

STETSON SALOON
4340 N. 75th St.

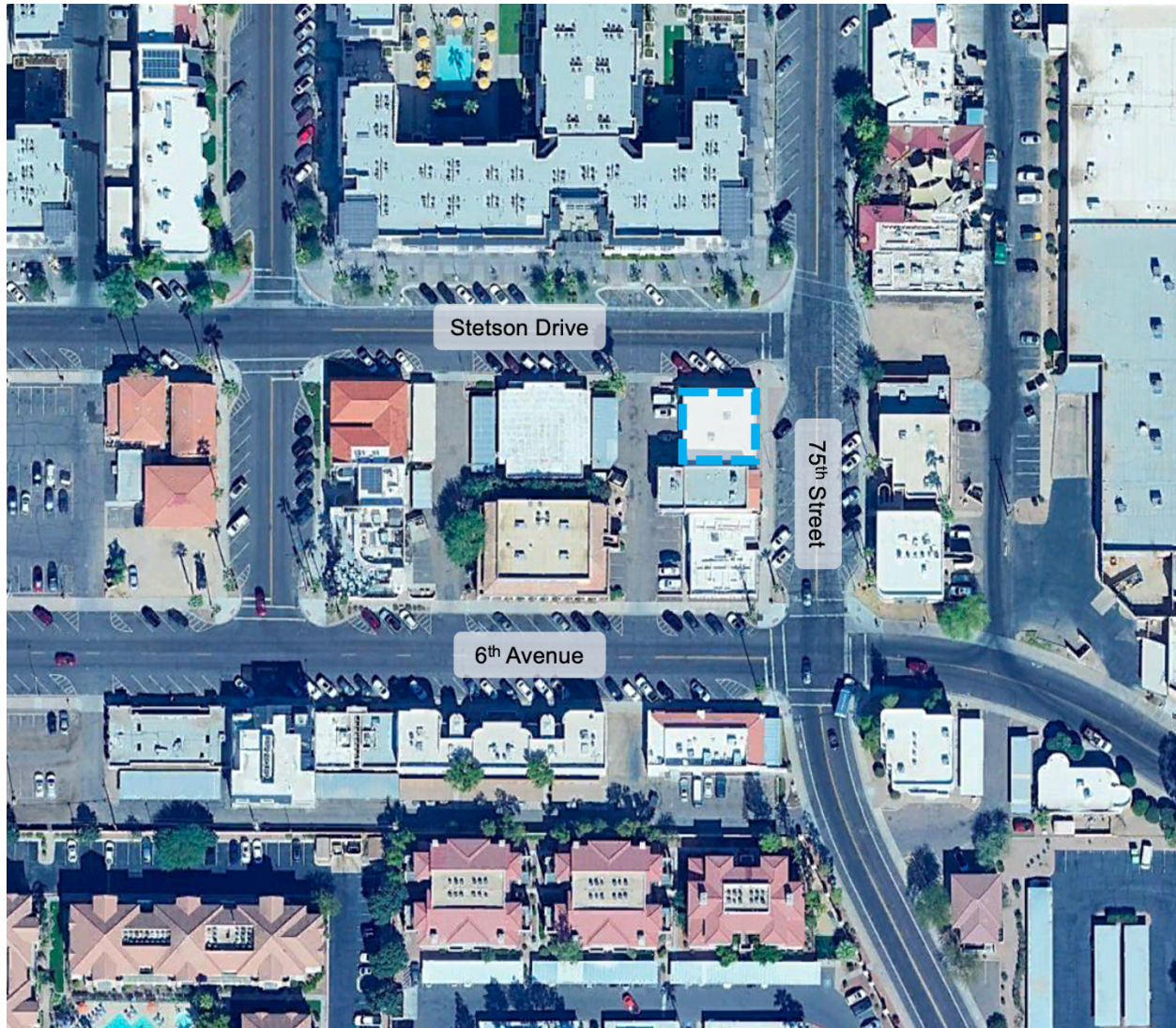
CONDITIONAL USE PERMITS TO OPERATE A
BAR AND FOR LIVE INDOOR
ENTERTAINMENT

HUELLMANTEL
AFFILIATES

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SUMMARY

The team behind Boondocks and Pistoleros Parrilla (formerly Sanchas) is proposing a new bar in the Entertainment District of Old Town located at 4340 N. 75th Street (APNs: 173-40-055 and 056) at the site outlined in blue below:



