

PLANNING COMMISSION REPORT



Meeting Date: April 9, 2025
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Orangedale AZ 10-UP-2024

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Bar Conditional Use Permit for an existing +/- 1,552 square-foot establishment located at 10121 E. Bell Road Suite 110 (AKA Suite 100) with Planned Community Center Environmentally Sensitive Lands (PCC ESL) zoning.

Goal/Purpose of Request

The owner requests approval to operate a bar (including spirituous liquor) on a site previously operating as a beer and wine bar.

Key Items for Consideration

- Conditional Use Permit Criteria
- Existing 168 square foot outdoor patio
- Residential Community abutting this site to the south
- Received 1 Public Comment in opposition as of date of this report

OWNER

The Art at MMM
6024053712

APPLICANT CONTACT

Nathan Babb
Orangedale Lounge LLC
303-887-1934

LOCATION

10121 E Bell Rd Ste 110

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category provides a variety of goods and services to the people who live, work, or visit Scottsdale where neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance.

Zoning

The site was annexed in 1972 and was zoned R1-35 to be compatible with the surrounding areas and the city's zoning. In 1977 the site was rezoned to R1-35 HD (Hillside District) and was rezoned again in 1992 to its current zoning Planned Community Center Environmentally Sensitive Lands (PCC ESL). The PCC ESL zoning district permits bars as a Conditional Use.

Context

The subject property is located on the west side N. Thompson Peak Parkway, approximately 480 feet south of E. Bell Road, the site is situated within a multi-tenant commercial center. The immediate area offers both commercial and residential uses, with the airport and its associated use types 2 miles to the west.

Adjacent Uses and Zoning

- North: Residential and commercial (single-story), zoned C-2 ESL & R-5 ESL
- South: Multi-family Residential, zoned S-R ESL
- East: Single-family Residential, zoned R1-7 ESL
- West: Residential and commercial (single-story), zoned S-R PCD ESL & R1-5 PCD ESL

Other Related Policies, References:

- Scottsdale General Plan 2035
- Zoning Ordinance
- 74-ZN-1992: Approved PCC ESL zoning

APPLICANTS PROPOSAL

Development Information

The development proposal aims to operate as a bar with a Series 6 liquor license. Proposed hours are 11:00 am to 10:00 pm daily. The applicant narrative states that they intend to operate



this establishment as a bar, with no kitchen, offering prepackaged food items. There is no new construction proposed with this scope of work.

In 2018, this site began operating as a beer and wine bar with associated food service under a Series 7 liquor license.

- Existing Use: Beer and Wine Bar
- Proposed Use: Bar
- Additional Parking Required: 13
- Parking Required: 276 (overall center, excluding outparcels)
- Parking Provided: 416 (overall center, excluding outparcels)
- Gross Floor Area: 1,552 sf
- Net Lot Area: 8.3 acres (overall shopping center)

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- 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.
 - This establishment is located in an area with uses of similar intensity, including restaurants, with the nearest residential use approximately 130 feet south of the site. No live entertainment is proposed, however there are proposed outdoor speakers that will be directed inward to reduce noise. Any emanating sound will be stipulated to not exceed ambient noise levels, per the City noise ordinance (SRC 19-26). No additional damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - Parking for the site requires 276 spaces, 416 space are provided.
 - The proposed use is consistent in intensity with other establishments in the area and parking complies with ordinance requirements. This request is not

anticipated to generate a significant increase in volume of vehicular traffic that would affect existing traffic patterns on surrounding streets.

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

- This establishment is located in the McDowell Mountain Marketplace area with uses of similar intensity, including restaurants with similar hours of operation. The characteristics of the proposed use are reasonably compatible with the uses in the surrounding area.

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

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

- The proposed hours of operation are 11 am to 10 pm daily. These hours of operation are typical for most of the restaurant/bars in the area. This request is not anticipated to disrupt the balance of daytime and nighttime uses.

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

- The site includes a ground level patio, which will encourage interaction between pedestrians on the street and patrons of the establishment. This request is not anticipated to disrupt pedestrian-oriented daytime activities.

3. If the site is located within the downtown overlay district 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.
- b. This site is not located downtown.

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.
 - b. The use shall provide methods of buffering residential uses.
- The transition from a Series 7 to a Series 6 liquor license does not have any inherent characteristic changes which would alter the impact on nearby residential uses. A landscaped separation exists within the 130-foot separation. There is an existing walkway connecting the residences to the south with the shopping center which connects directly adjacent to the proposed bar. This connection adds to quality site circulation and pedestrian access with no notable disruption to the residences.

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

- A review of all Public Safety Plan materials will be updated upon certificate of occupancy and closer to the opening date of the establishment. The Police has no objection to this conditional use permit application moving forward.
6. The applicant shall create a written exterior refuse control plan for approval by the City.
- The existing refuse control will remain unchanged.
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
- All speakers shall be oriented inward and subject to noise ordinance requirements. Low voltage capped string-type lighting is proposed on the patio.
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
- The center will continue to have an excess of parking (276 required spaces, 416 provided).
9. After hours establishments must maintain a valid after hours establishment license.
- The proposed hours of operation would not be classified as after-hours.

