



larger market area than the immediately surrounding neighborhoods. Across the alley to the south is the Site 6 city-owned parking lot that the SAZACAP designates for Cultural/Entertainment uses, which could include a range of more intense cultural, commercial, entertainment, and office uses. An established residential neighborhood that the SAZACAP designates for Low Density Residential uses with a Future Growth Area overlay for possible future expansion of the Cultural/Entertainment uses is located one block south of the subject site. North of the subject site is the A.J. Chandler Park.

The subject suite is approximately 2,600 square feet and will provide seating for 72 patrons in the dining area and an additional 20 patrons at the bar. Additionally, a small outdoor patio area is proposed that will allow for seating for four to eight patrons. The restaurant will be open from 11:00 a.m. to 2:00 a.m. daily. A stage is provided in the interior of the restaurant for live music ranging from individual musicians to small bands.

A Series 12 Restaurant License allows the sale of all liquor and requires a minimum of 40% of total sales to be in food and non-alcoholic beverages. The applicant plans to serve beer and wine only.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, March 8, 2012. Three interested parties attended the meeting including the business owners to the east and the Downtown Redevelopment Manager. A concern was raised by the adjacent business owner regarding the live entertainment component and the potential for sound proofing the common wall. The applicant indicated that live acts would more than likely be acoustic during early evening hours up to 10:00 p.m., with larger acts after 10:00 p.m.
- At the time of this writing, Staff has received no telephone calls or letters opposed to this application.
- Staff notified the Police Department of the request, and is unaware of any concerns.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

Approve: 5    Opposed: 0    Absent: 2 (Baron, Donaldson)

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP12-0001 BOSTON STREET RESTAURANT, subject to the following conditions:

1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.

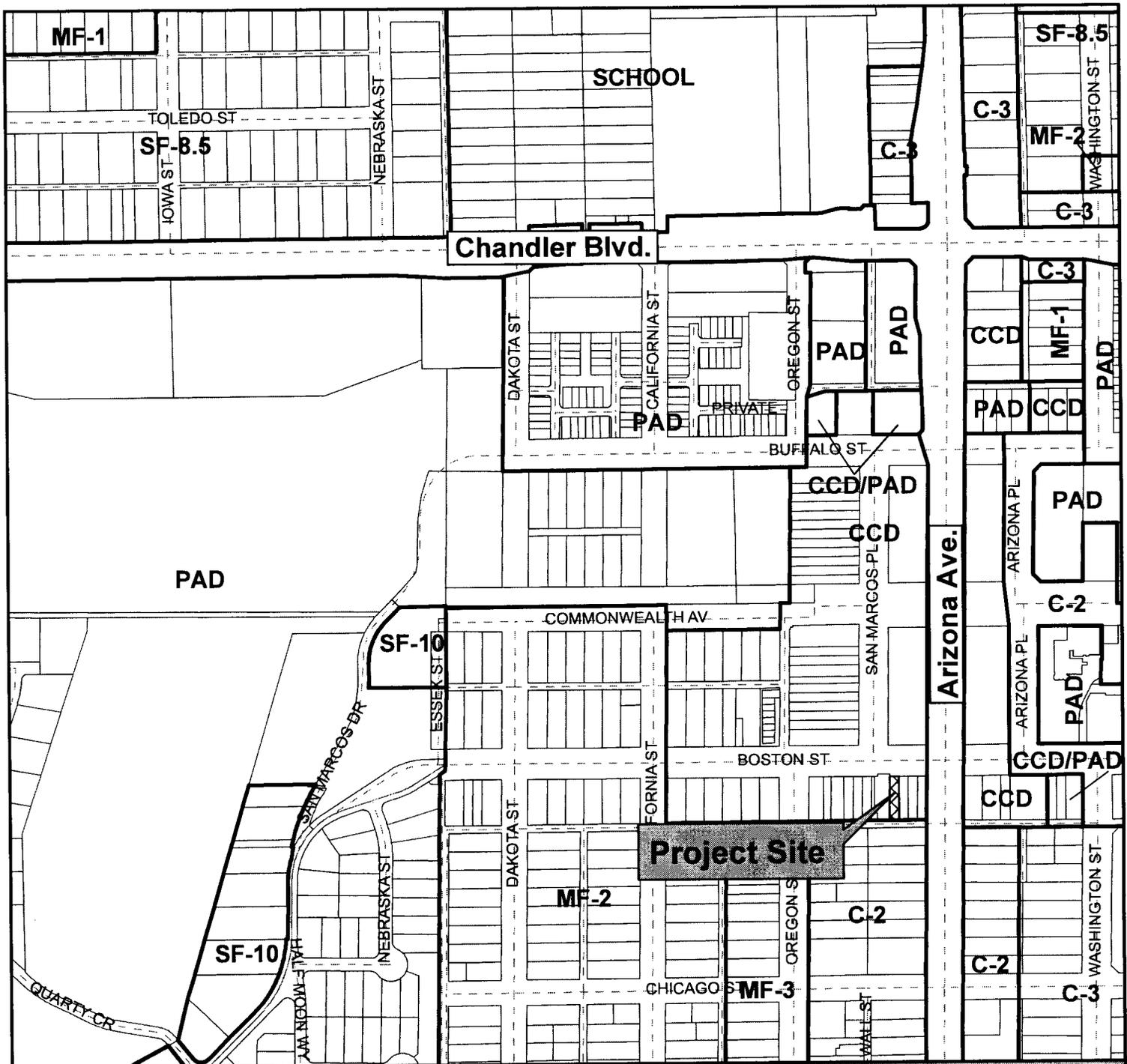
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The site and outdoor patio shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residences.

