



Pickle and Pour
Project Narrative – CUP Submission

Date:

11/14/23

Project Name:

Pickle and Pour

Pre App Number:

374-PA-2023

Location:

7300 E. McDowell Road

Architect:

Vince Dalke

Dalke Design Group, LLC.

vince@dalkedesigngroup.com

480-589-3793

Developer:

McDowell Pickle, LLC

Craig Paschich

519 E. Horseshoe Pl

Chandler, AZ 85259

Zoning:

C-3 "Community buildings and recreational facilities not publicly owned"

Parcel Number:

131-18-091B

Site Acreage:

94,499 SF (2.24 Acres) Net

Building area:



3,691 SF

Lot Coverage:

3.79%- 80% permitted

Building Height:

24' - 36' Permitted

FAR:

0.0379% - 0.080 Permitted.

CUP Request:

The attached Conditional Use Permit submission is for a new pickleball facility located at approximately the mid-block on the north side of McDowell Road between Scottsdale Road and 74th Street. The project is located on an existing 2.16 acre site and consists of a new 3,668 SF main retail and tap house building and 12 outdoor pickleball courts. The site is zoned C-3; Per our meetings with city staff, this unique use is classified as follows: "Community buildings and recreational facilities not publicly owned" and as such requires a CUP per table 11.201.A. (Land Use Table) is required to permit this use. The criteria for such a request is outlined in section 1.401 of the ordinance with the requirements follows:

- A. Granting of such conditional use permit will not be materially detrimental to the public health, safety or warfare.

Response: The use is a direct benefit to the local and larger community providing added outdoor recreational activities and additional courts for a sport that is expanding rapidly in popularity and is lacking locations to play in this area of the city.

1. Damage and nuisance arising from noise, smoke, odor dust, vibration and illumination.

Response: We have directly addressed these aspects in the design of the project in the following ways:

- a. The project is designed with the main building and the courts shifted to the south away from residential as far as possible providing a buffer of 153' from the courts to the north property line.
- b. We have noted the installation of 10' tall AcoustiBlok (A standard in the industry) sound deadening panels at the north end of each exposed court. This material has been used in numerous installations around the country and has a proven track record in sound dampening. In the submitted noise study, the large buffer as well as the addition of these panels reduces the sound transmission at the property line to the north to 53.5 dBA – 54.6 dBA below our self-imposed limit of 55 dBA which is well below the city "rebuttable" limit of 68 dBA noted in our report.



- c. The lighting for the courts and parking areas has been limited to a height of 22'-6" and is compliant with the city dark sky ordinance.
- d. We have designed a 29' landscape buffer between the parking area and our north property line. The trees envisioned in this zone consist of tightly spaced Willow Acacia trees which will create an additional visual barrier for light and activity. This new landscape buffer will drastically change this visual area for the neighbors to the north from pavement and parked cars to trees.

2. Impact the surrounding area resulting in an unusual volume or character of traffic.

Response: The site is accessed from a single drive off of McDowell Road (Major Arterial), with drive separations between access drives of over 400' to the east and west. This new use will exceed the trips per day compared to the very limited trips of the current Hertz use car lot. That said, the drive alignment with Skysong to the south as well as the rated capacity of McDowell Road (29,900 cars per day), this use will not have a noticeable impact on the day-to-day driver in this area.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding area.

Responses: The design of the project fits well with the very diverse character of the neighborhood ranging from car sales lots, retail as well as the large office complex to the south known as Skysong. To the east, the current Trevor's use is symbiotic with our use with both having similar public street side presence.

The project has a Tap House / Bar function that is part of the design. The design features overhead doors on the south and east side of the main building to allow the tap house function to have an indoor-outdoor feel which aligns with the overall design concept. The following are the criteria in the CUP regulations related to this use / function:

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

Response: As noted above, the area has very diverse mix of uses along this section of McDowell. Our use and function meshes well with the Trevor's to the east with similar business hours. Our current projected hours of operation would be 7 am to 10 pm Sunday – Thursday and 7 am to 11 pm Fri and Saturday. Our use will in fact invigorate the streetscape with more visible pedestrian activity.

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

Response: The use will enhance and reinforce pedestrian daytime activity by the nature of this outdoor pedestrian activity.



3. Not in the downtown overlay therefore this does **not apply**.
4. If the use is located within 500' of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
Response: The tap room use is focused to the south and east and not north toward the residential area. Additionally, we have afforded a 153' buffer with an integrated 29' landscape buffer between this function and residential district. Access to the site is only from the south with no vehicular access through the residential area. With these two design factors (orientation as well as distance) the noise, light and sounds of this tap room function have been minimized to such an extent that they will not have any adverse impacts to the residential areas. Lastly, traffic to the site from a singular drive from McDowell, with no access through any residential area.
 - b. The use shall provide methods of buffering residential uses.
Response: The tap room use is focused to the south and east and not north toward the residential area. Additionally, we have afforded a 153' buffer with an integrated 29' landscape buffer between this function and residential. Access to the site is only from the south with no vehicular access through the residential area.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
Response: The owner will work with the city and the Scottsdale police department to create, approve, implement, maintain, and enforce this plan.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
Response: The owner will work with the city and the Scottsdale waste management department to create, approve, implement, maintain, and enforce this plan.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
Response: As noted in the CUP responses above, we have minimized and mitigated noise by the site design of the project as well as with sound control materials. For lighting we have a 29' landscape buffer between our parking field and the property line. Per the provided lighting plans, this project will not have any light transmission within 10' of the north property line and with the final tree coverage planned, we expect no light transmission withing 20' of the property line.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
Response: The site design provides for parking in excess of the city required parking amount by 16 spaces. Additionally, the use will not outpace or exceed the capacity of traffic on McDowell Road based on its classification as a Major Arterial.



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

Response: The project will not be open after hours and will not be applying for such hours. The current projected hours for the facility are 7 am to 10 pm Sunday – Thursday and 7 am to 11 pm Fri and Saturday

Community Outreach:

As part of the design process, we held a neighborhood meeting on Tuesday, August 15th from 6:00 – 7:30 pm. This meeting was held at Trevor's directly adjacent to the site. The meeting was an open house format and as noted in our report, we had three attendees (two were city council as well as the manager of the Hertz that this project will be displacing). All were very positive about the project and the design.

Conclusions:

We are very excited to bring this new use and concept to Scottsdale. We feel the use, design and operation collectively will enhance and benefit this neighborhood and the city as whole. We have taken care to design the project in ways to minimize the effects of the use and believe that staff and city officials will feel the same.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V Dalke', is positioned above the typed name.

Vince Dalke

President

vince@dalkedesigngroup.com

480-589-3793