Public Safety

All Public Safety Plan materials will be reviewed upon certificate of occupancy and closer to the opening date of the establishment. However, the Scottsdale Police Department sees no reason for the applicant to not continue through the review process in order to obtain use permits and building permits as needed per City requirements.

Community Impact

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach by sending written notification to all property owners within 750 feet of the subject site. To date, one comment in opposition has been received.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit, criteria have been met, and make a recommendation to City Council for approval of a Conditional Use Permit for a bar use for an existing +/- 1,552 square-foot establishment located at 10121 E. Bell Road Suite 110 (AKA Suite 100) with Planned Community Center Environmentally Sensitive Lands (PCC ESL) zoning, per the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services
Current Planning Services

STAFF CONTACT(S)

Casey Steinke
Planner
480-312-2611
E-mail: csteinke@ScottsdaleAZ.gov

APPROVED BY



Casey Steinke, Report Author

3/25/25

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/26/2025

Date



Erin Perreault, AICP, Director
Planning and Development Services
Phone: 480-312-7093
Email: eperreault@scottsdaleaz.gov

03/31/2025

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13382
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Floor Plan
 - Exhibit 3: Additional Conditions
3. Operation Plan
4. Applicant's Narrative
5. Zoning Map
6. Citizen Involvement
7. City Notification Map
8. Public Comment



Context Aerial

10-UP-2024

RESOLUTION NO. 13382

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A BAR USE FOR AN EXISTING +/- 1,552 SQUARE-FOOT ESTABLISHMENT LOCATED AT 10121 E. BELL ROAD SUITE 110 WITH PLANNED COMMUNITY CENTER ENVIRONMENTALLY SENSITIVE LANDS (PCC ESL) ZONING.

WHEREAS, the Planning Commission held a public hearing on April 9, 2025; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for bars, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 10-UP-2024. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2025.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

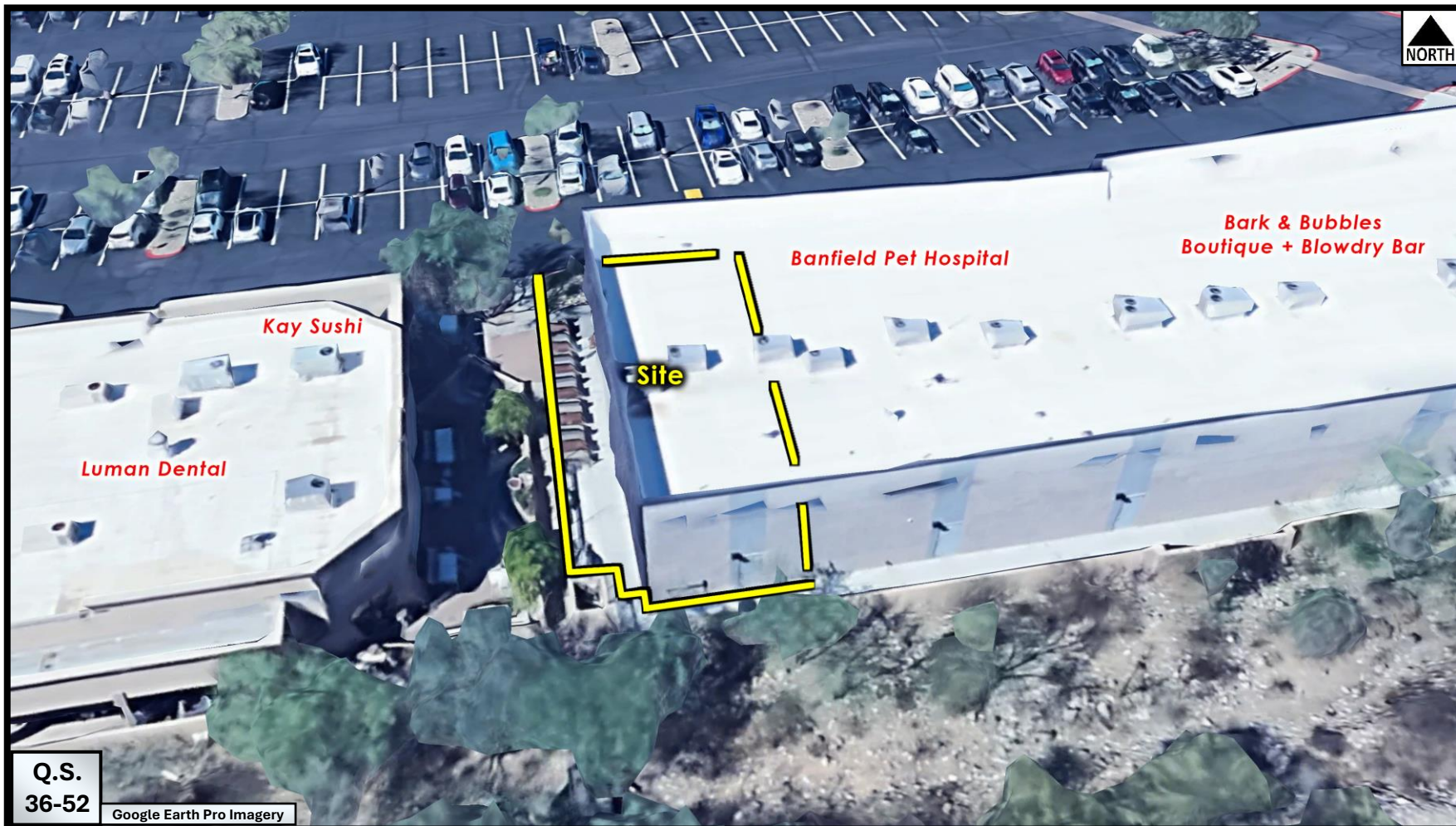
By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 2



