

Full Size or Largest Size
(site plan, landscape, elevations)

REFERENCE ONLY
NOT FOR CONSTRUCTION

BLK LIVE - USER PERMIT
7301 E. BUTHERUS DRIVE
SCOTTSDALE, AZ 85024

SITE PLAN / REVISED PARKING CALCULATIONS

DRAWN: JTP
JOB NO. 15-001
DATE: 7.3.18
REVISED:
1 USE PERMIT (12-UP-2018) (SUB 1.4.10)
CITY COMMENTS 11.30.18 (SUB 1.4.10)
2 USE PERMIT (12-UP-2018) (RESUB. 3.8.19)
CITY COMMENTS 1.29.19 (RESUB. 3.8.19)

SITE PLAN KEYNOTES

- 1 REMOVE EXISTING WROUGHT IRON FENCING, WROUGHT IRON DOOR, AND DOOR HARDWARE THIS LOCATION.
- 2 REMOVE EXISTING PERFORATED STEEL MESH PANELS AND INSULATION AT MULTIPLE LOCATIONS AT THIS EXISTING CMU WALL. IN-FILL WALL OPENINGS WITH SOLID FILLED CMU AND STUCCO FINISH TO MATCH AND ALIGN WITH ADJACENT WALLS. SEE ELEVATIONS SHEET UP 7.
- 3 INSTALL APPROX. 25 LINEAR FEET OF 10'-0" STUCCO CLAD, SOLID FILLED CMU WALL THIS LOCATION. PROVIDE NEW STRUCTURAL OPENING TO ACCOMMODATE NEW 4'-0" X 2'-0" 1-3/4" INSULATED HOLLOW METAL DOOR WITH PANIC HARDWARE LEVER AND SURFACE MOUNTED CLOSER WITH HOLD OPEN FUNCTION. HEIGHT TO MATCH EXISTING EXIT DOORS.
- 4 REMOVE EXISTING CORRUGATED SHEET METAL PANELS FROM NOTED SECTIONS OF EXISTING 8'-0" MECHANICAL SCREEN ON ROOF DIRECTLY ADJACENT TO THE EXTERIOR PATIO. ATTACH RUBBER AND FIBERGLASS ASSEMBLY AS SHOWN IN SECTION 3/UP 7. THICK DASHED LINE INDICATES SCREEN LOCATION.
- 5 ALL 10'-0" NEW AND EXISTING, SOLID FILLED CMU WALLS SURROUNDING THE EXISTING PATIO TO RECEIVE NEW 8'-0" CONTINUOUS ACOUSTICAL ASSEMBLY ATTACHED DIRECTLY TO THE TOP OF CMU WALLS BELOW. TOTAL HEIGHT APPROX. 18'-0". SEE SHEET UP 7 FOR EXTERIOR ELEVATIONS AND SECTION.
- 6 EXISTING GATE/DOOR TO BE REMOVED AND REPLACED WITH NEW INSULATED HOLLOW METAL DOOR WITH RUBBER & FIBERGLASS ASSEMBLY ON INTERIOR FACE. EXIT DOORS SHALL BE 3'-0" MINIMUM AND SHALL HAVE PANIC HARDWARE.
- 7 REMOVE SMALL SECTION EXISTING STEEL MESH ABOVE SOUTH EXIT DOOR. INSTALL STEEL LINTEL AND IN-FILL WITH STUCCO CLAD SOLID FILLED CMU TO MATCH EXISTING.
- 8 BREAK IN ACOUSTICAL ASSEMBLY SHOWN HERE IS FOR REFERENCE ONLY TO REVEAL WALL UNDERNEATH. ASSEMBLY TO BE CONTINUOUS AT THIS LOCATION.
- 9 (1) ADDITIONAL PARKING STALL TO BE ADDED HERE. DIMENSIONS TO MATCH ADJACENT STALLS.
- 10 BLOCK OF (6) FULL SIZE STANDARD PARKING STALLS TO BE ADDED HERE FOR A GRAND TOTAL OF (7) NEW STALLS ON THE PROJECT SITE.
- 11 PROPOSED STAGE PER CUP NARRATIVE.
- 12 EXTEND EXISTING MECHANICAL ROOF SCREEN ASSEMBLY WITH ACOUSTICAL TREATMENTS 10'-0" LINEAR FEET THIS LOCATION TO PROVIDE SOUND MITIGATION COVERAGE BETWEEN END OF EXISTING MECHANICAL ROOF SCREEN AND NEW CMU ACOUSTICAL WALL BELOW.

