



**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:**

2039 E. Rice Drive, Tempe, AZ 85283  
480-589-3793



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 74<sup>th</sup> 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 15<sup>th</sup> 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:**

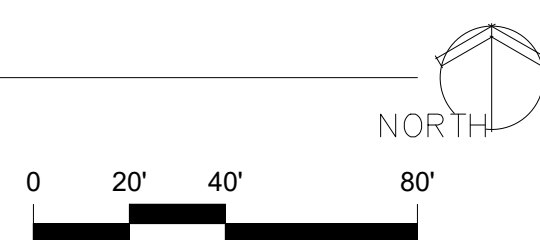
We are very excited to bring this new use and concept to Scottsdale. We feel the use, design and operation collectively will enhance and benefit this neighborhood and the city as whole. We have taken care to design the project in ways to minimize the effects of the use and believe that staff and city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

Sincerely,

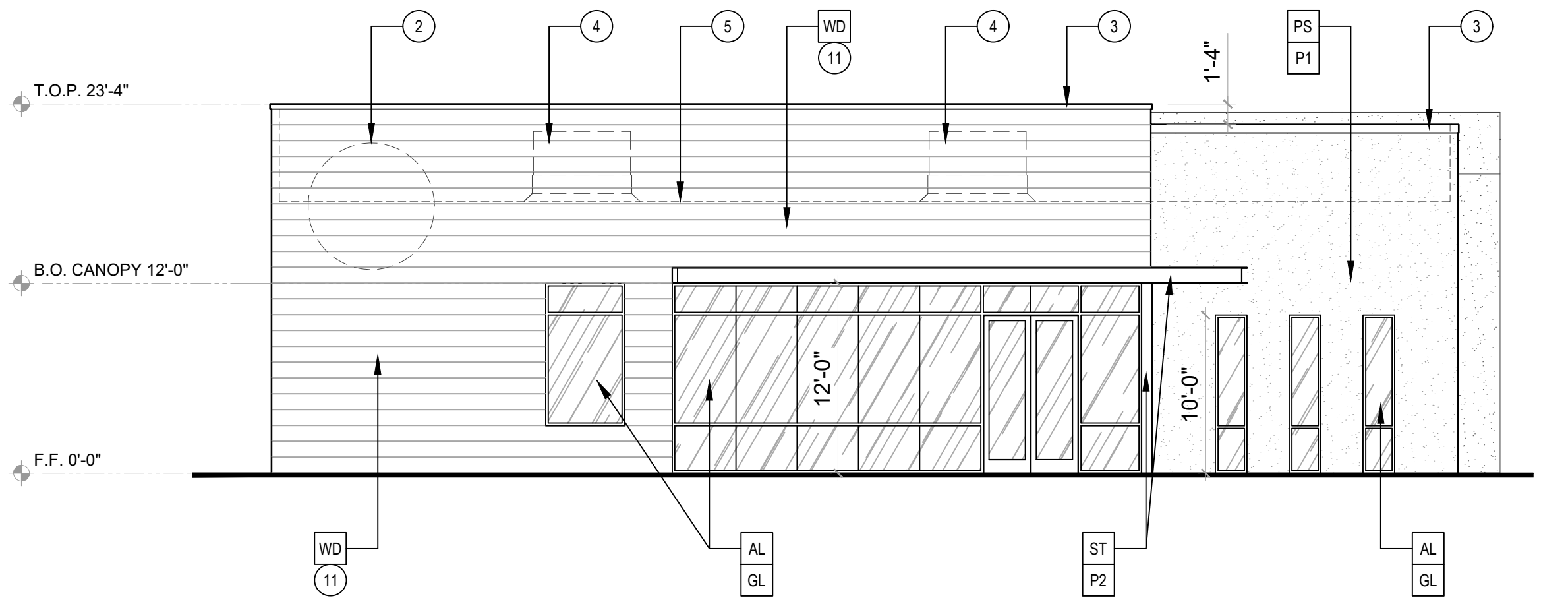
A handwritten signature in blue ink, appearing to read 'V Dalke', is positioned above the typed name.