Close-up Aerial

10-UP-2024

Conditional Use Permit – Bar
Stipulations
Orangedale AZ
Case Number: 10-UP-2024

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

OPERATIONS

1. CONFORMANCE TO THE CONCEPTUAL SITE PLAN. The interior layout of the premises shall be in substantial conformance with the conceptual site plan submitted by Nathan Babb, attached as Exhibit A to EXHIBIT 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO CONCEPTUAL FLOOR PLAN. Development shall conform with the conceptual floor plan submitted by Nathan Babb, attached as Exhibit B to EXHIBIT 2 to. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. NO LIVE ENTERTAINMENT. This Conditional Use Permit is for a bar use only, and no live entertainment is approved as part of this request.
4. HOURS OF BAR OPERATIONS. The hours of the bar operations for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	11:00 AM	10:00 PM
Monday	11:00 AM	10:00 PM
Tuesday	11:00 AM	10:00 PM
Wednesday	11:00 AM	10:00 PM
Thursday	11:00 AM	10:00 PM
Friday	11:00 AM	10:00 PM
Saturday	11:00 AM	10:00 PM

5. SECURITY, MAINTENANCE, AND OPERATIONS PLAN (SMO). Operation of the bar shall conform to the SMO approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Department. A copy of the approved SMO shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the SMO to the Scottsdale Police Department and the Planning and Development Services Department. At least 10 days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the SMO, the owner shall submit a revised SMO to the Scottsdale Police Department and the Planning and Development Service Department. Any revised SMO shall be subject to approval by the City of

Scottsdale's Police Department and the Planning and Development Services Department.

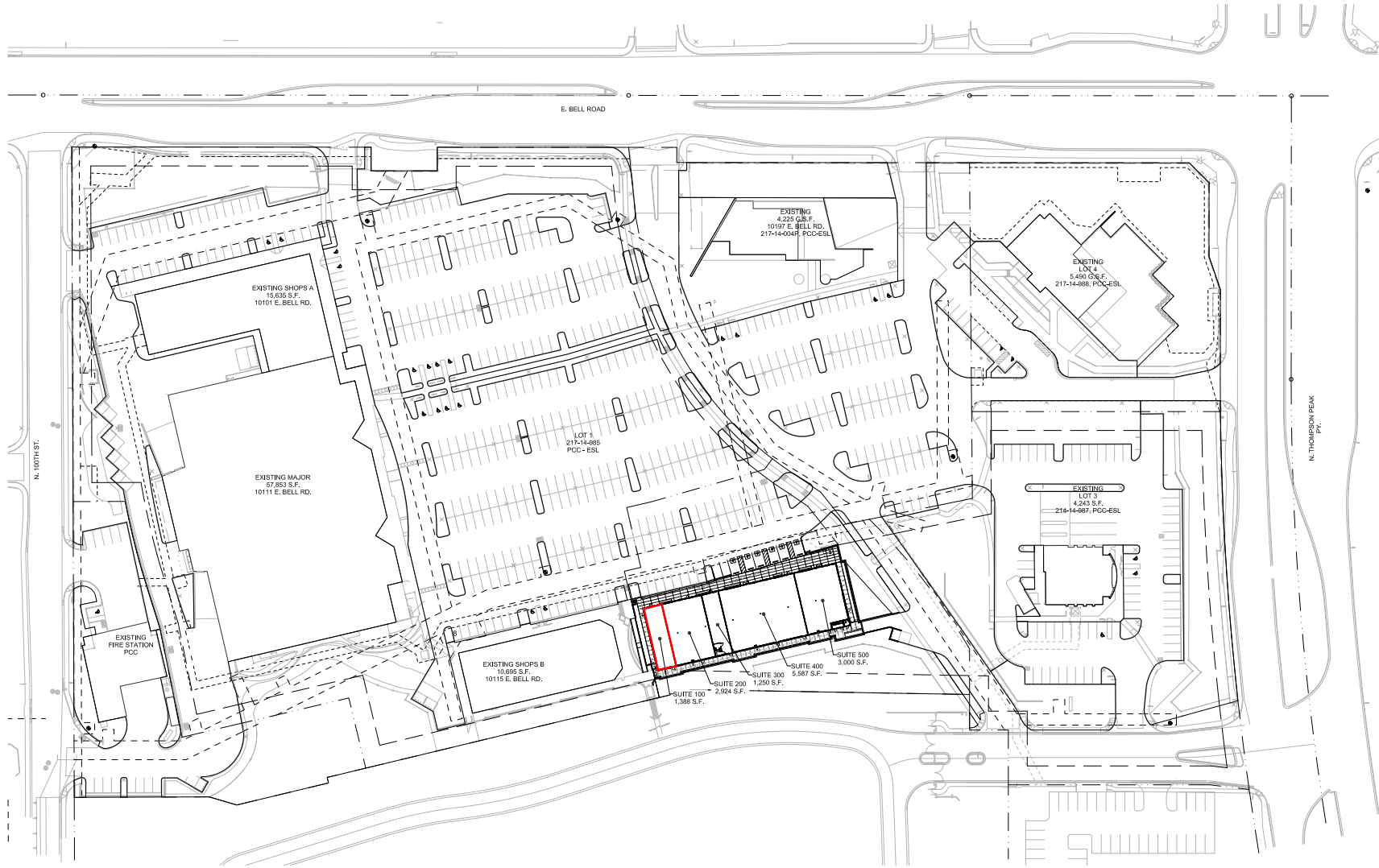
6. **NOISE.** In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this bar.
7. **EXTERNAL SPEAKERS.** External Speakers shall be oriented toward the establishment and directed downward to minimize the potential for noise trespass.
8. **EXTERNAL DOORS.** All external doors shall be closed but not locked during business hours.