We are requesting to operate a bar with a Series 6 (Bar) Liquor License and to allow live indoor entertainment, and accordingly, we are requesting this Conditional Use Permit.

The site is zoned C-3/P-3 DO within the Downtown Overlay. The property is within the Downtown Multiple future land use in the Old Town Scottsdale Character Area Plan and is located within the Entertainment District in a Type 2 Development Type.

The proposed bar is a well-designed revitalization of an existing building. The team plans to open Monday through Friday from 5:00 p.m. until 2:00 a.m. and Saturday and Sunday from

10:00 a.m. to 2:00 a.m. Part of that request will include 5 in lieu parking spaces as well as 8 remote parking spaces from a single property less than 600 feet away.

USE PERMIT CRITERIA

Stetson Saloon is requesting a Conditional Use Permit to operate a bar in the Old Town Scottsdale Entertainment District. As detailed below, Stetson Saloon satisfies the requirements set forth in the Zoning Ordinance and respectfully requests approval of the Conditional Use Permit.

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare.*

The granting of the Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. This area in the Entertainment District of Old Town is home to many bars, nightclubs and restaurants that collectively contribute to the vibrancy of the area.

The owners of Stetson Saloon have other bars and restaurants in the Entertainment District as well as outside of Scottsdale and they operate without causing any negative impacts to the surrounding area.

The addition of indoor live entertainment as part of the

In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

- 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

Stetson Saloon will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The proposed use does not produce any smoke, odor, dust, vibration or illumination as part of its operations. Any noise generated by the Stetson Saloon would be consistent with the surrounding area and would not cause any damage or constitute a nuisance.

The proposed live music will occur entirely indoors and there are no proposed outdoor spaces. Musicians will connect their instruments directly into the house system so that volume levels can be controlled by bar management.

In an area with several nearby businesses that produce significant noise to due their business models (nightclub) and physical site configuration (open rooftops and/or outdoor entertainment areas), the proposed use is consistent with and less intense than other nearby existing uses.

- 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.*

Stetson Saloon will not result in an impact on the surrounding areas due to an unusual volume or character of traffic. This area of Old Town – within the heart

of the Entertainment District – has reconfigured its infrastructure to respond to the traffic flow in the area, which is uniquely impacted by a small but lively area. Stetson Saloon is proposing to take over an existing space that is less than 3,000 square feet, and accordingly, the traffic impact is de minimis.

In an effort to promote less vehicular traffic in the Entertainment District, Stetson Saloon is providing 8 bicycle parking spaces as part of its proposal.

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

Stetson Saloon is located within the Old Town Scottsdale Entertainment District and is close to many compatible uses, including bars and nightclubs with live entertainment to hotels and restaurants. The proposed Stetson Saloon is consistent with much of the surrounding area and an appropriate addition to the heart of the Entertainment District.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. Section 1.403.C – Additional Conditions

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

Old Town is home to diverse and eclectic businesses that operate throughout the day and night. Specifically, within the Entertainment District, the mix of businesses tend to be more evening- and weekend-focused. Stetson Saloon is proposing to co-exist with the surrounding uses that have similar hours of operation and will not disrupt the existing balance of daytime and nighttime uses.

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

Stetson Saloon will not disrupt pedestrian-oriented daytime activities. The nearby area features a number of bars, restaurants, apartments, offices and service suites with a wide range of hours of operation. The conversion of less than 3,000 square feet from a frame shop into a bar will not disrupt the pedestrian-oriented daytime activities.