SHEET INDEX

- UP 1 SITE PLAN & REVISED PARKING CALCULATIONS
 - UP 2 ENLARGED LIGHTING SITE PLAN
 - UP 3 SITE PHOTO & ELEVATION INFORMATION
 - UP 4 STAGE PLANS & PHOTOS
 - UP 5 SITE LIGHTING SPECIFICATIONS & CUT SHEETS
 - UP 6 LEASED PARKING STALL PLAN
 - UP 7 SOUND MITIGATION ELEVATIONS & SECTIONS
- DR1.0 PHOTOMETRIC ANALYSIS PLAN

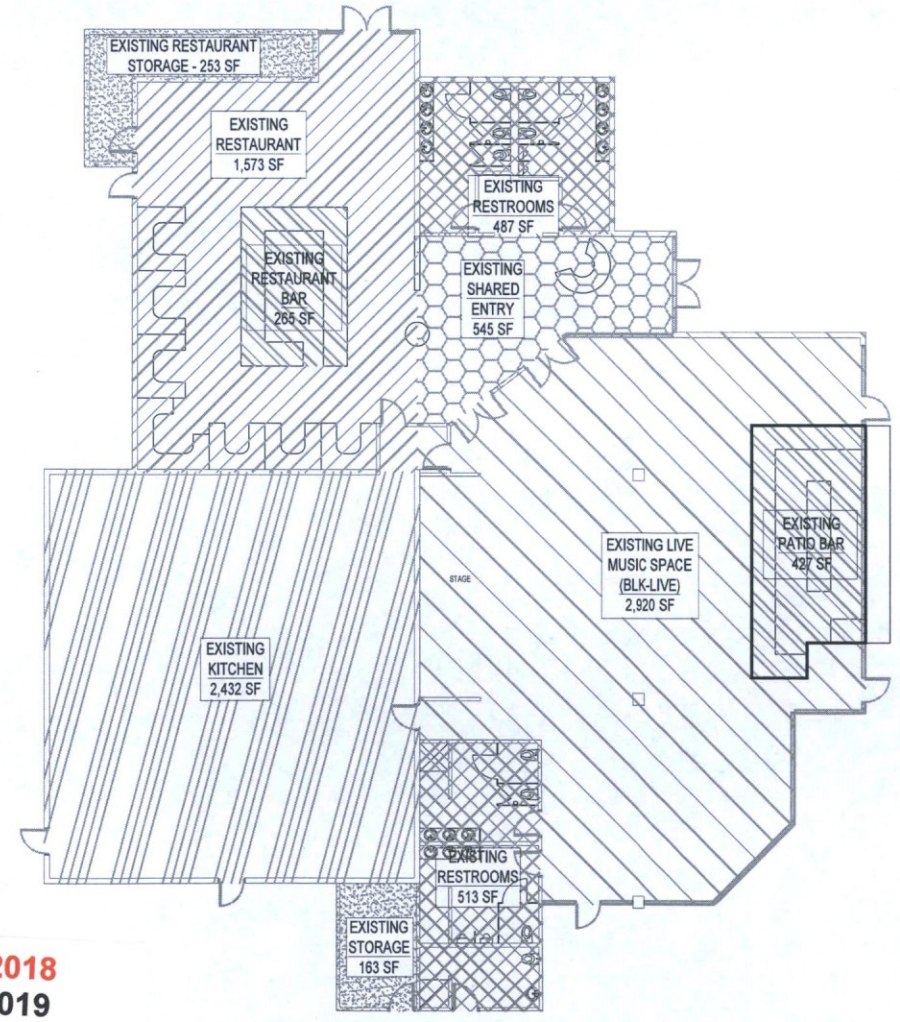
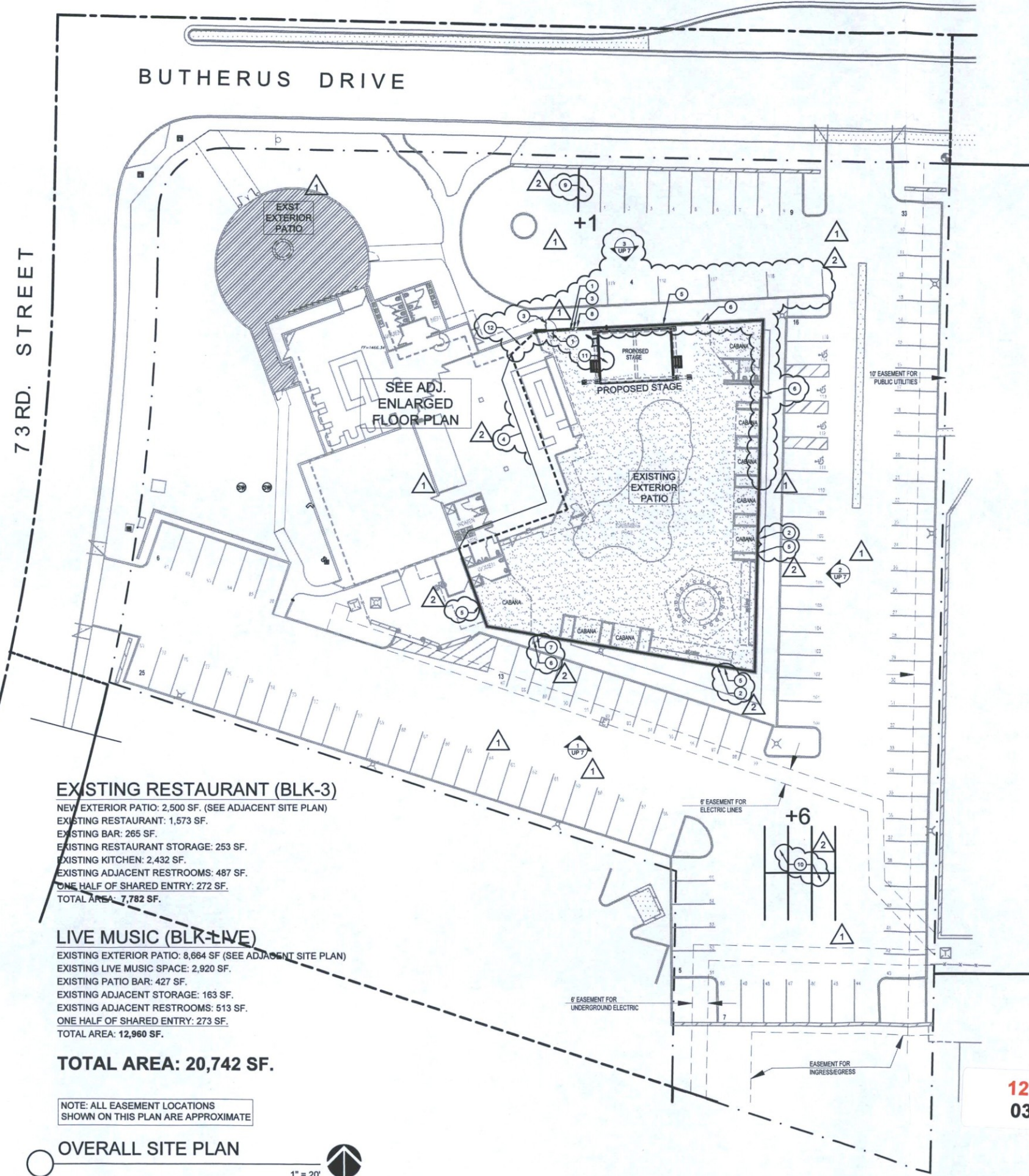
REVISED PARKING CALCS.