PARKING

9. **MINIMUM PARKING.** The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

ADMINISTRATIVE/PROCESS

10. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
11. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



SUITE ASSIGNMENT SITE PLAN

SCALE: 1" = 60'-0"

SCALE:	1" = 50'	
DRAWN BY:	LKR	
DATE:	07.18.18	
BASE FILE:		
PROJECT NUMBER:	18-154.00	
#	DATE:	DESCRIPTION:

PROJECT: THE ART AT McDOWELL MOUNTAIN MARKETPLACE
16854 N. THOMPSON PEAK PKWY
SCOTTSDALE, ARIZONA 85260

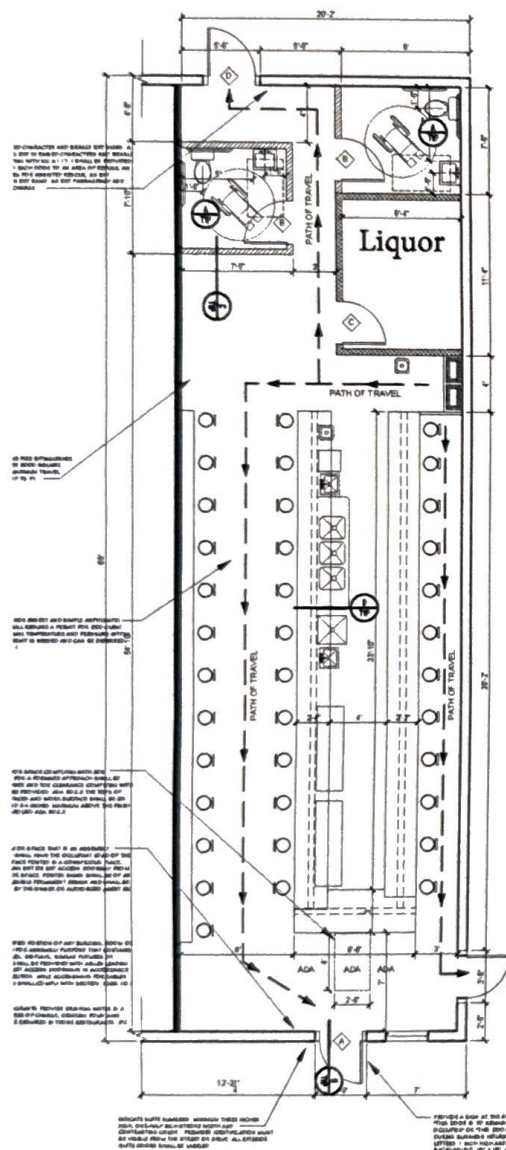
SHEET TITLE: SUITE ASSIGNMENT SITE PLAN

ideation
DESIGN GROUP

PHOENIX, ARIZONA 85004
408 EAST WASHINGTON STREET
Tel: 602.792.1781
Fax: 602.792.1846
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