**PROPOSED MOTION**

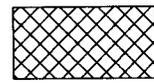
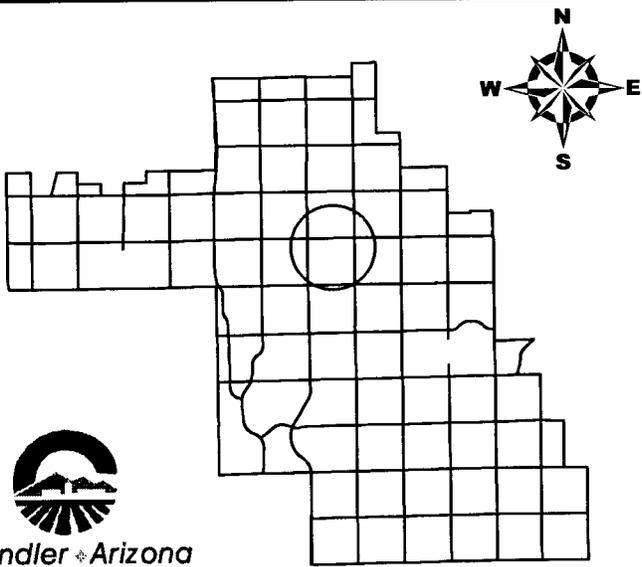
Move to approve LUP12-0001 BOSTON STREET RESTAURANT, Use Permit approval to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new restaurant and outdoor patio, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan/Floor Plan
3. Applicant Narrative