Exst. Restaurant + Bar + Kitchen: 1573+265+2438 = 4276 SF / 80 = 53.45 Stalls Req.
 Shared Entry: 545 SF / 80 = 6.81
 New Patio: 2500 SF - 200 / 200 = 11.5
 Restaurant Storage: 253 SF / 800 = 0.31
 Live Music Space/ Adj. Bar: 2920 SF + 427 SF / 80 = 55.78
 Existing Patio Space: 10,400 SF - 200 - 992 (Landscaping) / 200 = 46.04
 Storage: 163 / 800 = 0.20
 Restrooms (Bar Side): 487 / 80 = 6.09
 Restrooms (Live Music Side) 513 / 80 = 8.55
 Subtotal parking stalls required = (188.73) **189 stalls required**

Parking Stall Reduction = A total reduction of (2) parking stalls per existing shower. (3) showers provided = (6) total parking stalls removed from required total.

TOTAL PARKING STALLS PROVIDED:
 (Current) Existing of project property: 119
 (Current) Leased parking stalls from adj. property (7333 E. Butherus Dr.): 22
 (New) Additional stalls on project property as part of re-striping: +7
 (New) Leased parking stalls from adj. property (14807 N. 73rd St.): +27
 (New) Leased parking stall from adjacent property (14840 N. 74th St.): +8
 Total parking stalls provided: 183

TOTAL STALLS REQUIRED AFTER REDUCTIONS (REVISED): (189 - 6) = 183
TOTAL CURRENT PARKING STALLS PROVIDED: 183



12-UP-2018
03/12/2019

ENLARGED FLOOR PLAN

EXISTING RESTAURANT (BLK-3)

NEW EXTERIOR PATIO: 2,500 SF. (SEE ADJACENT SITE PLAN)
 EXISTING RESTAURANT: 1,573 SF.
 EXISTING BAR: 265 SF.
 EXISTING RESTAURANT STORAGE: 253 SF.
 EXISTING KITCHEN: 2,432 SF.
 EXISTING ADJACENT RESTROOMS: 487 SF.
 ONE HALF OF SHARED ENTRY: 272 SF.
 TOTAL AREA: 7,782 SF.

LIVE MUSIC (BLK-LIVE)

EXISTING EXTERIOR PATIO: 8,664 SF (SEE ADJACENT SITE PLAN)
 EXISTING LIVE MUSIC SPACE: 2,920 SF.
 EXISTING PATIO BAR: 427 SF.
 EXISTING ADJACENT STORAGE: 163 SF.
 EXISTING ADJACENT RESTROOMS: 513 SF.
 ONE HALF OF SHARED ENTRY: 273 SF.
 TOTAL AREA: 12,960 SF.

TOTAL AREA: 20,742 SF.

NOTE: ALL EASEMENT LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE

OVERALL SITE PLAN

1" = 20'

3/32" = 1'-0"

BLK Live – 7301 East Butherus Drive, Scottsdale

Conditional Use Permit for a Bar

Case #: 12-UP-2018

Date Prepared: March 5, 2019

PROJECT NARRATIVE

Introduction & Background:

BLK Live is a restaurant, bar and entertainment venue located at 7301 East Butherus Drive in Scottsdale.

The site is zoned C-2. In 2011, the City Council approved zoning Case No. 33-UP-2011, a Conditional Use Permit for a Bar Use for an existing restaurant at the subject site. In 2014, the City Council approved Case No. 12-UP-2013, a Conditional Use Permit for Live Entertainment for an existing bar and restaurant establishment. The venue originally operated as more of a Hip Hop and dance club venue.

