

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, AUGUST 29, 2017**



**CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:04 P.M. on Tuesday, August 29, 2017, in the City Hall Kiva.

**ROLL CALL**

Present: Mayor W.J. "Jim" Lane; Vice Mayor Suzanne Klapp; and Councilmembers Virginia L. Korte, Kathleen S. Littlefield, Linda Milhaven, Guy Phillips, and David N. Smith

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Troop 194, Troop Leader Priscilla Sanders

**INVOCATION** – Pastor Lou Fitting, Camelback Seventh Day Adventist Church

**MAYOR'S REPORT** – Mayor Lane read a proclamation in honor of Parks and Recreation Month

**PRESENTATIONS** – None

**PUBLIC COMMENT**

- Roberto Duran and Richard Porter expressed concern about the Coronado Golf Course and the City Manager's memorandum in response to the citizen petition they submitted on March 7, 2017.
- Sonnie Kirtley recognized the contributions of the Scottsdale Community Council and noted the passing of Chairman Jim Getty.

**NOTE:** MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

## CONSENT AGENDA

- 1. Pitch Pizzeria Liquor License (51-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 6350 E. Thomas Road, Suites 100 and 200  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 2. Pitch Pizzeria Liquor License (52-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a person and location transfer of a Series 7 (beer and wine bar) State liquor license for a new location and owner.  
**Location:** 6350 E. Thomas Road, Suites 100 and 200  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 3. Blue Clover Distillery Liquor License (54-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 7042 E. Indian School Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 4. Los Sombreros Liquor License (55-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 2534 N. Scottsdale Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 5. Sasaki Sushi and Bar Liquor License (56-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 7373 E. Scottsdale Mall, Suite 6  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 6. The Blind Pig Liquor License (57-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 3370 N. Hayden Road, Suite 116  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 7. Scottsdale Zoom Liquor License (58-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.  
**Location:** 8300 N. Hayden Road, Suite A-112  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 8. VomFASS Liquor License (59-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location with a new owner.  
**Location:** 7135 E. Camelback Road, #145  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 9. Starlite BBQ Liquor License (60-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 7620 E. Indian School Road, Suite 101  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 10. Grayhawk Beer Company Liquor License (61-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 20831 N. Scottsdale Road, Suites A7 and A8  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 11. Adeline Hotel Liquor License (62-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a new Series 11 (hotel/motel) State liquor license for an existing location and owner.  
**Location:** 5101 N. Scottsdale Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 12. Pacific Edge Wine and Spirits of Arizona Liquor License (63-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 4 (wholesaler) State liquor license for a new location and owner.  
**Location:** 8350 E. Evans Road, Suite E-2  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 13. Chimayo Scottsdale Liquor License (64-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 14700 N. Frank Lloyd Wright Boulevard, Suite 159  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 14. New York Bagels 'N Bialys Liquor License (65-LL-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 1455 N. Scottsdale Road, Suite 110  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 15. Permanent Extension of Premises for Hand Cut Burgers and Chophouse (2-EX-2017)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a permanent extension of premises for an existing Series 12 (restaurant) State liquor license for an existing location to expand the patio.  
**Location:** 7135 E. Camelback Road, Suite 154  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 16. Scottsdale Discount Auto Conditional Use Permit (1-UP-2017)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 10878** approving a Conditional Use Permit for vehicle repair on a 0.17±-acre parcel with Highway Commercial (C-3) zoning.  
**Location:** 1620 N. 87<sup>th</sup> Street  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 17. 101 Restaurant Conditional Use Permit (3-UP-2017)**  
  
Moved to the Regular Agenda (Page 7)
- 18. Paseo De Las Flores Replat (2-PP-2016)**  
**Request:** Approve a replat of "Tract B" in the amended Paseo Village subdivision to create Lot 1 of a 2.64±-acre parcel with Neighborhood Commercial, Planned Community District (C-1 PCD) zoning.  
**Location:** 7300 N. Via Paseo Del Sur  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**19. Library Services and Technology Act Grant**

**Request:** Adopt **Resolution No. 10881** to authorize:

1. Acceptance of a FY 2017/18 Library Services and Technology Act grant from the Arizona State Library, Archives and Public Records in the amount of \$36,000 for the Library's "Footprints on the Desert: Frank Lloyd Wright in Arizona" Program.
2. The Library Director to act as necessary to accept and administer the grant.
3. A budget transfer in the amount of \$36,000 from the adopted FY 2017/18 Future Grants and/or Grant Contingency budget to a newly created operating cost center to record the related grant activity.

**Staff Contact(s):** Bill Murphy, Community Services Director, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

**20. Drug, Alcohol, and Violence Prevention Education Intergovernmental Agreement**

**Request:** Adopt **Resolution No. 10858** authorizing Agreement No. 2017-099-COS with Scottsdale Unified School District No. 48 in the amount of \$100,000 to provide substance abuse and violence prevention services and programs in Scottsdale Schools for FY 2017/18.

**Staff Contact(s):** Bill Murphy, Community Services Director, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

**21. Fire Department Urban Area Security Initiative Grant**

**Request:** Adopt **Resolution No. 10880** to authorize:

1. The acceptance of a FY 2017/18 Arizona Department of Homeland Security and Federal Emergency Management Agency Urban Area Security Initiative grant in the amount of \$60,000.
2. The Fire Chief or designee to conduct all negotiations and to execute and submit all documents in connection with the grant.
3. A budget transfer in the amount of \$60,000 from the adopted FY 2017/18 Future Grants Budget and/or Grant Contingency Budget and the creation of a new cost center to record the related grant activity.