Vince Dalke  
President  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)  
480-589-3793

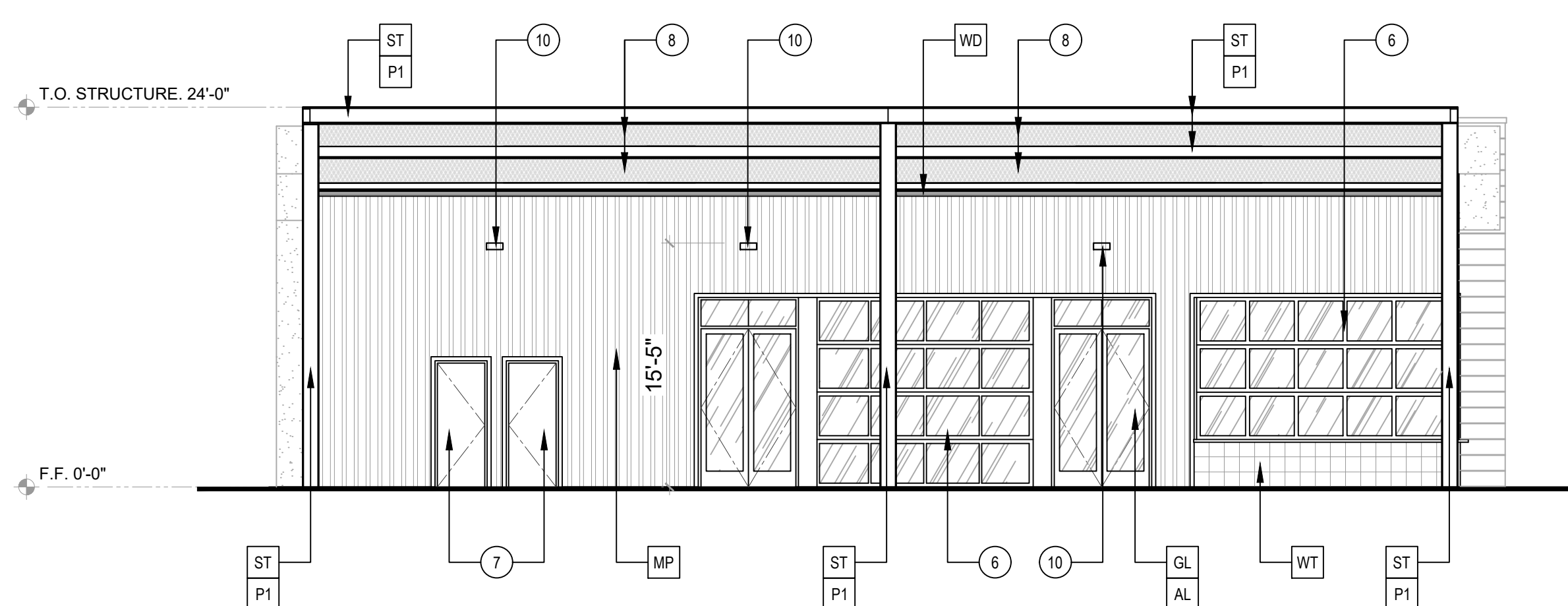
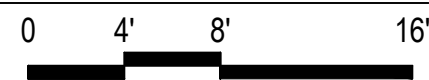




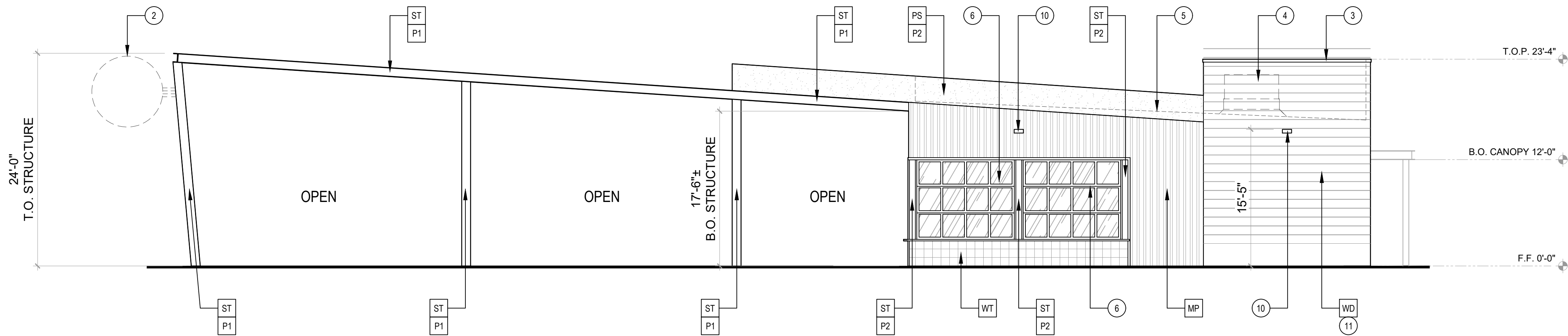
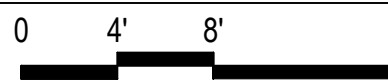