CARL SCHAFER
Architect
408 E. WASHINGTON STREET
PHOENIX, ARIZONA 85004
T: 602.792.1781 EXT. 205
F: 602.792.1846

SUBMITTAL - 07.18.18

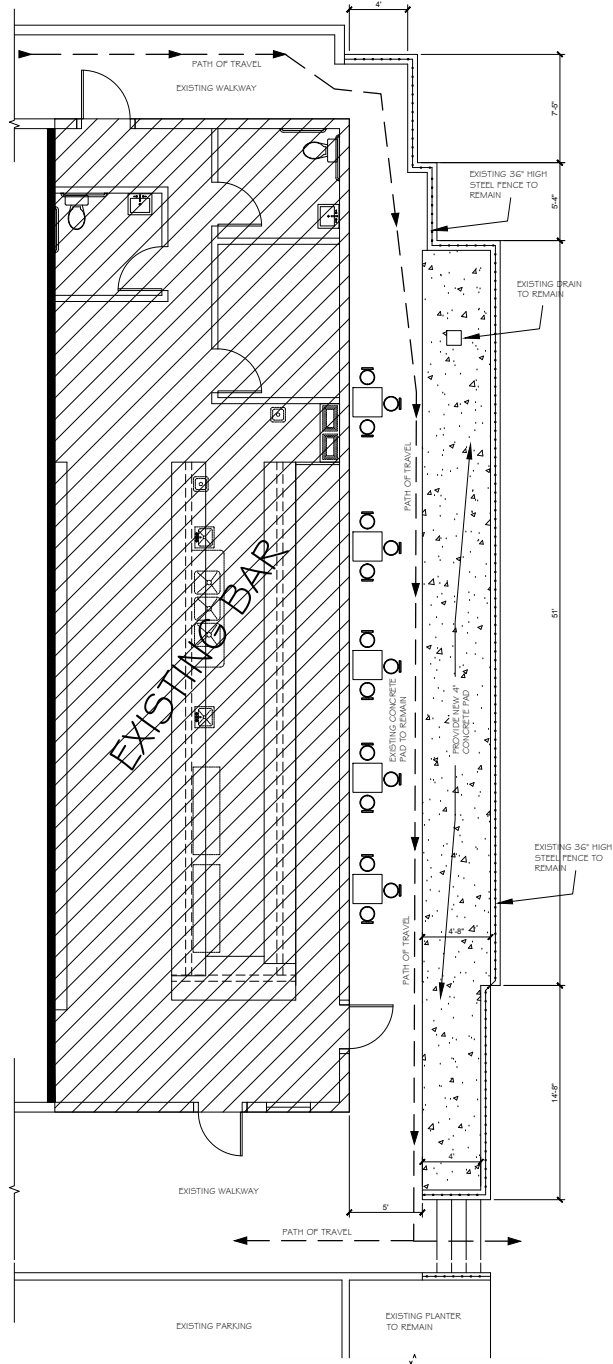


Justin Trangsrud – 602-549-7255, Orangedaleaz@gmail.com

Dated: 2/1/2025

Exhibit B to Exhibit 2

Page 1 of 2



PATIO FLOOR PLAN

Exhibit B to Exhibit 2
Page 2 of 2

01-13-2020

ad

THESE DRAWINGS ARE
NOT BE REPRODUCED
OR COPIED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION OF
THE ARCHITECT.

GENERAL CONTRACTOR
TO BE DETERMINED BY
THE OWNER AND
CONSTRUCTION
MANAGER.

WHINING PIG EXTERIOR PATIO

10121 E. BELL RD, SUITE 110, SCOTTSDALE, AZ. 85260

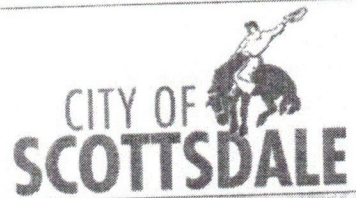
DRAWN BY: JM
DATE: 06-18-2019
JOB # 0002

APPENDIX B – BASIC ZONING ORDINANCE
1.403

C.1 *Bars, cocktail lounges, and/or after-hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
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.
 - 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.
 - 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.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after-hours establishment license.

Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

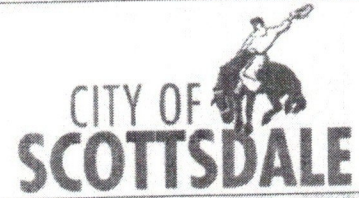
1. Business use type: Neighborhood Bar/Lounge
2. Days of Operation: Monday through Sunday
3. Hours of Operation: 11: 00 AM until 10:00 PM daily
4. Number of employees
 - a. Full time, indicate work shift 1
 - b. Part time, indicate work shift 2
5. Other business officials on site if not employees Justin Trangsrud + 1 Premises Manager
6. Customer characteristics
 - a. Patron seating Bar Stools & Tables/Chairs
 - b. Frequency and peak time of customer activity Thursday-Sunday 5PM-10PM
7. Outdoor operations
 - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building): Community Shared Parking in the Complex
 - Parking None
 - Loading Designated on Site Liquor Storage
 - Storage Exterior sign in compliance with zoning code
 - Display None
 - Product demonstrations/testing None
 - Activities that take place within areas that are walled but not roofed or covered Service & Consumption of Alcoholic Beverages within our licensed serving area
 - Other activities
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. Property owner has all sanitation of common areas scheduled 11:00 AM-1:00PM
 - a. Frequency of service Activities: days of week, hours of day 3 days/per week
 - b. Location of Service Activities relative to lower intensity uses On premises
9. Description of refuse removal:
 - a. The location of anticipated parking area for customers including those located off the site. Customer parking is generously provided for in large common parking area for complex
 - b. The area surrounding the property that will be cleaned of debris by the applicant Will be preformed throughout each day and at closing for the day
 - c. Time of day of refuse removal. Early morning

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Revision Date:

Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.

- a. Source of noise None
- b. Noise level in DBA at source of noise and point of impact None
- c. Description and diagrams of noise source location None

11. Description and documentation of how noise is abated

- a. Narrative description Operation of business will generate no noise
- b. Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level: _____

No entertainment of any type/No noise will be created

Schools Only:

1. Number of students on site at any given time: NA

2. Frequency of drop offs and pick-ups (start and stop times) on each day of the week: NA

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

PD, Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone
(480) 730-2676 Fa^x

February 27, 2025

City of Scottsdale
Planning & Development Services
7447 E Indian School Road
Scottsdale, Arizona 85251
Attn: Mr. Casey Steinke, Planner

Re: 10-UP-2024 with Addendum for Code Section
1.401(A), 1.401(B) and 1.403(C)

Sir:

Our firm represents Orangedale Lounge LLC dba Orangedale, a, applicant for a City of Scottsdale Conditional Use Permit ("CUP") for the purpose of operating a Bar located at 10112 East Bell Road, Unit# 110. The premises correspond to Maricopa County Parcel 217-14-986 which S zoned by the City of Scottsdale for the intended purpose.