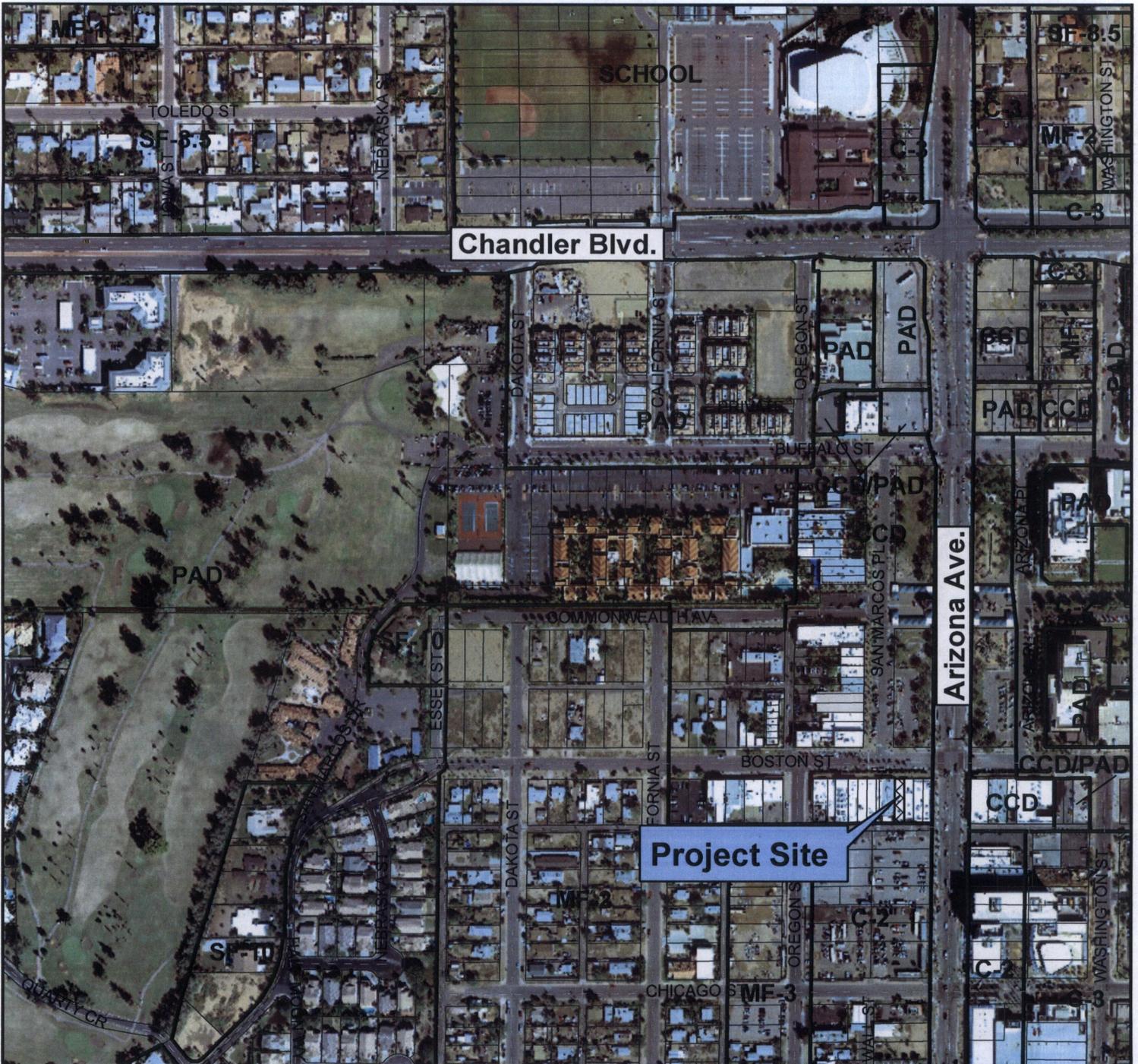


## Vicinity Map

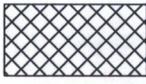


LUP12-0001

**Boston Street Restaurant  
Liquor Use Permit**



## Vicinity Map



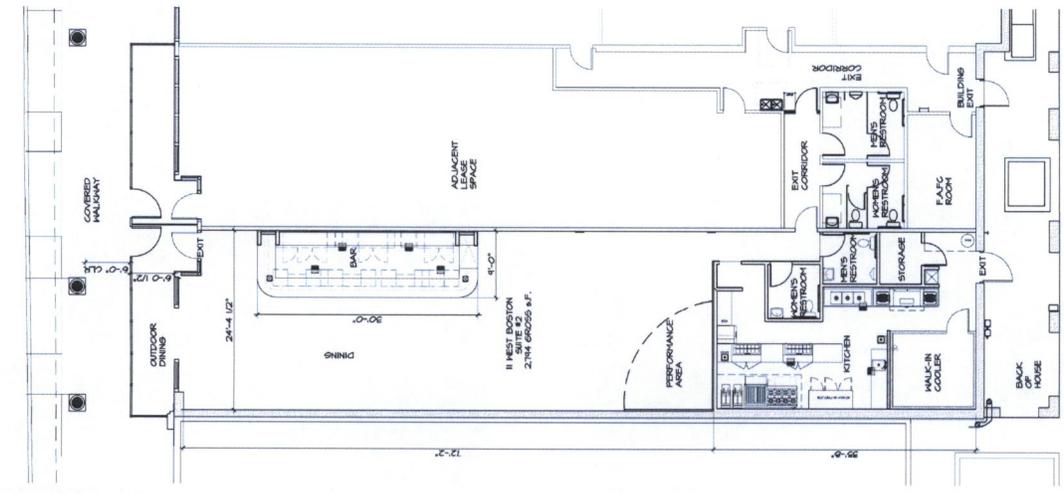
LUP12-0001

**Boston Street Restaurant  
Liquor Use Permit**

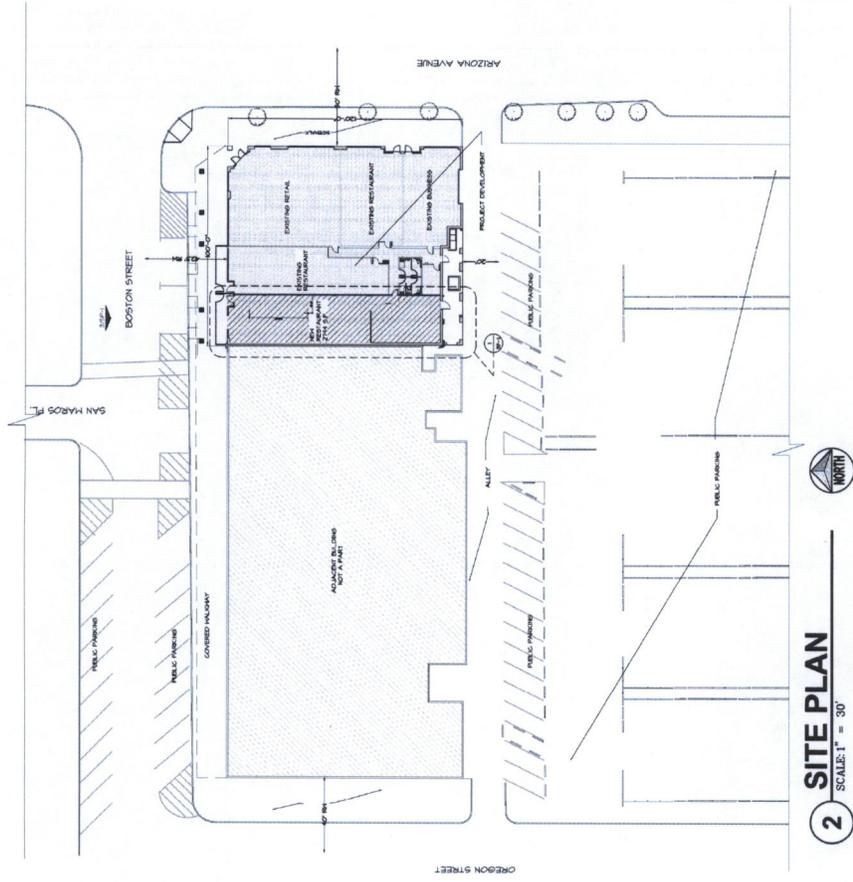




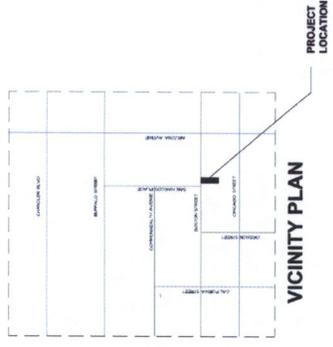
DATE	REVISIONS



**1 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**2 SITE PLAN**  
 SCALE: 1" = 30'

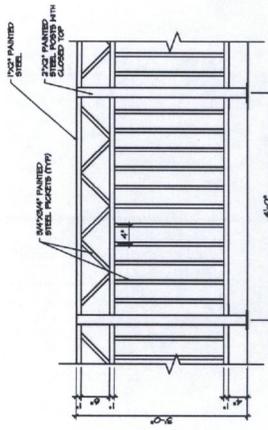


**PROJECT DATA**  
 ZONING: CCD  
 GROSS ACREAGE OF SITE: .275 ACRE  
 NET ACREAGE OF SITE: .275 ACRE  
 BUILDING SET BACKS: NA  
 BUILDING LOT COVERAGE: 98%  
 PAVING AREA: 11,369 S.F.  
 EXEMPT PER: 35-302.F

PROJECT LOCATION



**3 PHOTO ELEVATION**  
 SCALE: NO SCALE



NOTE: FENCE SHALL BE PAINTED BLACK TO MATCH ADJACENT FENCE

**4 TYPICAL FENCE ELEVATION**  
 SCALE: 1" = 1'-0"

SITE / FLOOR PLAN

## Boston Street Property

To Whom It May Concern:

We are interested in leasing and improving the space located at 11 West Boston Street in Chandler and bring back the Southwestern feel that people have grown to admire about the Downtown Chandler Area. Our intentions with this property are simple; create a family style restaurant featuring "true" Southwest Style BBQ, ribs, hamburgers, steaks, and chicken, as well as feature local acoustic acts and small bands with a country