



PLANNING COMMISSION REPORT

AGENDA ITEM NO. _____

TO: Planning Commission
FROM: Community Development
SUBJECT/PROJECT NAME: The Brew Station
CASE NO.: 8-UP-98

Meeting Date: 04/29/98
Case Number: 8-UP-98
Staff Contact: Jones/Faramelli *KVE*
Ext.: 2524/2583

REQUEST: Use permit approval for a restaurant with associated micro-brewery in C-3 (Highway Commercial)
LOCATION: 15730 North Pima Road
APPLICANT: Bryan Chiordi-Jones
3011 N. 47th Street
Cave Creek, AZ 85331
OWNER: Pederson Group, Inc.
2800 N. Central, #1525
Phoenix, AZ 85004

STAFF RECOMMENDATION: APPROVE, subject to the attached conditions.

PUBLIC COMMENT: There has been no public comment regarding this case at the time of drafting this report.

SITE DETAILS:

USE: Restaurant with a micro-brewery that does not occupy more than 30% of the floor area
BUILDINGS: One (existing)

SUMMARY OF REQUEST: The request is to approve a restaurant with an associated micro-brewery that does not occupy more than 30% of the floor area of the establishment. The Brew Station is seeking to occupy a vacant space within the Sonora Village shopping center at the southeast corner of Hayden Road and Frank Lloyd Wright Boulevard. The actual space is along the Hayden Road frontage in the northwest corner of the shopping center.

GENERAL PLAN DISCUSSION:

- This request complies with the General Plan in this area.

The General Plan is a comprehensive, long range policy document that guides the ultimate physical development of Scottsdale. The Plan is an official public document that is adopted by the City Council after public hearings, citizen input and a recommendation from the Planning Commission. The Plan contains four elements: Land Use, Environmental Design, Circulation, and Public Facilities. Each element is reviewed when development applications are considered.

ZONING CONTEXT:

Current Zoning: The current zoning is C-3, Highway Business District.

Zoning History:

- 151-DR-94 approved the entire commercial shopping center design and elevations

Action Taken _____

- Subsequent Development Review Board cases have been approved for the pads around the perimeter of the center
- A number of use permits have approved for this center including a tire store, auto repair, automated car wash, and a gasoline service station.

PROJECT DISCUSSION:

The Sonora Village shopping center is bounded by Pima Road (future Pima Freeway with frontage road access) on the east, Frank Lloyd Wright Boulevard to the north, Hayden Road to the west and the Northsight master planned community to the south. This commercial center has developed into a mixture of neighborhood and regional uses. The large grocery store, dry cleaners, tire store, gas station and other service oriented business, including the restaurants, serve the surrounding residential neighborhoods. The movie theater, Staples store and other large furniture and retail stores serve the regional population with the site's convenient access and location. This combination of neighborhood and regional uses has enabled the center to build all of the proposed buildings and create minimal vacancies.

The proposed restaurant and micro-brewery will add another dining establishment to a center that features fast food/drive-thru restaurants, stand alone restaurants, cafés and restaurants within the center's main retail buildings. The applicant intends to utilize an existing space in one of the shopping centers retail buildings that fronts onto Hayden Road in the northwest corner of the center. The shops "D" are located in a cluster of buildings that are just south of the Cobblestone car wash and gas station. Within this building are a Peter Piper pizza restaurant, a furniture store and another major tenant that fronts to the parking area on the eastern side of the site. The smaller shops "D" face the western parking area, along Hayden Road, and consist of smaller tenants.

The Brew Station intends to fill a vacant 3,780 square foot space within the shops "D" building. The restaurant and micro-brewery is set up to allow customers to utilize the main entrance and small outdoor patio area for the dining area. The space also includes areas for customers to brew their own beer as well as providing small batch brewing services to local establishments. An office, small retail counter and storage area make up the majority of the small tenant space. The applicant intends to offer cigars, games, and internet access to customers of the restaurant.

