

**Pinnacle Brewing Company
SEC Hayden Road & 82nd Street
15111 North Hayden Road, Ste 100**

Use Permit Narrative – Bar Use

**Case No. _____
June 21, 2023**

I. Explanation of Request

On behalf of Pinnacle Brewing Company (“Pinnacle”) we request a Use Permit for a “bar” use in order to sell beer in Pinnacle’s approximately 5,935 square foot brewery and taproom in an existing pad within the Airpark Corner Square located near the southeast corner of Hayden Road and 82nd Street (“Site”). The Site is zoned C-3, permitting a “bar” subject to a Conditional Use Permit. A regional aerial of the Site is attached as **Exhibit 1**.

Pinnacle is a family-run business that will offer a variety of craft beers in an indoor/outdoor space. Pinnacle’s space will be comprised of a large brewing area, an indoor service and seating area, and a large, approximately 1,636-square-foot patio area. Pinnacle will utilize existing strip mall parking and circulation. See **Exhibit 2**, Floor Plan. Pinnacle will update the existing pad, previously utilized as a gas station, to convert the prior gas-pump area to a patio. See **Exhibit 3**, Elevations.

The Site is zoned C-3 and designated “Employment: Light Industrial/Office” on the General Plan. The Site is also located within the Airpark Corner Square Center consisting of restaurants, a caterer, a bank, a swim school, and other uses, all zoned C-3. To the North, across Hayden Road, exists a corporate center zoned I-1. To the immediate south exists a carwash zoned C-3, to the west, across 82nd Street, exists a car rental agency zoned C-4. To the immediate west is a restaurant in the Airpark Corner Square Center zoned C-3. Accordingly, this proposal is fitting for the area and is the type of use envisioned in the Airpark Area.

II. Conditional Use Permit Criteria, Section 1.401

As specified in Section 1.401 of the Zoning Ordinance, the following is an analysis of the general use permit criteria applicable to all use permit requests.

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

The granting of a conditional use permit for a bar use will not increase damage or nuisance arising from noise, smoke, odor, dust vibration, or illumination. Rather, a brewery is the precise type of use that is fitting for the area. Further, this location is not one that is inappropriate for the serving of alcohol. Other nearby establishments, including Sugar Jam in the same center, serve alcohol and other bars and breweries are nearby. Given the proximity to the Airport and Hayden Road, any noise should not be above ambient conditions. Pinnacle plans to have a single point of access facing the parking lot and Hayden Road. Further, Pinnacle’s bar use should create less emission than the gas station previously operating on the Site.

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

Pinnacle’s proposed use will not have a negative impact on the volume or character of traffic. This commercial area contains restaurants, retail, and offices. Patrons may come to visit one business or visit another while there. Pinnacle is occupying an existing pad and will not increase traffic more than other commercial uses that could occupy the pad by right. Further, this use will generate fewer trips than the gas station use that previously occupied this pad. This center is well-equipped with parking and well-planned circulation to handle a variety of uses. See below for more information regarding parking.

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

Pinnacle Brewing is fitting for this commercial area and will be an asset to the area and benefit other nearby businesses. Other uses in the immediate area include a variety of airport-related uses, auto uses, offices, shops, restaurants, and entertainment—including several establishments that serve alcohol. Pinnacle will be a welcome addition that makes good sense in the area. Further, the Site is located in the Greater Airpark Growth Area. This proposal supports the Airpark Growth Area’s goals of “attract[ing] new businesses”, “attracting a diversified business base”, and “support[ing] and enhance[ing] existing tourist attractions.” For all of these reasons, Pinnacle Brewery’s proposal of a family-owned brewery is compatible with the surrounding area.

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

See below.

III. Additional Conditional Use Permit Criteria 1.403

The following is an analysis of the specific criteria for a bar as included in Section 1.403 of the Zoning Ordinance.

C. Bars, cocktail lounges, and/or after hours establishments.

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

The area currently has a variety of both daytime and nighttime uses including the adjacent restaurant and caterer which are open from morning to approximately 3 pm, the nearby car wash open from 8 am to 6 pm, and the nearby furniture and rug stores open until approximately 5 pm. Later uses include nearby dispensaries open until 10 pm and restaurants open until 8 pm. Consequently, Pinnacle’s use is well-suited for the area and will not disrupt the existing balance. Pinnacle’s hours of operation will be in conformance

with the area as they are planned to be open from approximately noon to 9 pm.