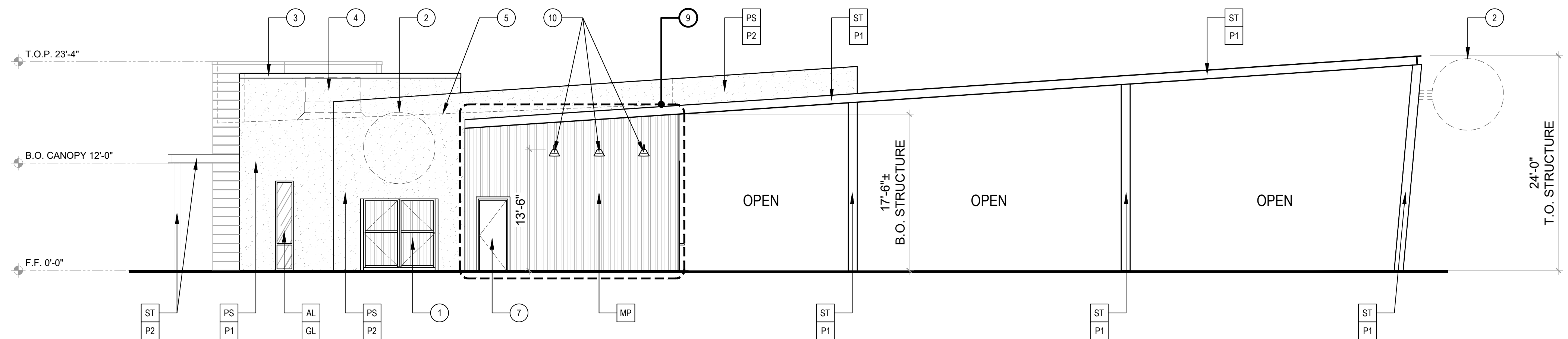
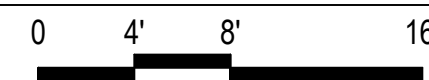
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



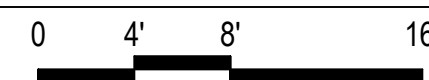
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



## MATERIALS

- MP CORRUGATED METAL PANEL  
MFR: ATAS  
COLOR: "SIAM BLUE"
- PS PAINTED STUCCO FINISH  
"SEE PAINT SCHEDULE FOR COLOR"
- ST PAINTED STEEL MEMBER  
"SEE PAINT SCHEDULE FOR COLOR"
- WD WOOD/PVC PLANK  
MFR: TIMBERTECH  
COLOR: "WEATHERED TEAK"
- WT 8" X 8" WALL TILE (BUTT JOINTED)  
MFR: CEMENT TILE SHOP  
COLOR: "BISTRO"

## STOREFRONT

- AL ANODIZED ALUMINUM  
COLOR: BLACK
- GL SOLAR BAND  
COLOR: "GRAY"

## PAINT SCHEDULE

- P1 SHERWIN WILLIAMS - SW 7008  
"ALABASTER" LRV - 82
- P2 SHERWIN WILLIAMS - SW 7069  
"IRON ORE" LRV - 6

## KEY NOTES

- SES GATE - PAINTED "P1".
- SIGNAGE PLACEHOLDER - NOT PART OF SCOPE.
- METAL CAP - PAINTED "P2".
- HVAC UNIT BEYOND.
- LINE OF ROOF BEYOND.
- BI-FOLDING VERTICAL DOOR.
- HOLLOW METAL DOOR - PAINTED "P2".
- TENSILE FABRIC SHADE CANOPY - NOT PART OF SCOPE.
- DEDICATED AREA FOR ARTIST'S MURAL.
- LIGHT FIXTURES - SEE LIGHTING AND PHOTOMETRIC PLANS FOR DETAILS.
- 1/2" VERTICAL REVEAL BETWEEN PLANKS.