As noted above, the bar is part of the BLK Live restaurant and entertainment venue, and consists of interior and patio areas.

In recent years, the establishment has successfully operated a high-end restaurant and bar within the building and conducts live music shows on a stage located on the exterior patio.

As indicated on the latest site plan, the existing restaurant (interior) bar has an area of approximately 265 square feet, and the existing patio (exterior) bar has an area of approximately 427 square feet.

The purpose of this application for a Conditional Use Permit is to update the existing/previous Conditional Use Permit ("C.U.P.") to ~~indicate compliance with the existing Conditional Use Permit criteria for a Bar as required by the City of Scottsdale.~~ *ADD THE NEW EXTERIOR PATIO*

(NWC OF SITE) TO THE BAR USE PERMIT.

APPROVAL CRITERIA

The City of Scottsdale Zoning Ordinance, Section 1.400 (Conditional Use Permits), sets forth the following approval criteria:

HOURS OF OPERATION FOR BAR + LIVE ENTERTAINMENT?

12-UP-2018
03/12/2019

- A. Granting the CUP will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, consideration shall include, but not be limited to, the following factors: (1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination; (2) impact on surrounding area resulting from and unusual volume or character or traffic.**

Approval of the CUP request will not be materially detrimental to the public health, safety or welfare. All bar operations are conducted onsite, which is completely enclosed by a 10-foot high wall.

The bar operations themselves do not emit smoke, odor, dust, vibration, or illumination such that damage or nuisance occurs. It is also important to note the venue is adjacent to an active airport runway (Scottsdale Airport / Airpark) which contributes to the ambient conditions of the area. Traffic patterns in the area are already well established.

Noise mitigation measures related to the live entertainment/music are being addressed separately under CUP #13-UP-2018.

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

As noted above, the bar has been in operation as part of the initial operation of BLK Live. The site is adjacent to the Scottsdale Airport/Airpark. *THE NEW PATIO AREA IS NOT ARTICULATED TO*

- C. The additional conditions specified in Zoning Ordinance Section 1.403, as applicable, have been satisfied.**

Under Section 1.403 of the Scottsdale Zoning Ordinance ("Additional conditions for specific conditional uses."), there are additional conditions under subsection "C" related to "Bars, cocktail lounges, and/or after hours establishments". These are as follows:

- 1. The use shall not disrupt existing balance of daytime and nighttime uses.**

The use does not disrupt the existing balance of daytime and nighttime activities as the character of the area is one of commercial uses and activities related to the Scottsdale Airport/Airpark.

Additionally, the bar at BLK Live has been in operation since 2011 and we are not aware of any issues related to the bar itself. *THE NEW PATIO AREA " "*

2. The use shall not disrupt pedestrian-oriented daytime activities.

The use does not disrupt pedestrian-oriented daytime activities as the bar operates in the late afternoon/evening timeframe and is within an enclosed area that does not interfere with adjacent sidewalks.

3. If the site is located within the Downtown Overlay District D-O then:

The site is NOT located within the Downtown Overlay (D-O) District.

a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.

Because the site is NOT located in the Downtown Overlay (D-O) District, this is not applicable.

b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.

Because the site is NOT located in the Downtown Overlay (D-O) District, this is not applicable.

4. If the use is located within five hundred (500) feet of a residential use or district then:

The use is NOT located within 500-feet of a residential use or zoning district.

a. The use shall not adversely impact residential uses.

Because the use is NOT located within 500-feet of a residential use or zoning district, this is not applicable.

b. The use shall provide methods of buffering residential uses.

Because the use is NOT located within 500-feet of a residential use or zoning district, this is not applicable.

5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.

BLK Live currently operates under an approved Security and Maintenance Plan and no changes are anticipated with this updated application.

- 6. The property owner shall create a written exterior refuse control plan for approval by the City.**

An exterior refuse control plan has been previously approved for BLK Live; no changes are anticipated with this updated application.