USE PERMIT FINDINGS:

Staff has reviewed this case for compliance with Section 1.401 and recommends that the Planning Commission and City Council find as follows:

- A. *Granting this use permit subject to the approved conditions will not be materially detrimental to the public safety or welfare.*
 1. *There will not be damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.*
 2. *There will be no impact on surrounding areas resulting from an unusual volume or character of traffic.*
 3. *There are no other factors associated with this project that will be materially detrimental to the public.*

- B. The characteristics of the proposed conditional uses are reasonably compatible with the types of uses permitted in the surrounding areas.*

COMMUNITY IMPACT:

The applicant intends to provide a further mix of restaurant and dining options to the Sonora Village shopping center. The center offers several types of eating establishments from fast food to stand alone sit down restaurants. This unique restaurant with a micro-brewery will allow patrons an opportunity to brew their own beer and enjoy it with the restaurant food. This type of operation is different from typical micro-brewery restaurants in that it allows hands on experience for the customer to brew beer within a restaurant setting. The proposed use will continue to allow the Sonora Village shopping center to create a wide range of uses to support the surrounding residential neighborhoods.

- ATTACHMENTS:**
- A - Conditions
 - B - Additional Information
 - #1 - Aerial
 - #2 - Zoning Map
 - #3 - Vicinity Map
 - #4 - Land Use Plan
 - #5A - Site Plan
 - #5B - Site Plan
 - #6 - Elevations

CONDITIONS FOR CASE 8-UP-98 – The Brew Station

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall be in conformance with the site plan and development program submitted by Bryan Chiordi-Jones and dated 3 March 1998. These stipulations take precedence over the above-referenced site plan and development program. Any proposed significant change, as determined by the Community Development Administrator shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **OUTDOOR SEATING AREA.** At least fifteen (15) days prior to final plans submittal, the developer shall submit a dimensioned site plan for the proposed outdoor patio seating, indicating the location of all existing improvements, tables, chairs, and any proposed railings or gates subject to Project Coordination staff approval. No outdoor seating shall be provided unless approved by Project Coordination staff.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage plan subject to city staff approval. The conceptual plan shall be in conformance with the Design Standards and Policies Manual and the approved master drainage report for Sonora Village. In addition, the conceptual drainage plan shall clearly define the limits of proposed construction.
2. **FINAL DRAINAGE REPORT.** With the final improvement plans submittal to Project Review, the developer shall submit a final drainage report and plan subject to Project Review approval. The final drainage report and plan shall be in conformance with the Design Standards and Policies Manual - DRAINAGE REPORT PREPARATION. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report for Sonora Village.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan.

WATER

1. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the city, the developer, at its expense, shall provide all water lines and water related facilities necessary to serve the site.

WASTEWATER

1. **NEW WASTEWATER FACILITIES.** Prior to the issuance of Letters of Acceptance by the City, the Developer, at its expense, shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site.