Orangedale Lounge LLC S a duly registered Arizona Limited Liability Company with the Arizona Corporation Commission with file # 23746046. The Members/Managers are Nathan Babb and Justin Trangsrud.

Orangedale will be operating a bar type business with a, Arizona Department of Liquor Licenses & Control ("ADLLC") Series 6 liquor license. Their hours of operation will be 11:00 AM until 10:00 PM daily.

Orangedale will be employing designated security personnel to ensure strict compliance with all Scottsdale codes and ARS Title 4 (the Arizona Liquor Law).

Orangedale will properly execute and file a, approved Security, Maintenance and Operation Plan ("SMO") with the Scottsdale Police and Fire Departments, as required for a business having a "Bar Use" permit.

The premises total one thousand five hundred fifty-two (1,552) square feet, with one thousand three hundred eighty-eight (1,388) square feet of interior space and one hundred sixty-eight (168) square feet of attached outdoor patio.

The patio will have four (4) low voltage directional speakers facing inwards to mitigate any ambient sound and will only be playing background pre-recorded music. The patio will be illuminated with low voltage string-type lighting, with each light source capped for directionality and as a protection from the weather.

The Management of Orangedale has developed a coordinated plan with the other tenants for solid waste removal multiple times each week. In addition, Orangedale employees will remove any remaining cups, glasses or other trash left outside on the attached outdoor patio each evening at closing time to ensure no items of trash leave the premises; the premises will be neat and orderly each evening. This is to eliminate any Orangedale trash items littering the surrounding areas.

The business will not offer any type of kitchen prepared food and accordingly will have no kitchen. They will offer pre-packaged incidental food items such as pretzels, peanuts and popcorn.

The patio will have four (4) low voltage directional speakers facing inwards to mitigate any ambient sound and will only be playing background pre-recorded music. The patio will be illuminated with low voltage string-type lighting, with each light source capped for directionality and as a protection from the weather.

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The business will have no live entertainment as defined by the Scottsdale codes. They will be playing background pre-recorded music in the interior and on the attached outdoor patio. The outdoor patio will have four (4) low voltage exterior directionally inward speakers designed to mitigate any ambient sound. The illumination on the patio will be via low voltage string-type lighting with each light source capped for light directivity and to protect the light source from weather.

The approval of the CUP applied for herein will not cause any significant vehicle or pedestrian traffic in the adjacent areas. The surrounding area contains stores, restaurants and studios and therefore, will not cause any additional nuisances such as odors, dust, gas, vibration, smoke heat or glare.

Respectfully,

Jeffrey Craig Miller on behalf of Orangedale Lounge dba Orangedale

Sec. 1.401. - Issuance.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and, except in the case of conditional use permits for adult uses under [Section 1.403\(A\)](#), only after the Planning Commission has made a recommendation and the City Council has found as follows:

A

That the granting of such a conditional use permit will not be materially detrimental to 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.

2.

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

Applicant Response:

Section #1 Response: The applicant's CUP application is for the EXACT same premises as the prior Tenint which was a BAR, and it operated for more than 1 year. The nature and character of the applicant's business will be idenucal to the previous tenant, except for the series of liquor license. The approval of this CUP will not create any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The applicant will have no live entertainment as defined by Scottsdale Codes. Improvements will be made to the attached outdoor patio to control occupancy and conform to ARS Title IV stipulations for such patios to be included as the licensed serving area(s).

Section #2 Response: The impact on surrounding areas as it relates to an unusual volume or character of traffic will be extremely low, if at all. The nature of this business is that of a small, neighbor bar catering to residents who may walk or drive to the business. The applicant will be doing no wide area advertising of any type. Further, the seating capacity of the business (interior and exterior) is not consistent with large crowd venues for concerts, public events, etc.

This business and it's applicants seek to offer their products and environments to local customers and operate a quiet and respectful neighborhood bdr.

8.

Section B

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

Applicant Response:

The nature of the applicant's business is that of a small, quiet, neighbor bar catering to the residents of the area primarily. The business will have no live entertainment as defined by Scottsdale Codes. Accordingly, there will be no large venue type concerts, promotional gatherings or other such sources of potential noise, traffic congestion, etc.

The closest series 6 liquor license is greater than three (3) miles away at McDowell Mountain Course Course Clubhouse. The prior tenant operated a Bar in this location for more than 1 year and was compatible with the surrounding businesses and property owners. The applicant will be taking measures to keep their premises, both interior and exterior, neat and orderly always, being respectful and a good neighbor of surrounding businesses and property owners.

Accordingly, the applicant's characteristics will be compatible with the types of permitted uses in the area.

City of Scottsdale Ordinance 1.403 (c):

C.

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

1.

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

2.