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

Pinnacle will not disrupt pedestrian-oriented daytime activities. Unlike other “bars” Pinnacle is both a daytime and nighttime use and has hours in line with many restaurants. This brewery will not disrupt any pedestrian activities and hours of operation will be similar to nearby uses.

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

The Site is not located within the DO 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.

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.

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.

The Site is not located within 500 feet of a residential use., The nearest residential use is approximately half a mile away.

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

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

An active management and security plan is included in this submittal.

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

A refuse plan is included in this submittal.

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

The bar use will not create a significant amount of noise or light. Given the proximity to the Airpark and Hayden Road, any noise should be within ambient conditions and similar to with any restaurant-type use that may occupy this pad.

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

Pinnacle will be located in the Airpark Corner Square. The Landlord has verified that Scottsdale Quarter has sufficient parking facilities to allocate the required 61 parking spaces. See **Exhibit 4**, Parking Request Form.

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

No after hours license is required. Pinnacle plans to be open from noon to 9 pm.

For the foregoing reasons, we request your approval of this Use Permit.

Exhibit 1

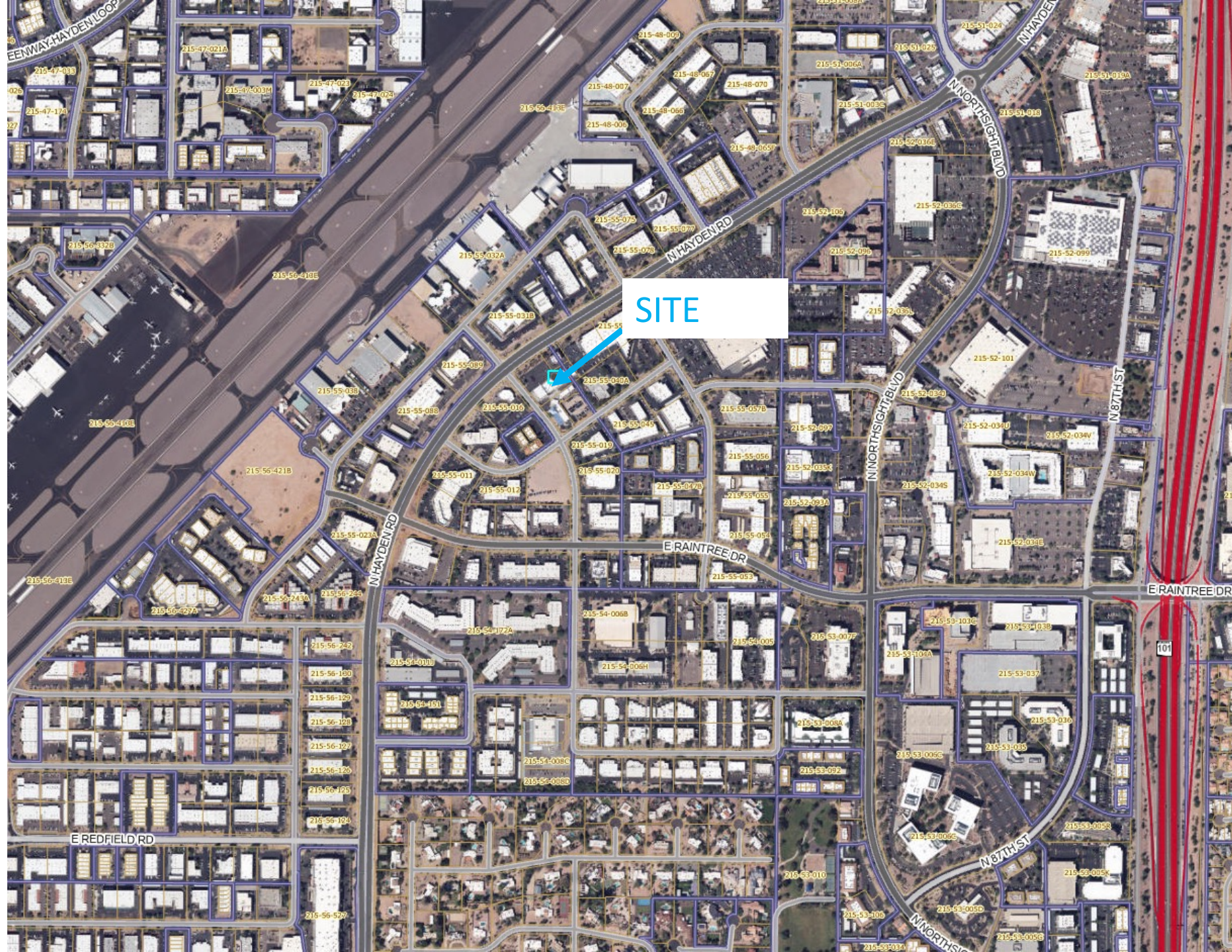
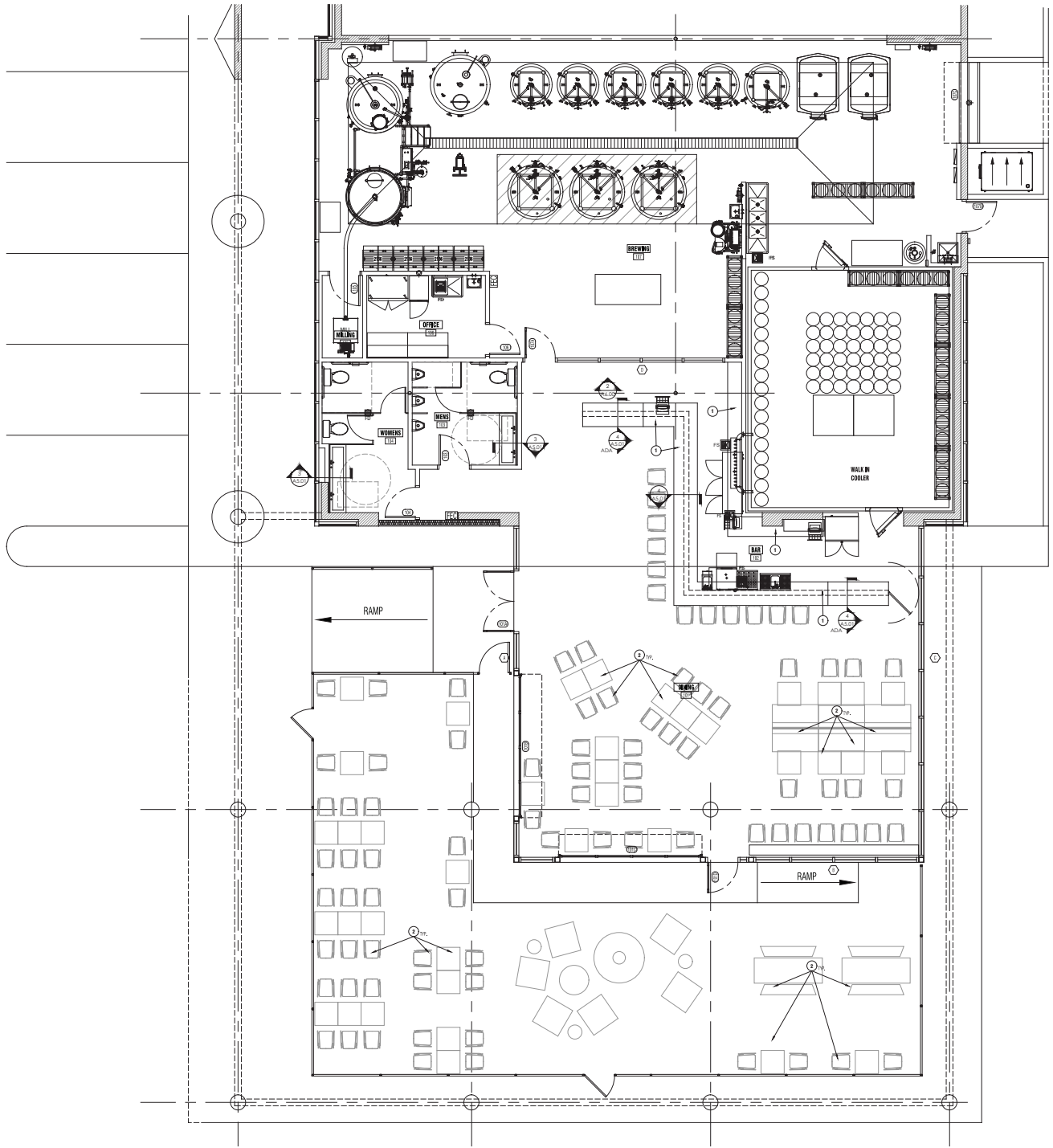