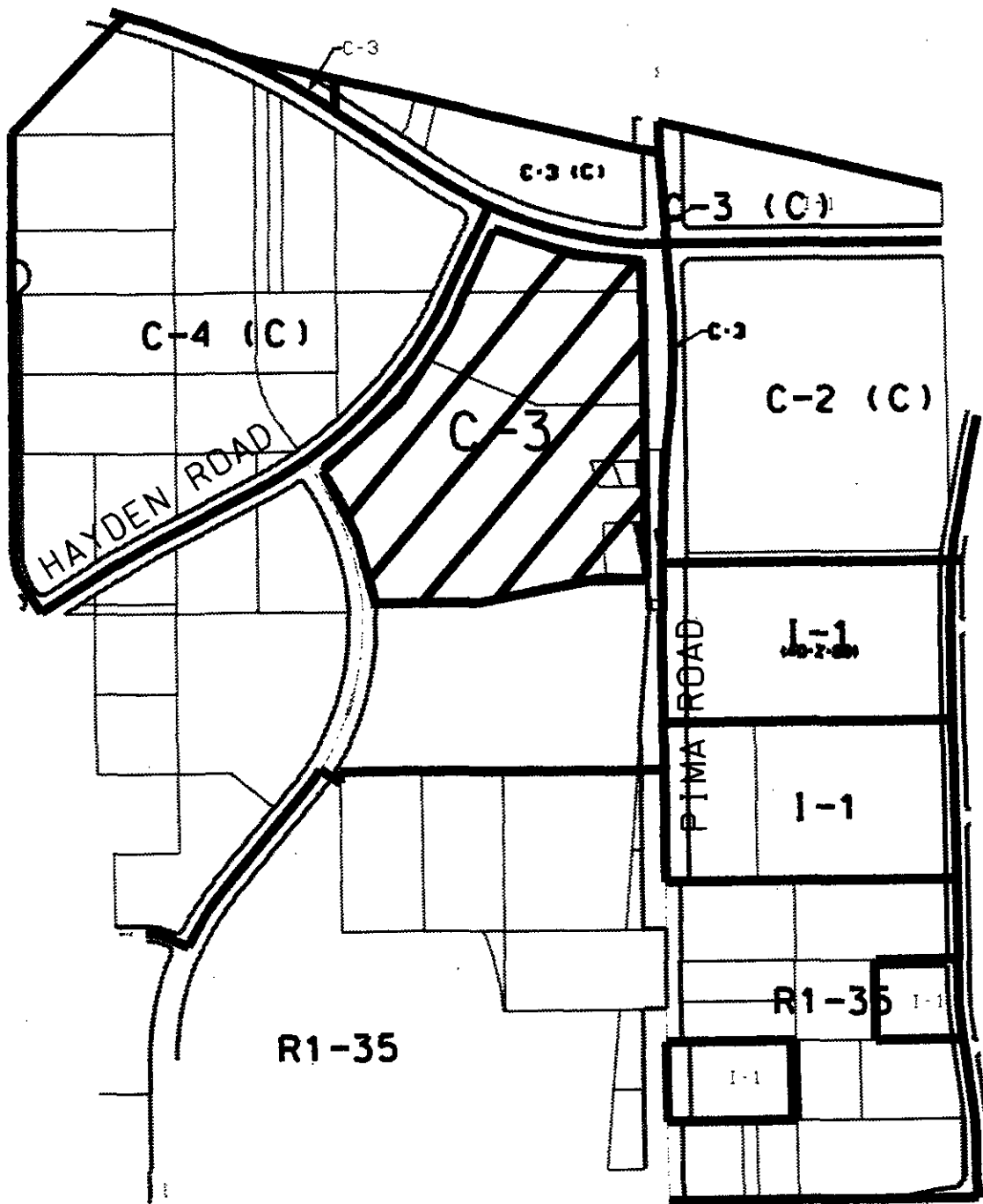
ADDITIONAL INFORMATION

PLANNING/DEVELOPMENT

1. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **DUST CONTROL PERMITS.** Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) shall be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.
2. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development, including but not limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of use permit does not and shall not commit the city to provide any of these improvements.
3. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of any water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee which is applicable at the time building permits are granted.



8-UP-98

ATTACHMENT #2

JENNY LYNN

CIRCLE MOUNTAIN ROAD

HONDA BOW ROAD

ROCKAWAY HILLS ROAD

DESERT HILLS DR.

JOY RANCH ROAD

STAGE COACH PASS

CAREFREE HIGHWAY

DOVE VALLEY ROAD

LONE MOUNTAIN ROAD

DIXILETA DRIVE

DYNAMITE BOULEVARD

JOMAX RD.

HAPPY VALLEY ROAD

PINNACLE PEAK ROAD

DEER VALLEY ROAD.

BEARDSLEY ROAD

UNION HILLS ROAD

BELL ROAD

GREENWAY ROAD

THUNDERBIRD ROAD

CACTUS ROAD

SHEA BOULEVARD

DOUBLETREE RANCH RD.

NORTHERN AVE.

INDIAN BEND ROAD

LINCOLN DRIVE

MCDONALD DRIVE

JACKRABBIT ROAD

CHAPARRAL ROAD

CAMELBACK ROAD

INDIAN SCHOOL ROAD

OSBORN ROAD

THOMAS ROAD

OAK STREET

ROOSEVELT STREET

McKELLIPS ROAD

32ND ST.

40TH ST.