- 7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.**

Mitigation measures for BLK Live related to noise and light are addressed through the related CUP application materials for the live entertainment, under application #13-UP-2018.

- 8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.**

Parking needs are addressed through both onsite parking spaces and offsite parking spaces (provided through an executed agreement with that property owner).

- 9. After hours establishments must maintain a valid after hours establishment license.**

BLK Live does not operate as an "after hours" facility.

CONCLUSION

TO ADD NEW PATIO AREA.

The requested Conditional Use Permit involves a small change to the previously approved CUP and introduces additional sound reduction measures. The request also meets or exceeds the approval requirements noted in the zoning ordinance and described in detail above. The request places parameters on the bar which are already being adhered to.

Approval of this request will not be detrimental to any adjacent properties or uses and will help maintain another quality amenity for Scottsdale residents and visitors alike.

Please feel free to contact me if you have any questions, or if you need any additional information.

March 8, 2019

City of Scottsdale
Transportation and Development
215 E. Buffalo St.
Chandler, AZ 85225

RE: BLK Live Conditional Use Permit - City Comment Response Letter
CUP #: (12-UP-2018)

DELTA 2 – CUP City Comment Responses

NOTE: These responses are based on city comments emailed from Bryan Cluff to Rod Jarvis on January 29th, 2019. They also include some responses to the citizen comments emailed from Luke Skelton with the “Stop The Noise Scottsdale Coalition” to Bryan Cluff on Monday, February 4th, 2019. I first received these comments on Monday, March 4th.

ORGANIZED BY SHEET:

UP 1 SHEET

- 1) Parking quantity achieved. See revised parking calculations for all owned and leased stalls, quantities, and addresses. A total quantity of (138) stalls was deemed acceptable by Bryan Cluff, via email, on Tuesday, October 30th. See sheet (UP 7) for all locations on a map and distances between property lines.
- 2) The acoustical canopy is now shown going around the entire patio, along those sections of existing mechanical screen adjacent to the patio, and a short mechanical screen extension on the roof in the northwest corner of the patio per **citizen comment #9**.
- 3) To make this sheet easier to read I added site plan keynotes and removed the notes directly on the plan. Some new keynotes were added.
- 4) The new (8) angled stalls have been removed per **city comment #2**. Not changes to the (4) existing stalls here. Instead those (8) stalls have been leased from an adjacent property.
- 5) A sheet index was added to improve navigation through the set.

UP 2 SHEET

- 1) Per **city comment #3** a device called a “Snoot” will be added the stage lighting fixtures (Colorado) to prevent light from spilling to the sides and out the top. A spec. for this device has been added near the bottom center of this sheet.

12-UP-2018
03/12/2019

UP 3 SHEET

- 1) All sheets submitted during CUP submittal #1 (1.4.19) are being resubmitted in CUP submittal #2 (3.8.19) because I have changed the project name on each sheet from "BLK PATIO ADDITION" to "BLK LIVE - USER PERMIT" to avoid any current or future confusion. Sheet UP 3 is only being resubmitted because of the reason. No other changes to this sheet.

UP 4 SHEET

- 1) See comment #1 under "UP 3 SHEET" above. Same reason. No other changes to this sheet.

UP 5 SHEET

- 1) Per **city comment #3** a isometric shield detail has been to the bottom center of the sheet. This will be a wall mounted, custom, painted steel shield with coverage on (3) sides and the top. This will be installed at every 'L2' fixture on site. All faces are transparent to show how it fits around the existing lights themselves for reference only. In the field they will be painted steel, no transparency.

UP 6 SHEET

- 1) Added a sheet with a satellite image showing the properties in proximity to the project site. All locations of leased parking stalls are outlined and noted. Dimensions are included where needed.

UP 7 SHEET

- 1) This elevation #2 has been revised to show the acoustical canopy extended on the north/south perimeter wall to the northeast corner. Elevation #4 has been added to show some walls changes and acoustical canopy above the entire north wall as referred to in citizen comment #9. The patio is now completely surround with acoustical canopy.