Exhibit 2



KEYNOTES

- 1 MILLWORK - SEE INTERIOR DRAWINGS
- 2 FURNITURE - SEE INTERIOR DRAWINGS

SYMBOLS LEGEND

- Ⓜ DOOR NUMBER SEE A6.00 FOR DOOR SCHEDULE
- Ⓜ WINDOW TYPE SEE A6.00 FOR WINDOW ELEVATIONS

DR APPROVAL # 4-UP-2019

**PINNACLE
BREWING CO.
TENANT
IMPROVEMENT**

15111 N. HAYDEN ROAD
SUITE #100
SCOTTSDALE, AZ 85260

A1.10
ENLARGED FLOOR PLAN

PROJECT NO. 23-10-08
REVISION:



EXPIRES: 09-30-24



Exhibit 3



01 NORTH ELEVATION (PARTIAL)
SCALE 1/4" = 1'-0"

EXTERIOR KEYNOTES

- ① EXISTING BUILDING TO REMAIN
- ② NEW STOREFRONT SYSTEM
- ③ NEW DOOR
- ④ NEW SECTIONAL GARAGE DOOR
- ⑤ NEW STUCCO BULKHEAD TO MATCH EXISTING
- ⑥ NEW STEEL PLANTERS

FINISH SCHEDULE

- PAINT SHERWIN WILLIAMS "DAKOTA WHEAT" SW9023 LRV 54
- PAINT SHERWIN WILLIAMS "SUBDUED SIENNA" SW9009 LRV 26



02 WEST ELEVATION
SCALE 1/4" = 1'-0"



03 SOUTH ELEVATION (PARTIAL)
SCALE 1/4" = 1'-0"

DR. APPROVAL # 3-095-2019

**PINNACLE
BREWING CO.
TENANT
IMPROVEMENT**

15111 N. HAYDEN ROAD
SUITE #102
SCOTTSDALE, AZ 85260

EXTERIOR ELEVATIONS

PROJECT NO.	DR. 21-15-028
DATE	



8-UP-2023
6/26/2023

Exhibit 4



Dear Airpark Corner Square, LLC (“Landlord”),

Pinnacle Brewing Company, an Arizona corporation (“Pinnacle Brewing”) has discussed parking requirements with the City of Scottsdale (the “City”).

The City has determined Pinnacle Brewery is a “Bar” use and requires Pinnacle Brewing to satisfy the following parking space requirements:

- (a) One (1) space per eighty (80) square feet of gross floor area; and
- (b) One (1) space per two hundred (200) gross square feet of outdoor patio area excluding the first two hundred (200) gross square feet.

Given the square footage of the Premises, as defined in the Lease (defined below), 61 spaces must be available for Pinnacle Brewery’s use.

We do not believe Pinnacle Brewery will require that many spaces, but the City’s requirements dictate that we need that number of spaces available to use. Please read and sign the attached acknowledgement to confirm Pinnacle Brewery’s right under the Lease.