48TH ST.

56TH ST.

64TH ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

96TH ST.

104TH ST.

112TH ST.

120TH ST.

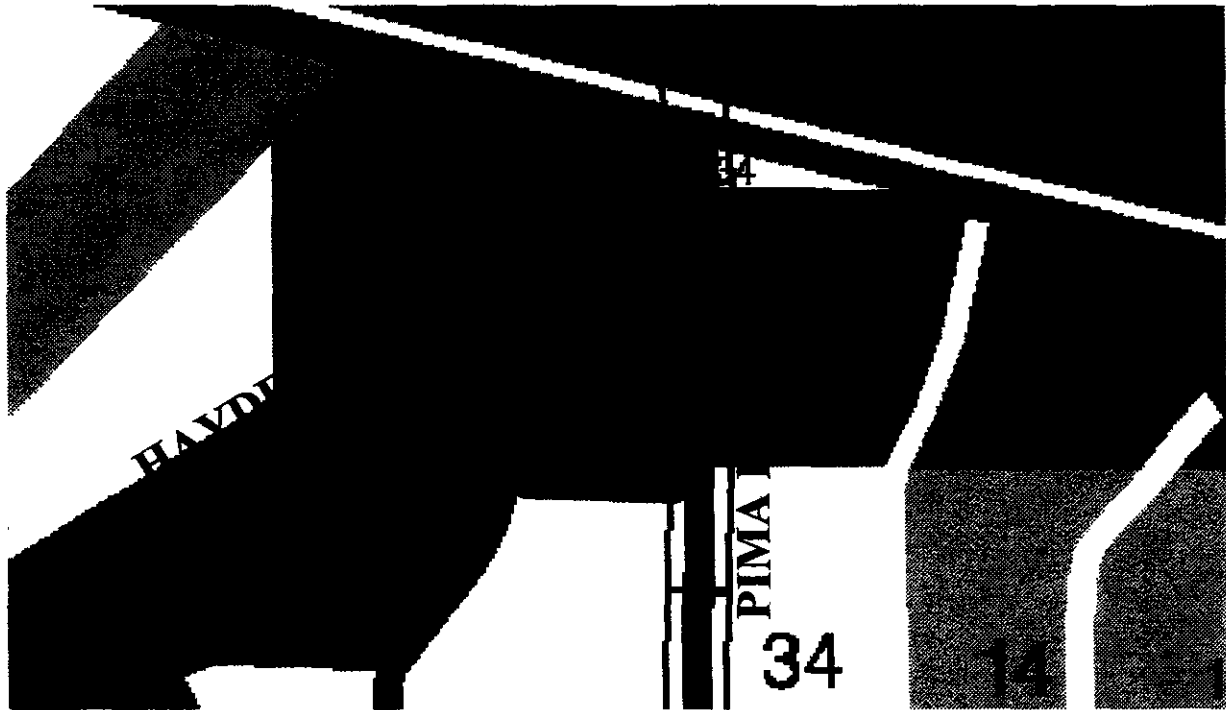
128TH ST.

144TH ST.