Stetson Saloon will have daytime hours on Saturday and Sunday as well as evening hours every night of the week, which will contribute to the wide variety of active hours in this area in Old Town's Entertainment District.

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

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.

Stetson Saloon will be taking over the space currently occupied by a framing shop and will contribute to the diversity of ground floor uses along the street. This particular site is surrounded on its immediate sides exclusively by office uses, with a variety of other uses further out that include multi-family, salons, restaurants, and more.

The addition of a bar in this area will help enliven the street in the evenings and during the daytime hours on weekends when many of the nearby businesses are closed, which will support the diversity of uses along the 75th Street in this area.

- 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.*

Like many of the properties within this part of Old Town, the required parking is provided through a variety of means. The parking here is provided through a combination of on-site parking spaces, parking credits for a P-3 overlay, a bicycle parking credit, in-lieu parking spaces and remote parking spaces. Of the 8 remote parking spaces required for Stetson Saloon, we are obtaining all of them from a single location that is less than 600 feet from the business. There is also ample on-street parking available to the public along Stetson Drive and 75th Street.

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

- a. *The use shall not adversely impact residential uses.*

Stetson Saloon is located within 500 feet of a handful of mixed-use and/or multi-family residential developments. These developments are located within the Entertainment District and in close proximity to other bars, nightclubs, restaurants and hotels – many of which also feature live music that either occurs outdoors or is audible from outdoor areas (such as rooftops and patios).

Unlike those other establishments, Stetson Saloon’s operations are located entirely inside of the building. This will ensure that the business does not adversely impact residential uses.

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

Because the entire business occurs within the interior of the building, no additional buffering is necessary to ensure Stetson Saloon’s operations do not negatively impact nearby residential uses.

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

We are providing a draft Public Safety Plan with this CUP submittal. As the business gets closer to opening, we will be able to finalize any draft items. We will work with the Police Department to ensure that the PSP is approved. The team behind Stetson Saloon owns and operates other businesses in Old Town and is experienced in the success implementation of these plans.

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

Stetson Saloon is proposed within an existing building that has refuse located off the alley at the rear. A refuse plan will be included with future submittals for approval by the City.

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

The proposed use will not generate light or noise at a level that requires mitigation. No light generation is proposed, and any noise generated will be contained within the interior of the building. Live musical performances will have volume control through their direct plug in to the business-controlled sound system. There are no exterior speakers as the use is entirely within the building.

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

Stetson Saloon provides all of the required parking as detailed above – through a combination of on-site spaces, parking credits, in-lieu spaces, and remote parking. Stetson Saloon is taking over an existing business and operating within the existing building, which is than 3,000 square feet. Any additional traffic generated by Stetson Saloon will be minimal and will not exceed the capacity for traffic in the area.

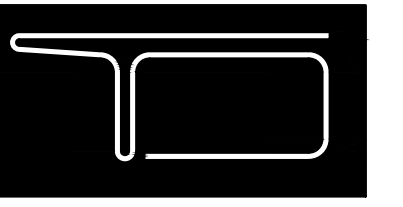
9. *After hours establishments must maintain a valid after hours establishment license.*

Stetson Saloon is not required to obtain an after hours establishment license.

STETSON SALOON

CONTEXT PLAN

4340 NORTH 75TH STREET
SCOTTSDALE, ARIZONA 85251



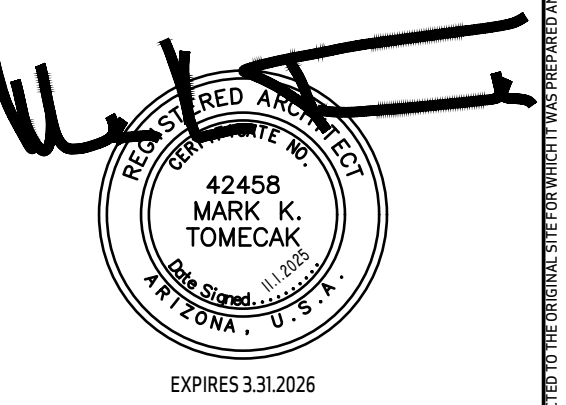
**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
E INFO@TOMECAKDESIGN.COM