## GENERAL NOTES

- TENSILE FABRIC SHADE STRUCTURE ABOVE ADJOINING COURTS. DETAILS PROVIDED BY THIRD PARTY.
- PROVIDE 3" METAL FRAME AROUND OPENINGS LOCATED WITH CORRUGATED METAL PANEL AREAS.



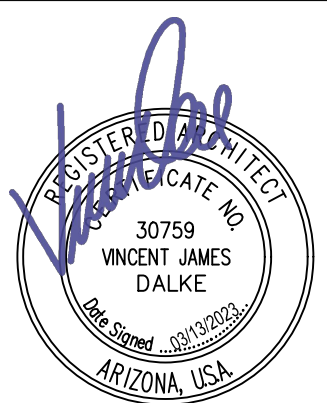
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McDOWELL PICKLE LLC.  
**PICKLE & POUR**  
7300 E. McDOWELL RD  
SCOTTSDALE, AZ

NUMBER	REVISION	DATE
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SEAL



SHEET TITLE  
PRELIMINARY EXT. ELEVATIONS

ISSUE DATE	11/15/23
DRAWN	KAW
CHECKED BY	VJD
PROJECT NUMBER	-

DRAWING NO.

# A3.1

REV

10-30-2023  
10-UP-2023  
12/4/2023





1 MAIN ENTRY VIEW  
SCALE: N/A



2 COURT SIDE BAR & PATIO VIEW  
SCALE: N/A

NUMBER	REVISION	DATE

SEAL

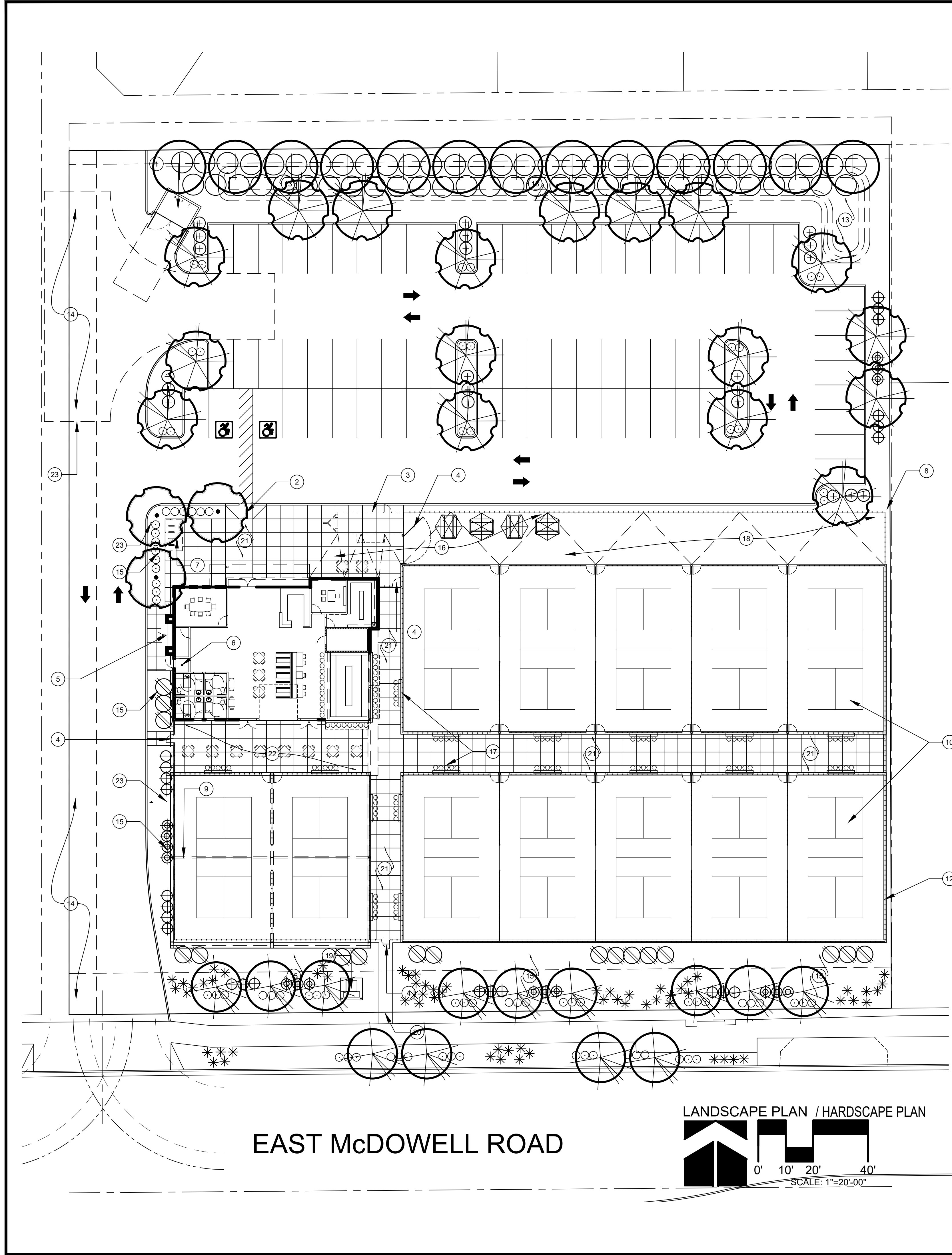
PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET TITLE	RENDERINGS
ISSUE DATE	11/4/23
DRAWN	KAW
CHECKED BY	VJD
PROJECT NUMBER	-
DRAWING NO.	