The use shall not disrupt pedestrian-oriented daytime activities.

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.

b.

The required parking space for the use shall be within six hundred (six hundred) 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 (five hundred) feet of a residential use or district, then:

a.

The use shall not adversely impact residential uses.

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.

6.

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

7.

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

8.

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

9.

After-hour establishments must maintain a valid after-hours establishment lic

Applicant's Response to Required Issues:

1. The hours of operation will be daily from 11:00 AM until 10:00 PM daily. Accordingly, there will be no disruption of the existing balance of daytime and nighttime uses.
2. The interior location of the business on the interior portion of the property will not cause any disruption to pedestrian-oriented activities.
3. The business is located at 10121 E Bell Road and is not in the recognized Downtown District.
 - a. The business is located on the ground floor and will not displace any daytime retail uses.
 - b. On-site will be satisfactory for the required number of required spaces; eighteen spaces required and 315 spaces available.

4. The business is located within five hundred feet of a residential district.
 - a. The business will not adversely impact residential uses.
 - b. The business will have no live entertainment, and sound buffering will not be required.
5. The business has developed a comprehensive management and security plan which will be implemented upon the opening of the business. Management personnel will be on-site during all hours of operation to ensure compliance with the management and security plan and compliance with ARS Title IV.
6. The property owner and tenant have a coordinated plan for regular pick-up of all solid trash.
7. The business will have no live entertainment and will not generate any detectable noise. Exterior Lighting for the attached outdoor patio will be “string-type” low voltage lighting, with each light sources “capped” to direct light downward and protect form the elements/.
8. The required parking spaces for the business are eighteen spaces. The site has 315 on-site parking permitted by the parking calculation submitted herein.
9. The business will not have “after-hours” operation and accordingly will not require an after-hours license.



Q.S.
36-52

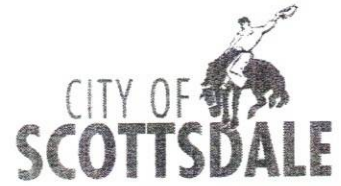
Aerial

Zoning Aerial

10-UP-2024

ATTACHMENT 5

Community Input Certification



CASE NO: 956-PA-2024

PROJECT LOCATION: 10121 E Bell Rd; Suite 110

12-23-2024

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
12/23/24	STAN PRUSZENSKI SCOTTSDALE	✓		
	SUSAN AUFHEIMER "	✓		
	BARBARA ROBERTS "	✓		
	JEN ETTER "	✓		
	DAVID BOLAND "	✓		
	BOB? DEBBIE "	✓		
	Geoff I haven "	✓		

Justin Tynor
Signature of owner/applicant

12-23-2024
Date

ATTACHMENT 6

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Orangedale Lounge, LLC

Neighborhood Meeting for CUP for Series 6 Bar License

Date Notice Mailed: December 9, 2024

Date of Meeting: December 23, 2024

Meeting Time: 6:00 OM until 7:30 PM

Representing the Applicant:

Justin Trangsrud- Orangedale Lounge, LLC Member/Manager

Bob Leavitt- Arizona Liquor Industry Consultants

The meeting was held at the premises to be licensed, 10121 E Bell Rd; Suite 110, Scottsdale, AZ 85255 and began promptly at 6:00 PM

Attendees: The sign-in sheet is attached; we had eight (8) attendees all of which were residents of the adjacent "The Ridge" condominium development to the immediate southwest of the premises.

There were no attendees representing any of the residential communities which surround the premises to be licensed.

All questions were answered in a courteous and professional manner, to the satisfaction of the attendees.

It was explained that the requested licensed serving/selling area includes the outdoor attached patio. Upon inspection by Leavitt, it was determined that patio is currently in a non-compliant status as defined by ARS Title 4. The ownership of Orangedale is fully aware of the deficiency and is taking the proper steps to enclose the patio on all three open sides, to be 100% compliant with the requirements of Title 4.

The attendees had four (4) concerns:

1. Noise from live entertainment affecting the adjacent multi-family development.

We explained the Applicant will have no live entertainment requiring a Scottsdale Entertainment Use Permit as defined by City code.

2. Exterior Lighting affects the adjacent multi-family development.

We explained that they have consulted a lighting consultant who has suggested know-voltage string-type lighting with hoods to minimize an ambient light noticeable off the premises and to also serve as a type of weather protection.

3. Food odors emanating from the premises.

We explained that the business will have no kitchen for food preparation. The only food items which will be available will be hot dogs, potato chips, pretzels, and nacho, none of which require a food prep kitchen.