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ATTACHMENT #3

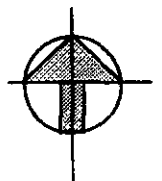
GENERAL PLAN

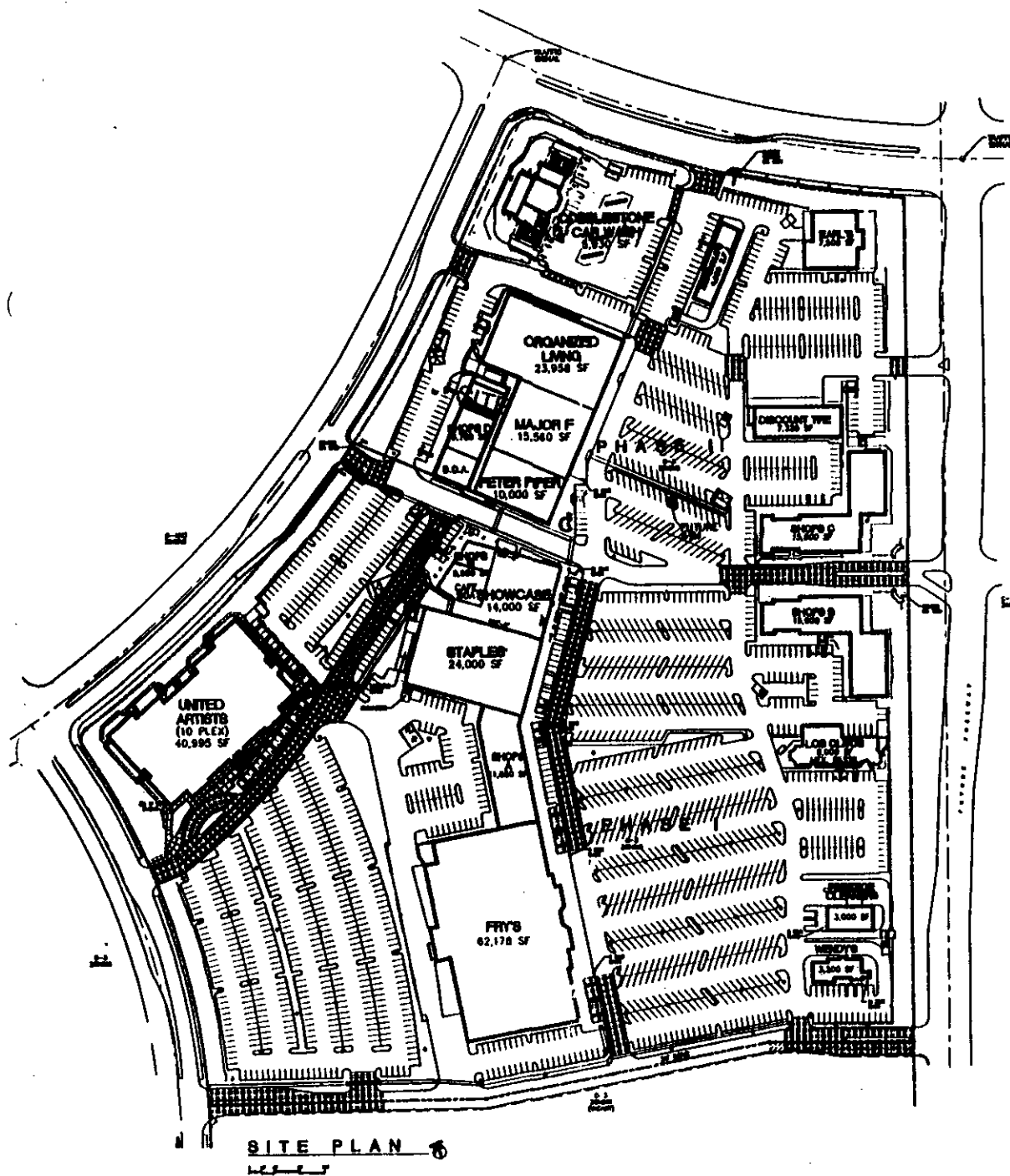


	TOURIST ACCOMMODATIONS
	LOW INTENSITY RESORT
	NEIGHBORHOOD COMMERCIAL
	GENERAL COMMERCIAL
31	MINOR OFFICE
32	MAJOR OFFICE
33	MINOR EMPLOYMENT
34	GENERAL EMPLOYMENT
	RESEARCH AND DEVELOPMENT
41	NATURAL OPEN SPACE
	LIMITED USE AREA
	DEVELOPED OPEN SPACE
	CULTURAL / INSTITUTIONAL
	UTILITIES
	NATURAL OPEN SPACE AND/OR POTENTIAL LIMITED USE AREA