CONTEXT PLAN
SCALE: NTS



PROJECT:
STETSON SALOON
4340 N. 75TH ST.
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 2514

DATE: 11.01.2025

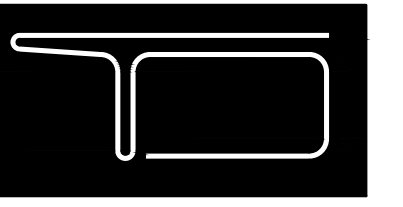
CONTENTS: CONTEXT PLAN

SHEET No: **A0.05**

STETSON SALOON

FLOOR PLAN

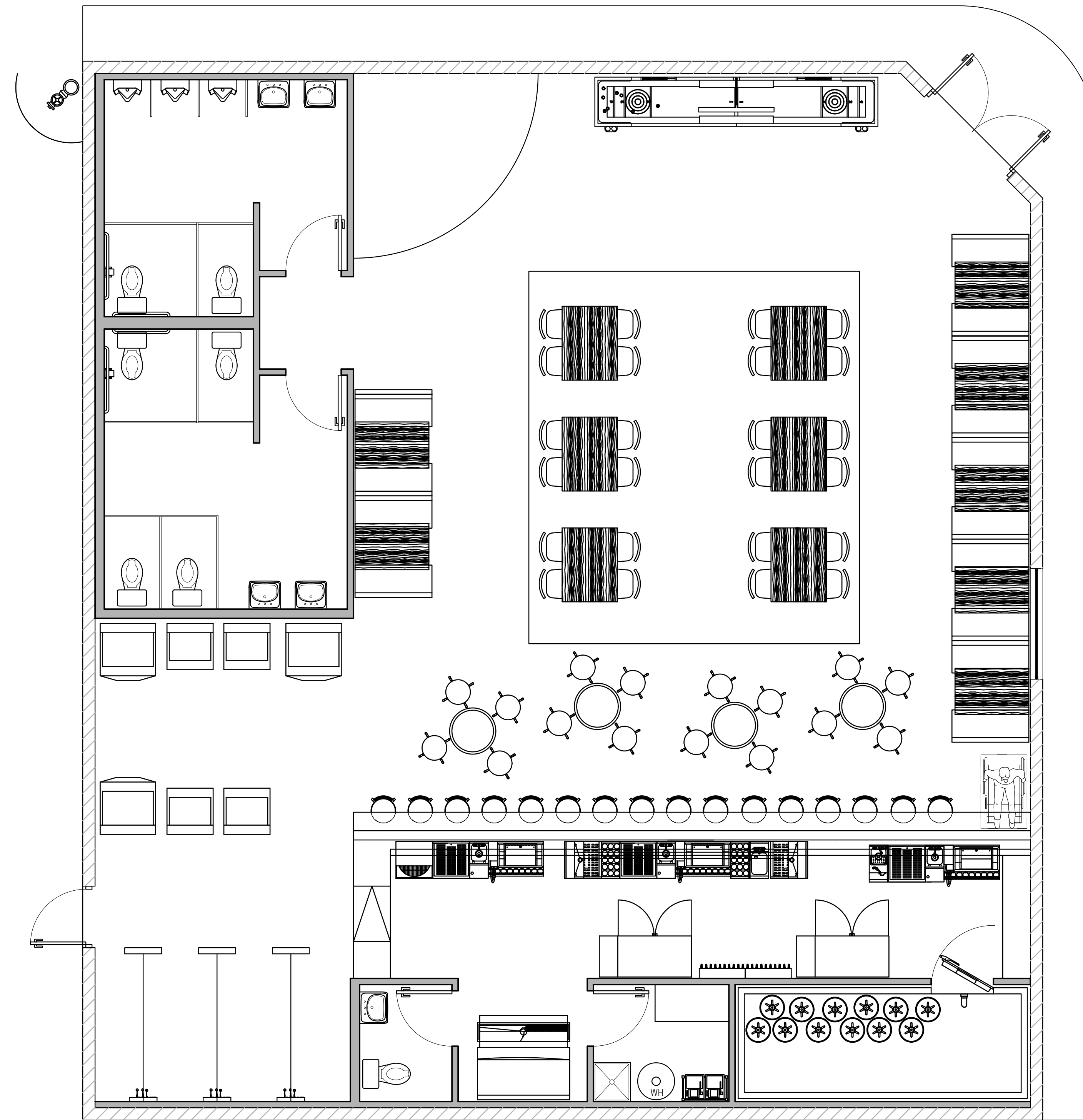
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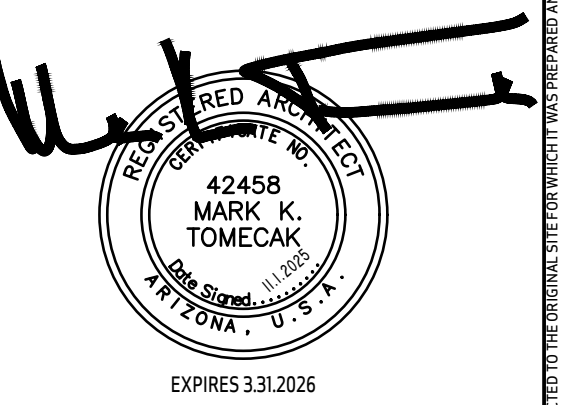
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TRUE NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"