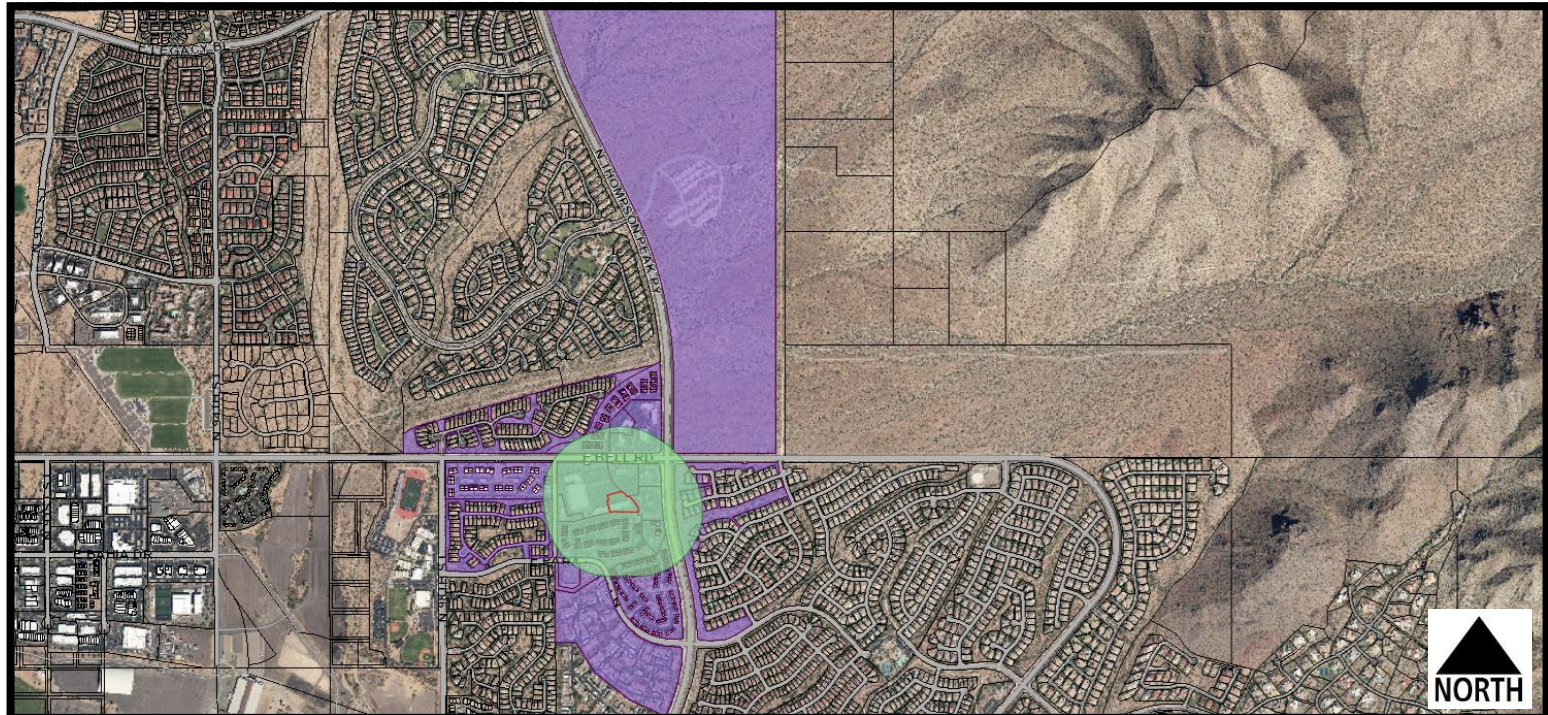
4. The roaming of intoxicated persons roaming the Area on foot and/or driving off in their own vehicles in impaired condition.

Leavitt explained that Orangedale Lounge management will not tolerate intoxicated patrons remaining on the premises. All Title 4 requirements referring to the handling of people arriving intoxicated and/or becoming intoxicated will be strictly enforced. Further, the Scottsdale Police Commander in the Foothills District (D4) will be contacted and engaged in his cooperation for his officers to collaborate with the uniformed security personnel Orangedale Lounge positively and effectively will have on-site during all hours of operation.

Leavitt explained the Title 4 requirements on the licensee (Orangedale) regarding the identification, management, and disposition of intoxicated persons.

City Notifications – Mailing List Selection Map

Orangedale AZ



Labels pulled
February 28, 2025

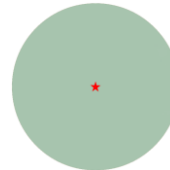
Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 223

10-UP-2024

From: [blukens2](#)
To: [Steinke, Casey](#)
Subject: Orangedale Lounge - City of Scottsdale Planning Case # 956-PA-2024.
Date: Wednesday, January 01, 2025 2:24:18 PM

External Email: Please use caution if opening links or attachments!

Dear Mr. Steinke,

My name is Robert Lukens and I am an owner of a condo at the Ridge condominium complex located at 16600 N. Thompson Peak Parkway, Scottsdale.

A few weeks ago, I received a letter stating that Orangedale Lounge is opening a business within walking distance of our condo. They are seeking a liquor license from Scottsdale and holding a meeting on 12/23/24 for people living in the area to visit and gather information regarding this business.

On 12/23/24 my wife and I did take the time to visit this business and while I was hoping it would have been a restaurant seeking a liquor license, it turned out to be a business that is purely a bar with seating for around 80 people. This is probably the last type of business I would care to have next door as a neighbor. We all know that bars like this one are typically loud and will certainly cause people that are drunk to be walking and driving around our neighborhood.

If the reason for the letter that I, and other residents of the area received was to get our opinion and possibly have a say in whether or not this business receives its liquor license, **I would prefer to NOT see this business receive this type of license.**

Regards,
Robert Lukens
602-686-0917
blukens2@cox.net

ATTACHMENT 8