10	1/5 DU/AC
11	1/3-1/2 DU/AC
12	1/2-1 DU/AC
13	1-2 DU/AC
14	2-4 DU/AC
15	4-8 DU/AC
16	8-12 DU/AC
17	12-22 DU/AC

ATTACHMENT #4





SITE PLAN 1

PROJECT DATA

PHASE 1	
BUILDING AREA:	
FRY'S	62,178 S.F.
UNITED ARTISTS	40,995 S.F.
STAPLES	24,000 S.F.
SHOWCASE HOME ENTERTAINMENT	14,000 S.F.
SHOPS A	11,880 S.F.
SHOPS B	10,000 S.F.
SHOPS C	8,500 S.F.
SHOPS D	5,200 S.F.
SHOPS E	3,000 S.F.
SHOPS F	3,000 S.F.
SHOPS G	3,000 S.F.
SHOPS H	3,000 S.F.
SHOPS I	3,000 S.F.
SHOPS J	3,000 S.F.
SHOPS K	3,000 S.F.
SHOPS L	3,000 S.F.
SHOPS M	3,000 S.F.
SHOPS N	3,000 S.F.
SHOPS O	3,000 S.F.
SHOPS P	3,000 S.F.
SHOPS Q	3,000 S.F.
SHOPS R	3,000 S.F.
SHOPS S	3,000 S.F.
SHOPS T	3,000 S.F.
SHOPS U	3,000 S.F.
SHOPS V	3,000 S.F.
SHOPS W	3,000 S.F.
SHOPS X	3,000 S.F.
SHOPS Y	3,000 S.F.
SHOPS Z	3,000 S.F.
TOTAL	100,183 S.F.

NET AREA: 23 ACRES = 1,001,000 S.F.
COVERAGE: 100,183 S.F. / 1,001,000 S.F. = 10.0%

PHASE 2

BUILDING AREA:	
PETER PIPER PIZZA - RESTAURANT	10,000 S.F.
MAJOR F	15,540 S.F.
ORGANIZED LIVING	23,958 S.F.
SHOPS C	8,500 S.F.
SHOPS D	5,200 S.F.
SHOPS E	3,000 S.F.
SHOPS F	3,000 S.F.
SHOPS G	3,000 S.F.
SHOPS H	3,000 S.F.
SHOPS I	3,000 S.F.
SHOPS J	3,000 S.F.
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SHOPS S	3,000 S.F.
SHOPS T	3,000 S.F.
SHOPS U	3,000 S.F.
SHOPS V	3,000 S.F.
SHOPS W	3,000 S.F.
SHOPS X	3,000 S.F.
SHOPS Y	3,000 S.F.
SHOPS Z	3,000 S.F.
TOTAL	90,327 S.F.

NET AREA: 11.1 ACRES = 483,510 S.F.
COVERAGE: 90,327 S.F. / 483,510 S.F. = 18.7%

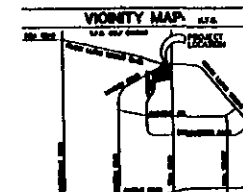
TOTAL

BUILDING AREA:	200,701 S.F.
NET AREA:	34.1 ACRES = 1,484,500 S.F.
COVERAGE:	200,701 S.F. / 1,484,500 S.F. = 13.5%

MAJOR F, A, B AND SHOPS D AREA:
TOTAL S.F. W/ CORRIDOR: 61,840 S.F.
TOTAL S.F. W/O CORRIDOR: 58,327 S.F.

PARKING

PARKING REQUIRED:	1,000 SPACES (87 ACCESSIBLE; 7 VAN ACCESSIBLE)
	100 BICYCLE PARKING SPACES MAX.
PROVIDED:	2,002 SPACES (80 ACCESSIBLE; 12 VAN ACCESSIBLE)
	(7.0 SPACES / 1,000 S.F.)
	100 BICYCLE PARKING SPACES
SURPLUS PARKING:	348 SPACES (13 ACCESSIBLE; 5 VAN ACCESSIBLE)



SONORA VILLAGE
 BOOTHDALE ARIZONA

PHASE 1 & 2

THE PEDERSON GROUP

ELLERMAN & SCHICK, ARCHITECTS
 1111 1st St.

8-UP-98

ATTACHMENT #5A

08-UP-58

HAYDEN ROAD

5,930 SF

ORGANIZED
LIVING
23,958 SF

MAJOR F2
7,773 SF

SHOPS D
9,780 SF

MAJOR F1
7,773 SF

B.O.A.