**G0.1**

REV





CITY OF SCOTTSDALE  
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

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KEY NOTES

1. COS COMPLIANT REFUSE ENCLOSURE
2. ADA ACCESS RAMP
3. FOOD TRUCK
4. ACCESS GATE
5. SES
6. FIRE RISER
7. BICYCLE PARKING
8. 12" BLUE ACOUSTIFENCE OR SIMILAR.
9. SHADE STRUCTURE ABOVE
10. SHADE SAIL ABOVE
11. EXISTING ACCESS DRIVE
12. FENCE
13. RETENTION
14. EXISTING SHARED DRIVEWAY
15. LANDSCAPE AREA
16. FOOD TRUCK QUEUING AND DINING W/ STRING LIGHTS ABOVE
17. OBSERVATION SEATING W/ DRINK RAIL
18. RECREATIONAL TURF
19. TRANSFORMER
20. ADA ACCESSIBLE SIDEWALK
21. CONCRETE WALK WAY
22. PATIO AREA
23. COS COMPLIANT T-SHAPE EMERGENCY TURN-AROUND
24. COS COMPLIANT FIRE LANE SIGN

LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
36" BOX (MATCHING)
- PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (MATCHING)
- PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
24" BOX (MATCHING)
- ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
- DODONEA VISCOSA  
GREEN HOP BUSH  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON
- EREMOPHILA GLABRA  
'MINGENW GOLD'  
5 GALLON
- ALOE 'BLUE ELF'  
BLUE ELF ALOE  
1 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE

CASE NUMBER \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320

EMAIL: timmcqueen@tjmla.net



T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (TJMLA) EXPRESSLY RESERVES ITS COMMON LAW, COPYRIGHT & OTHER PROPERTY, INTELLECTUAL PROPERTY RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REPRODUCE, COPY, OR OTHERWISE OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT FROM TJMLA.