flair, which this charming area is currently lacking. We plan to revamp the establishment by installing reclaimed barn wood, and exposing the interior genuine raw brick, while leaving the existing exterior which holds great Southwest charm. We would also like to enhance the front of the establishment by opening up the sliding front doors and feature a small patio with wrought iron fencing, where patrons can enjoy the beautiful Downtown Chandler Area. We are looking to bring back what is missing from this Legendary Southwestern Town, an authentic Cowboy Style, burger and rib joint for family and friends to enjoy for years to come.

Hours of operation will be 11:00 am to 2:00 am daily, serving a full menu until midnight, and operating with a series 12 restaurant license from the Arizona Department of Liquor Licenses and Control. We have sought out and hired an independent restaurant consultant who studied culinary arts at the New England Culinary Institute, who will create and develop a mouthwatering menu full of unique items as well as signature items that guests will not only appreciate, but crave. We will feature a full bar with an intermediate tap system as well as many sought after craft beers available by the can or bottle. Provided we are able to obtain all of the necessary permits required by city and state agencies, we are anticipating opening late April, 2012.

This new venture will employ approximately 35 employees, to execute and deliver great food and beverage with a smile. During the daylight and evening hours, we will play ambient background music for guests to enjoy while they eat and chat among friends. For the nighttime business, we will offer local live entertainment, ranging from a one person acoustic show for Happy Hour, to a small three or four piece band for the night owls. We currently intend to offer live music from 5:00 pm until close nightly. And, to bring smiles to those sports fans faces, we will show various sporting events on a limited number of flat screen tv's that will hang behind the bar area. The outdoor seating area will be modest, as space is limited; only allowing enough room for approximately two to four tables. The interior will house a bar that will be 20 feet long and seat roughly 20 people. In addition to the bar area and bar seating, the interior will house approximately 30 four top tables and booths.

We believe that this venture will be very exciting and receive a warm welcome from residents as well as visitors from across the world. Please refer to the supplied architectural drawings for additional information and reference. Should you have any questions or wish to discuss this new venture further, please do not hesitate to contact us at the number provided below.

Sincerely,

John Radice and Lori Rutten, Owners  
Howdy Partners, LLC