*Responses to **city comments #1 and #4** and the **citizen comments** will be provided by other team members.

Sincerely,

Jeff Pielage, LEED AP
Extollo design, LLC
480-888-6565

Attachments:

- (8) Site Plan (UP 1) sheets (Various sizes)
- (4) Lighting Site Plan (UP 2) sheets (Various sizes)
- (4) Site Photo / Elevation Information (UP 3) sheets (Various Sizes)
- (4) Stage Plans & Photos (UP 4) sheets (Various sizes)
- (4) Site Lighting Specifications/Cut Sheets (UP 5) sheets (Various Sizes)
- (4) Leased Parking Stall Plan (UP 6) sheets (Various sizes)
- (4) Sound Mitigation Elevations (UP 7) sheets (Various sizes)

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73 RD. STREET

BUTHERUS DRIVE

EXISTING RESTAURANT (BLK-3)
 NEW EXTERIOR PATIO: 2,500 SF. (SEE ADJACENT SITE PLAN)
 EXISTING RESTAURANT: 1,873 SF.
 EXISTING BAR: 285 SF.
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TOTAL AREA: 20,742 SF.

NOTE: ALL EASEMENT LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE

OVERALL SITE PLAN

1" = 20'

SITE PLAN KEYNOTES

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- 2 REMOVE EXISTING PERFORATED STEEL WITH PANELS AND INSULATION AT BULK HEAD LOCATION WITH THE EXISTING METAL DOOR. INSTALL WALL OPENINGS WITH SOLID FILLED CMU AND STUCCO FINISH TO MATCH EXISTING AND ALSO WITH ADJACENT WALLS SEE ELEVATION DRAWING UP 1.
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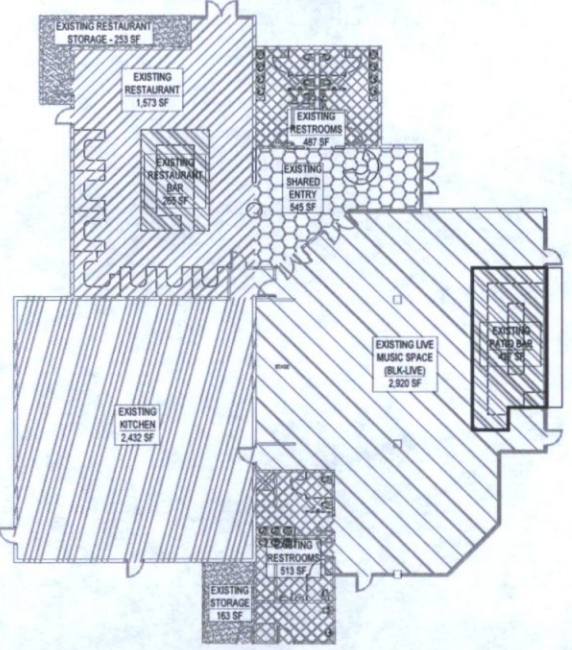
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ENLARGED FLOOR PLAN

3/32" = 1'-0"

EXTOLLO DESIGN
 2182 E. CEDARHURST ST.
 TEMPE, AZ 85282
 480-848-7575

REFERENCE ONLY
 NOT FOR CONSTRUCTION

BLK LIVE - USER PERMIT
 7381 E. BUTHERUS DRIVE
 SCOTTSDALE, AZ 85024

SITE PLAN / REVISED PARKING CALCULATIONS

DRAWN: JTP
 JOB NO. 15-001
 DATE: 7.3.18
 REVISED:
 A USE PERMIT (13-UP-018) (13-UP-018)
 CITY COMMENTS 11.30.18 (13-UP-018)
 A USE PERMIT (13-UP-018) (13-UP-018)
 CITY COMMENTS 1.26.19 PER.UB. 1.8.19

UP 1

12-UP-2018
 03/12/2019