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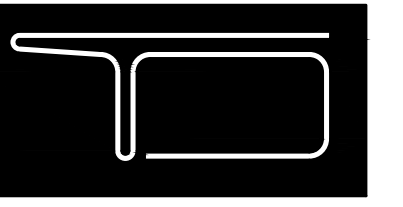
CONTENTS: SITE PLAN

SHEET No: **A0.01**

STETSON SALOON

WORKSHEET

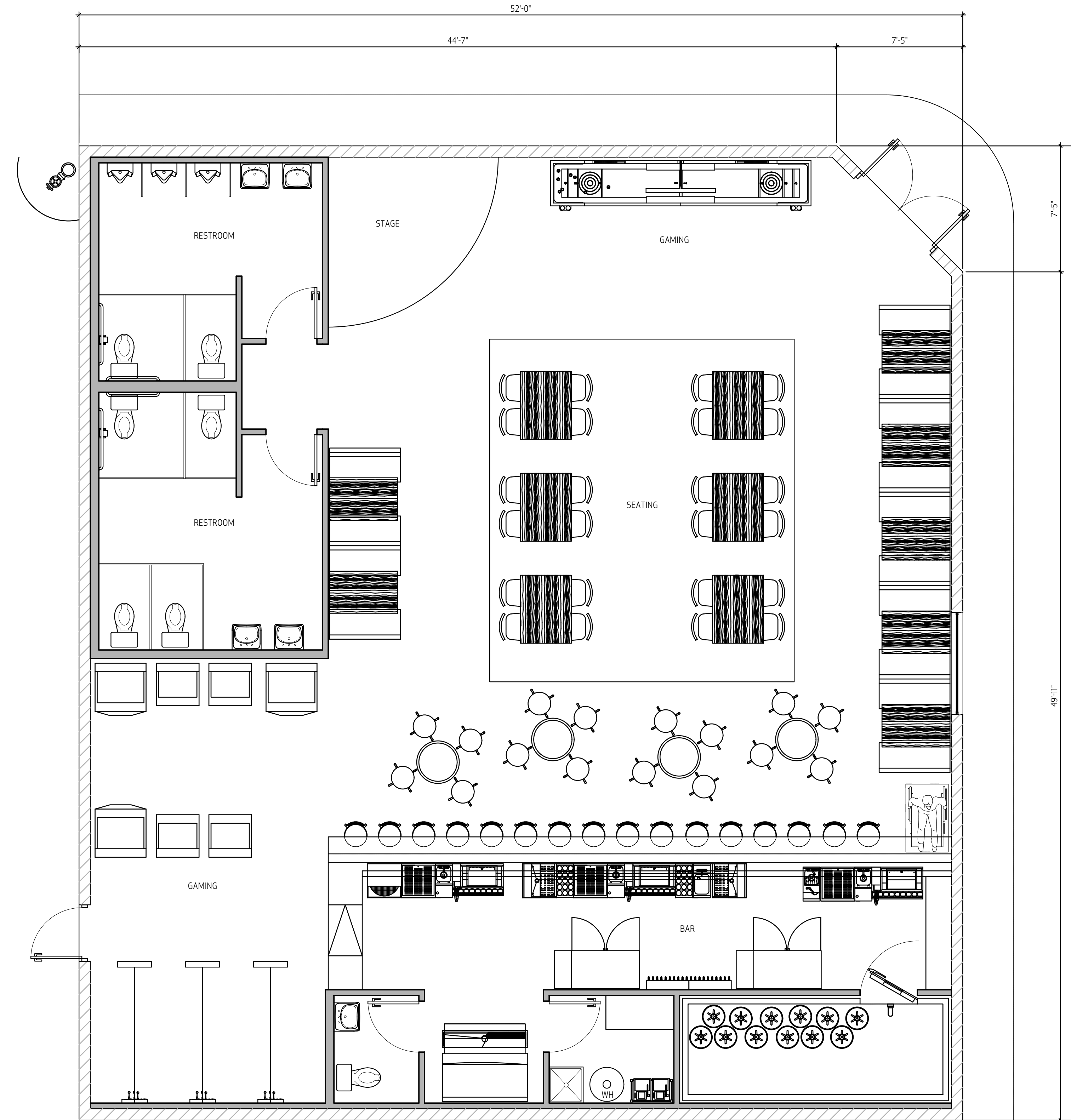
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FLOOR PLAN WORK SHEET

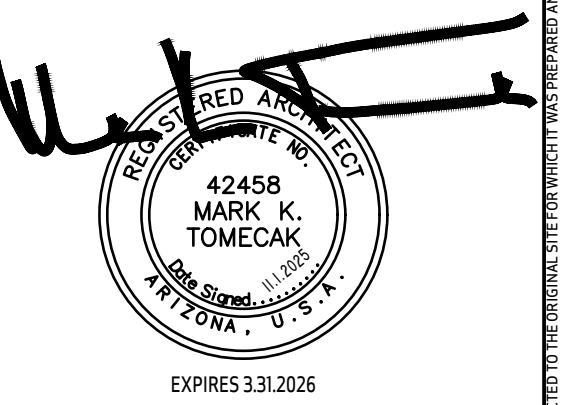
BAR	852 SF
STAGE	96 SF
GAMING	398 SF
SEATING	937 SF
RESTROOMS	442 SF



TRUE NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"



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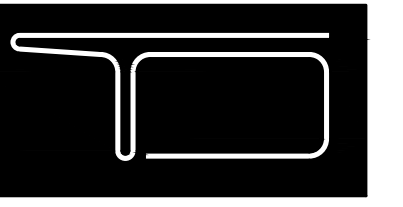
SHEET No: **A0.01**

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SITE PLAN

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PARKING CALCULATIONS

BAR USE WITH LIVE ENTERTAINMENT			
REQUIRED:	SF	PARKING RATIO	PARKING REQUIRED
1ST FLOOR			
GROSS FLOOR AREA	2,950.00	1/80	36.80
TOTAL REQUIRED			37.00

PER 9.104.H.2.C. (NEW PARKING REQUIREMENTS - OLD PARKING REQUIREMENTS) + TOTAL ON-SITE AND REMOTE PRIOR TO 2003
37 (NEW PARKING REQUIREMENT) - 13 (OLD PARKING REQUIREMENT) + 5 (ON SITE) = 29 SPACES REQUIRED