PETER PIPER
10,000 SF

P H A S E

C-3
ZONING

11 BIKE
RACK

CENTER
I.D. SIGN

25'

S I E P L A N



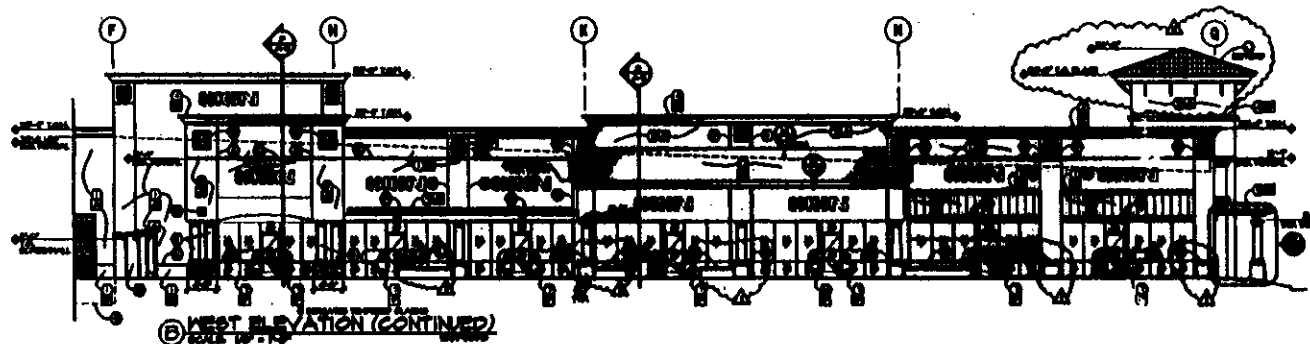
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MARCH 8, 1998

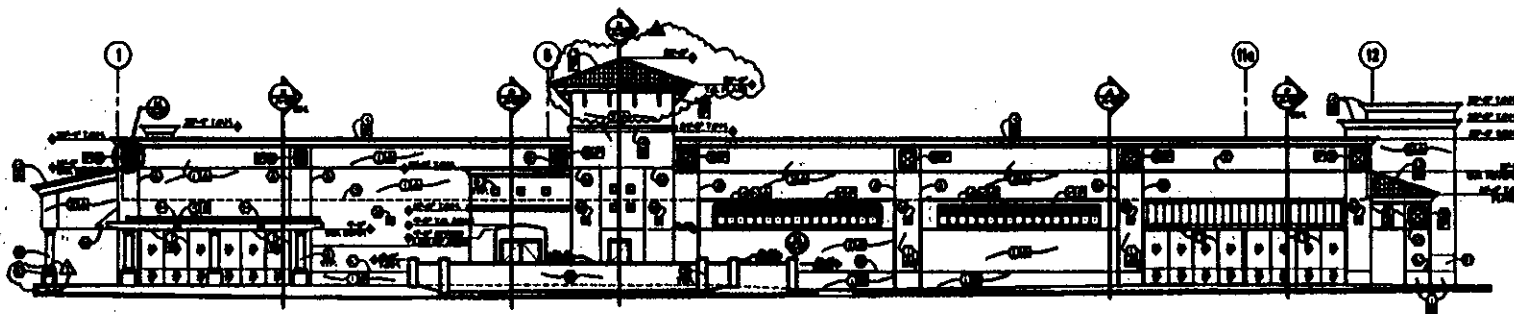
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WEST ELEVATION



⑥ WEST ELEVATION (CONTINUED)



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1. DATE PRINTED: SEPTEMBER TWENTY TWO AND FORTY-ONE.
2. NAME: W. HENRY LITTLE L. F. ARDRE
3. ADDRESS: 1000 N. W. 10TH AVE. S.W.
4. CITY: MIAMI BEACH, FLA.
5. PHONE: 361-1234

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& SCHICK**
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200 WEST SPRINGFIELD AVENUE • CHICAGO • ILLINOIS • 60610
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MAJORS E, P AND D / SHOPS D
S.E.C. PMA ROAD & PIONEER LANE UNIT 1510
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