:

The Social Tap project complies with all applicable provisions of the Chandler Zoning Code with the provision from which we seek to vary – allowing the existing compliant uncovered patio to be covered. Adding a cover to the patio changes the required setback from 20' to 50', and the existing patio is located 21'-6" from the property line.

Thank you for your time and please let me know if there is any additional information I can provide or if you have any questions. I can be reached via e-mail at lauren.proper@huellmantel.com or by phone at (480) 921-2800. Thank you.