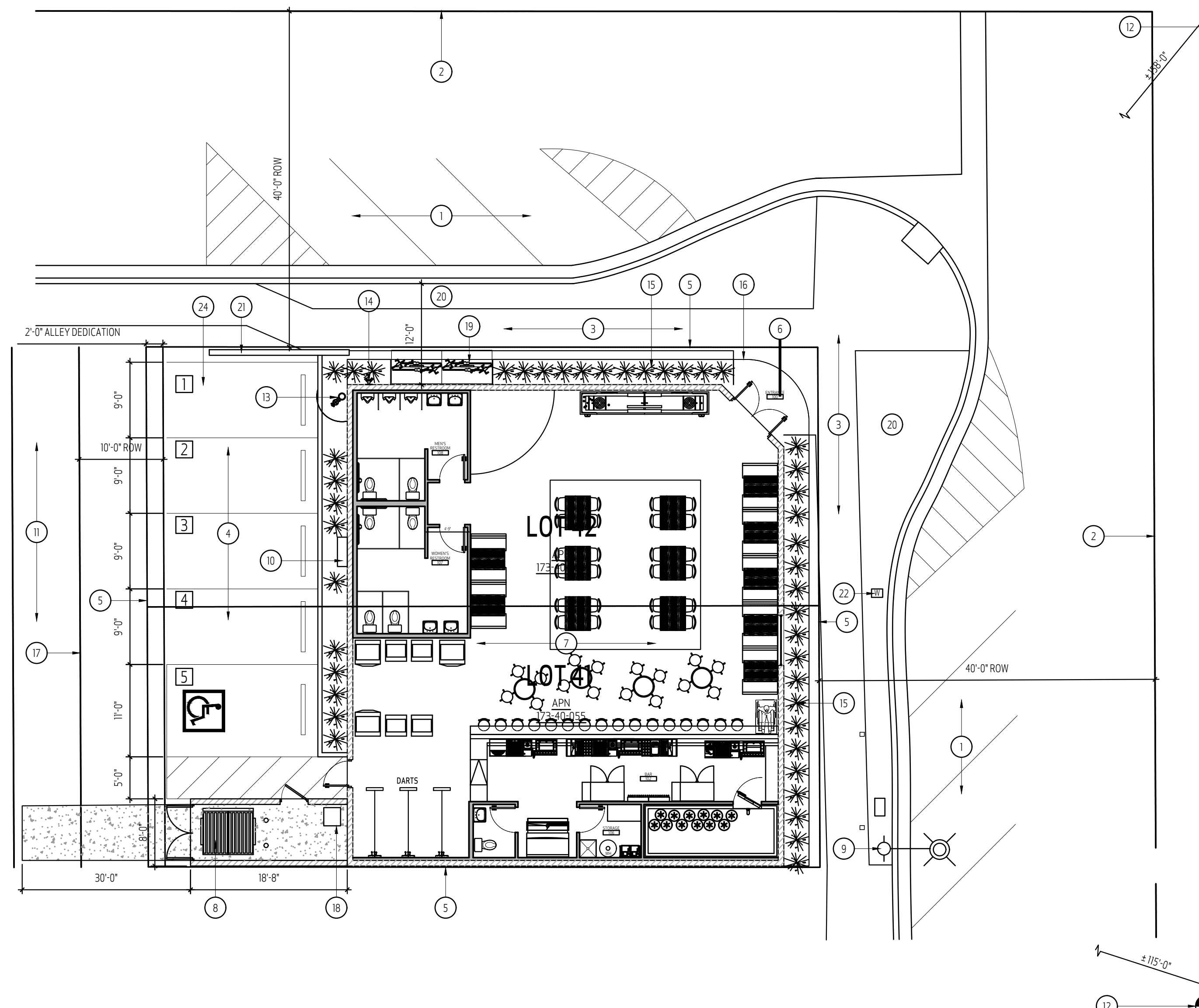
PROVIDED:		
ON SITE PARKING		3 SPACES
C2/P3 PARKING CREDITS	3,701 SF/300	12 SPACES
BICYCLE PARKING	(4) BIKE LOOPS	1 SPACES
IN-LEU PARKING		5 SPACES
OFF SITE PARKING		8 SPACES
TOTAL PROVIDED:		29 SPACES