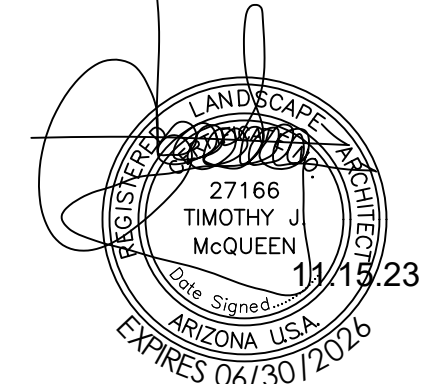


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NUMBER REVISION DATE

SEAL



SHEET TITLE

LANDSCAPE PLAN

ISSUE DATE 11.15.23

DRAWN

CHECKED BY

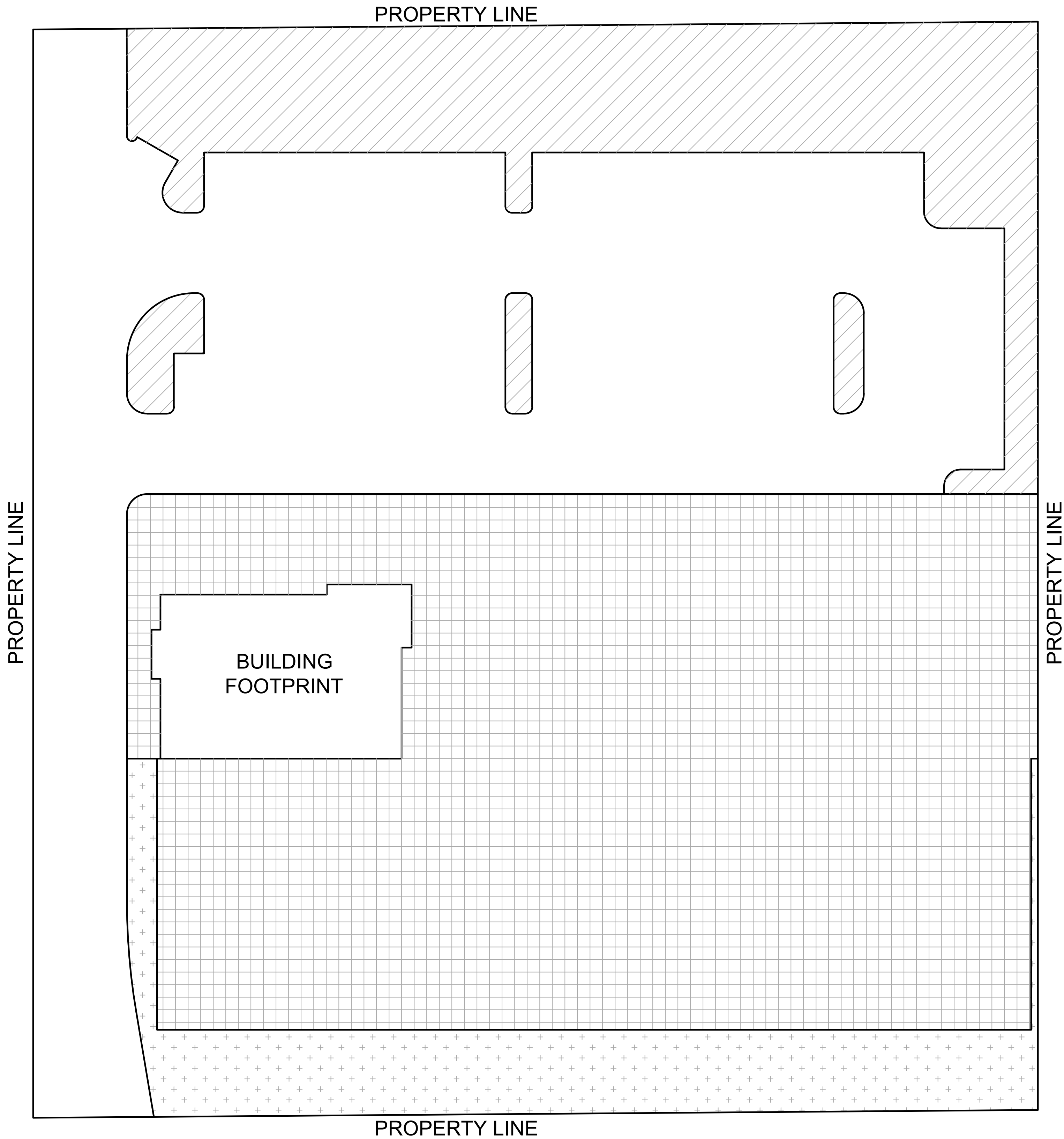
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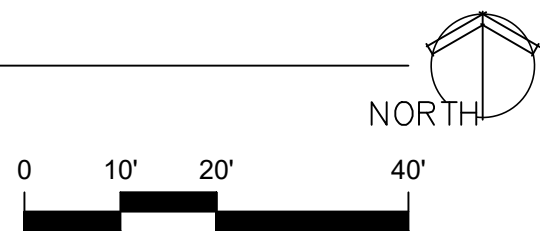
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REV