Kind Regards,

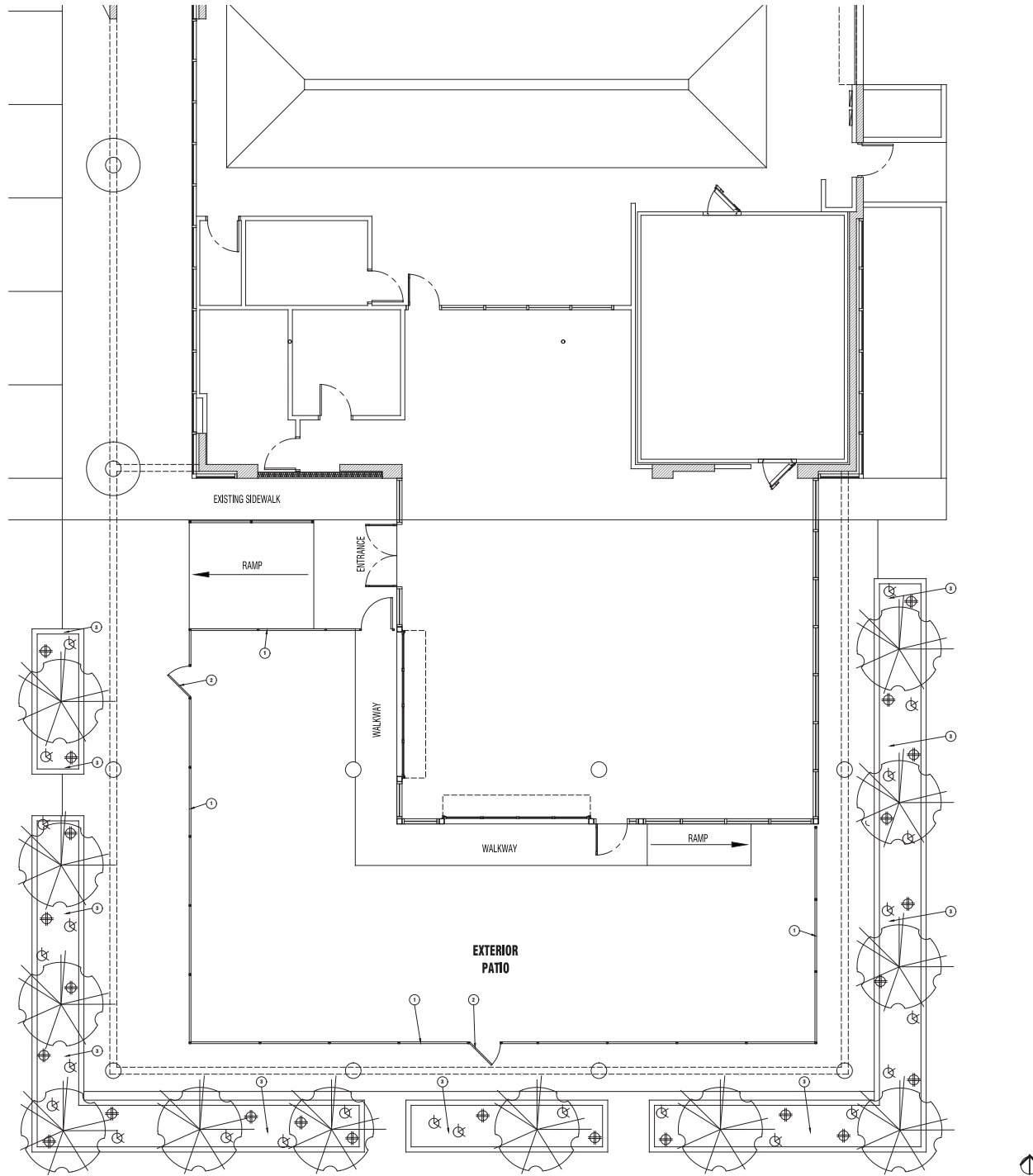
Pinnacle Brewing Company, an Arizona corporation

By: _____

Name: _____

Title: _____


ROBERT WILSON
PRINCIPAL



LANDSCAPE LEGEND



KEYNOTES

- 1. PATIO FENCE - SEE DET. 146-01
- 2. PATIO GATE - SEE DET. 146-01
- 3. LANDSCAPE PLANTER WITH 6" CURB

01 LANDSCAPE / HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

**PINNACLE
BREWING CO.
TENANT
IMPROVEMENT**

15111 N. HAYDEN ROAD
SUITE #100
SCOTTSDALE, AZ 85260

LS1.00
LANDSCAPE / HARDSCAPE PLAN

NO.	REVISION



8-UP-2023
6/26/2023