PROJECT INFORMATION

PROJECT NAME: STETSON SALOON
ADDRESS: 4340 N. 75TH ST.
SCOTTSDALE, ARIZONA 85251
LOT #: 41 AND 42
APN: 173-40-055.173-40-056
ZONING: C-3/P-3 DO & P-2 DO
USE: RESTAURANT
STORIES:
ALLOWED: (3) STORY
PROPOSED: (1) STORY
BUILDING HEIGHT:
ALLOWED: 36'-0" HIGH
PROPOSED: 25'-0" HIGH
BUILDING SET BACKS:
FRONT: 14'-0" FROM BACK OF CURB
REAR: 0'-0"
SIDES: 0'-0"
LOT SIZE:
NET ACRES: 4.9432 SF (0.11 ACRES)
BUILDING AREAS:
BUILDING FOOTPRINT: 2,950 SF TOTAL
FIRE PROTECTION:
SPRINKLERS: YES (NFPA 13)
FIRE ALARM: NO
REFUSE: COMMUNITY PICK-UP

CODE REVIEW

AUTHORITY: CITY OF SCOTTSDALE, ARIZONA
CODE:
2021 INTERNATIONAL BUILDING CODE W/AMENDMENTS
2021 RESIDENTIAL CODE W/AMENDMENTS
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS
2021 INTERNATIONAL ELECTRICAL CODE W/AMENDMENTS
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 I.C.C. A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
OCCUPANCY USE: NON SEPARATED
OCCUPANCY:
EXISTING: B-2
PROPOSED: A-2
CONSTRUCTION TYPE: V-B



GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SCOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.

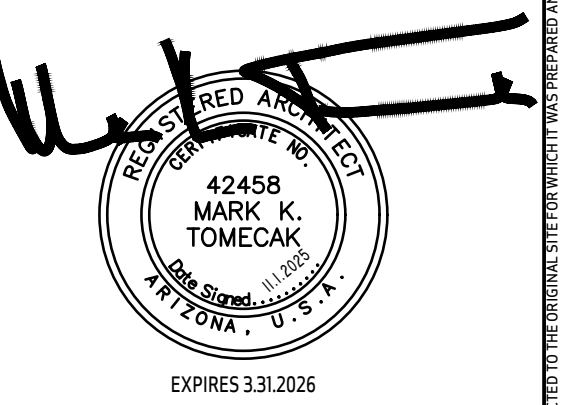
SITE PLAN NOTES:

- EXISTING PUBLIC STREET PARKING TO REMAIN.
- CENTERLINE OF STREET.
- EXISTING SIDEWALK TO REMAIN.
- ON-SITE PARKING.
- PROPERTY LINE.
- ADA PATH TO PUBLIC RIGHT OF WAY.
- EXISTING BUILDING.
- TRASH ENCLOSURE & CONCRETE PAD PER CITY OF SCOTTSDALE DETAIL 2140-1.
- EXISTING STREET LIGHT TO REMAIN.
- S.E.S.
- ALLEY.
- EXISTING FIRE HYDRANT TO REMAIN.
- NEW FIRE RISER.
- NEW F.O.C.
- NEW LANDSCAPE IN EXISTING PLANTER.
- LINE OF OVERHEAD ROOF.
- CENTERLINE OF ALLEY.
- NEW GREASE CONTAINMENT AREA.
- BICYCLE PARKING.
- EXISTING STREET PLANTER TO REMAIN.
- EXISTING 3' HIGH SITE WALL TO REMAIN.
- EXISTING WATER METER TO REMAIN.



SITE PLAN

SCALE: 1"=10'-0"



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