OPEN SITE PLAN  
SCALE: 1" = 20'-0"



PROJECT INFORMATION

PROJECT NAME: PICKLE AND POUR  
PROJECT ADDRESS: 7300 E. McDOWELL RD  
SCOTTSDALE, AZ 85257  
PROPERTY OWNER: BOX MOTOR HOLDINGS  
3523 N 70TH ST  
SCOTTSDALE, AZ 85251  
DEVELOPER: McDOWELL PICKEL, LLC  
ATTN: CRAIG PASCHICH  
519 E HORSESHOE PL  
CHANDLER, AZ 85249  
ARCHITECT: DALKE DESIGN GROUP, LLC  
2039 E. RICE DRIVE  
TEMPE, AZ 85283  
480-589-3793  
VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

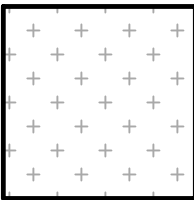
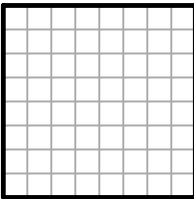
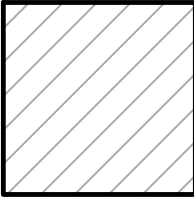
PROJECT DATA ZONING: C-3  
NET LOT AREA: 94,499 SF (2.16 ACRE)  
BUILDING HEIGHT: 24'

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:  
MAXIMUM BUILDING HEIGHT = 24' PROPOSED  
FIRST 12' OF HEIGHT = 10% X NET LOT AREA  
= .10 X 94,499 SF = 9,499 SF  
NEXT 12' OF HEIGHT = 12' X .004 X 94,499 = 4,535.95 SF

OPEN SPACE REQ. (NOT INCLUDING PARKING LOT LANDSCAPING)  
9,499 + 4,535.92 = 14,034.92 SF (14.85%)  
OPEN SPACE PROVIDED = 46,428 SF

PARKING LOT LANDSCAPE REQUIRED  
PARKING LOT AREA X 15%  
33,901 SF X .15 = 5,085 SF  
PARKING LOT LANDSCAPE PROVIDED = 13,492 SF

-  DENOTES FRONT OPEN SPACE  
7,497 SF TOTAL
-  DENOTES OPEN SPACE  
38,931 SF TOTAL
-  DENOTES PARKING LOT LANDSCAPING  
13,492 SF TOTAL



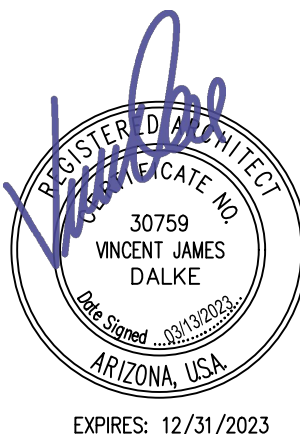
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SHEET TITLE  
OPEN SPACE PLAN

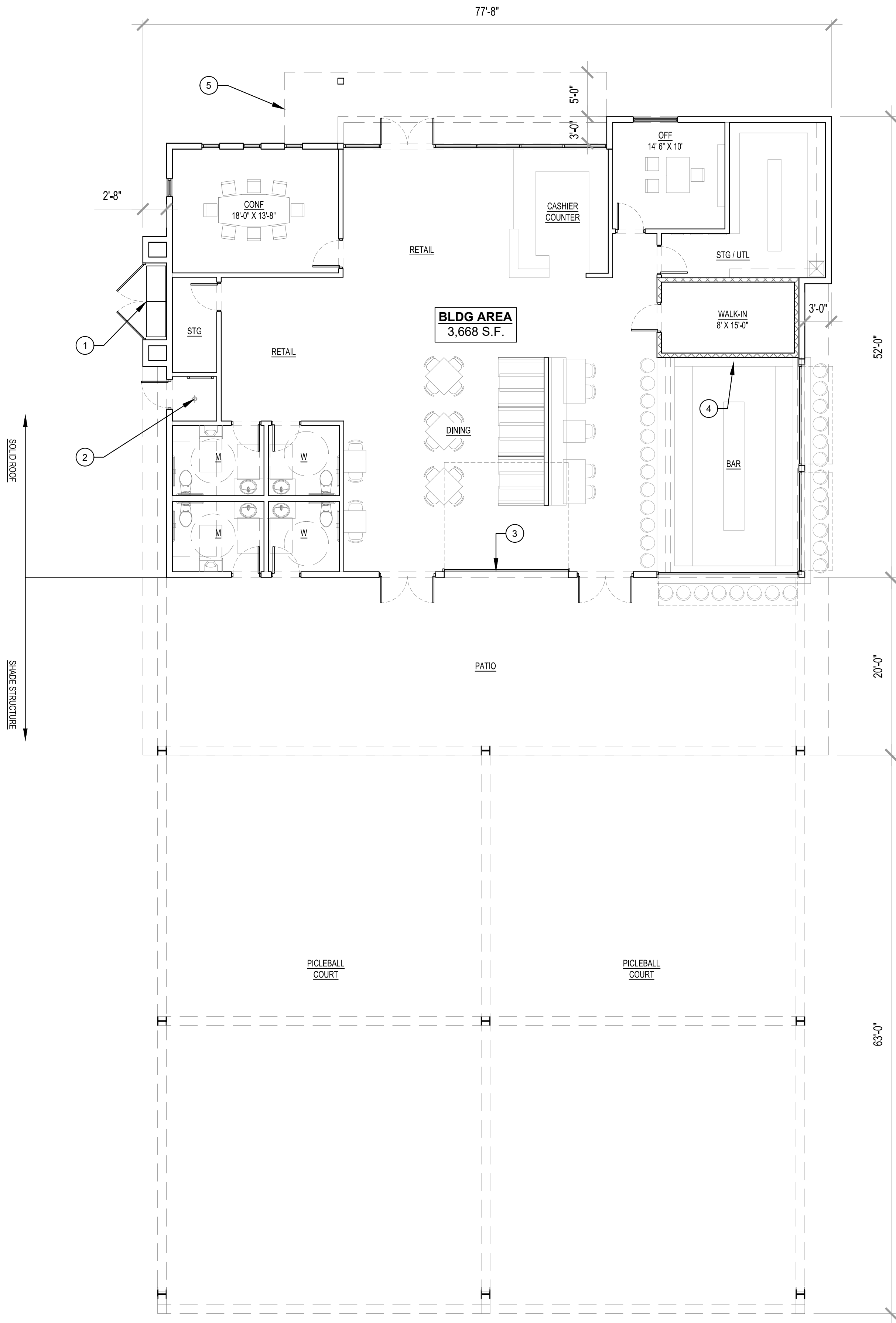
ISSUE DATE 11/15/23  
DRAWN KAW  
CHECKED BY VJD  
PROJECT NUMBER -

DRAWING NO.

A0.4

REV





KEY NOTES

1. SES
2. FIRE RISER
3. 14' X 12' OH DOOR
4. BAR TAPS
5. CANOPY ABOVE



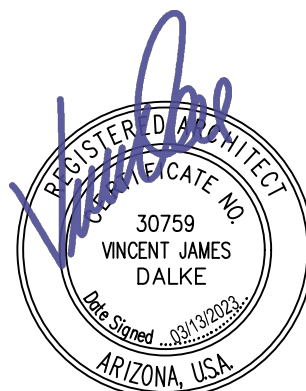
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SCOTTSDALE, AZ

NUMBER	REVISION	DATE
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SEAL



SHEET TITLE  
PRELIMINARY FLOOR PLAN

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REV

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