**Staff Contact(s):** Tom Shannon, Fire Chief, 480-312-1821, [tshannon@scottsdaleaz.gov](mailto:tshannon@scottsdaleaz.gov)

**22. School Resource Officer Intergovernmental Agreement**

**Request:** Adopt **Resolution No. 10882** authorizing Agreement No. 2017-135-COS with Scottsdale Unified School District for the provision of Scottsdale Police Officers to serve as School Resource Officers.

**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdale.gov](mailto:arodbell@scottsdale.gov)

**23. Carefree Highway and 56<sup>th</sup> Street Annexation Intergovernmental Agreement**

**Request:** Adopt **Resolution No. 10835** to authorize:

1. Agreement No. 2017-076-COS with Maricopa County in an amount not to exceed \$500,000 from Maricopa County to construct left-turn lanes on Carefree Highway at Mountainside Drive and at Arroyo Road.
2. City staff to initiate the process of annexing the 40-foot east half of 56<sup>th</sup> Street from Olesen Road to Seven Palms Drive and the 55-foot north half of Carefree Highway from 56<sup>th</sup> Street to 60<sup>th</sup> Street.
3. A FY 2017/18 \$620,000 capital budget appropriation transfer from two sources: (1) \$500,000 from the General Fund Capital Contingency, and (2) \$120,000 from the Intersection Mobility Enhancements capital projects (YE19) to a newly created capital project to be titled "Carefree Highway Left-Turn Lanes." The \$500,000 budget transfer will be funded by a Maricopa County Department of Transportation Contribution and the \$120,000 budget transfer will be funded by the Transportation Sales Tax.

**Staff Contact(s):** Paul Basha, Transportation Director, 480-312-7651, [pbasha@scottsdaleaz.gov](mailto:pbasha@scottsdaleaz.gov)

- 24. Scottsdale Airport Terminal Area Redevelopment Project**  
**Request:** Adopt **Resolution No. 10861** authorizing CM@Risk contract amendment No. 2017-060-COS-A1 with JE Dunn Construction Company in the amount of \$7,874,909, along with a City Project Contingency of \$27,077, for a total increase of \$7,901,986, to conduct construction phase services, including the second phase of the Terminal Area Redevelopment Project at Scottsdale Airport.  
**Staff Contact(s):** Gary Mascaro, Aviation Director, 480-312-7735, [gmascaro@scottsdaleaz.gov](mailto:gmascaro@scottsdaleaz.gov)
- 25. ArtWalk Event**  
**Request:** Adopt **Resolution No. 10868** to authorize:  
1. Beginning in FY 2017/18, funding not to exceed \$75,000 per year from the portion of the Tourism Development Fund that is allocated toward event retention and development for the ArtWalk event.  
2. Event Funding Agreement No. 2017-133-COS with Scottsdale Gallery Association for a three-year term.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 26. Grand Prix of Scottsdale Event**  
**Request:** Adopt **Resolution No. 10869** to authorize:  
1. Funding not to exceed \$75,000 from the portion of the Tourism Development Fund that is allocated toward event retention and development for the Grand Prix of Scottsdale event.  
2. New Event Funding Agreement No. 2017-134-COS with Grand Prix of Scottsdale, LLC.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 27. Community Event Funding Program**  
**Request:** Adopt **Resolution No. 10870** authorizing the addition of multi-year community event funding guidelines and criteria for the FY 2017/18 Community Event Funding Program.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 28. Monthly Financial Report**  
**Request:** Accept the FY 2016/17 Monthly Financial Report as of May 2017.  
**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

#### **MOTION AND VOTE – CONSENT AGENDA**

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 28, absent Item 17, which was moved to the Regular Agenda. Councilman Phillips seconded the motion, which carried 7/0.

## REGULAR AGENDA

### 17. 101 Restaurant Conditional Use Permit (3-UP-2017)

**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 10879** approving a Conditional Use Permit for live entertainment on a 13,042± square-foot site with Highway Commercial (C-3) zoning.

**Location:** 8740 E. Frank Lloyd Wright Boulevard

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the conditional use permit request.

### MOTION AND VOTE – ITEM 17

Councilmember Korte made a motion to approve zoning case 3-UP-2017. Councilwoman Milhaven seconded the motion, which carried 7/0.

### 29. Scottsdale Fashion Square Mall Rezoning and Infill Incentive District (25-ZN-2015 and 1-II-2016)

#### **Requests:**

1. Adopt **Ordinance No. 4299** approving a Zoning District Map Amendment on a on a 56±-acre site from Downtown/Regional Commercial Office – Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use – Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) and approval of a Development Plan with building height up to 150 feet, and further approving a Downtown Infill incentive District application over ±1.8 acres of the 56±-acre site with Downtown/Downtown Regional Use – Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning by approving a Development Plan and amendments to Property Development Standards of the Zoning Ordinance regarding the inclined stepback plane adjacent to the Downtown Boundary, specifically at the northeast corner of the Development Plan area (4710, 4626, 4500, 4700 and 4720 N. Scottsdale Road).
2. Adopt **Resolution No. 10717** declaring “Development Plan Scottsdale Fashion Square”, as a public record.
3. Adopt **Resolution No. 10506** authorizing Development Agreement No. 2017-077-COS.

**Location:** Northwest corner of Camelback Road and Scottsdale Road (6900, 7000, 7003, 7014, 7032, 7102, 7150, 7055 E. Camelback Road; 7000 E. Via Soleri Drive, 4150, 4626, 4610, 4710, 4500, 4700, 4720 N. Scottsdale Road; 7001 E. Highland Avenue; and 4649 N. Goldwater Boulevard)

**Presenter(s):** Bryan Cluff, Sr. Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Senior Planner Bryan Cluff gave a PowerPoint presentation (attached) on the rezoning and infill incentive district requests.

Applicant Representative John Berry gave a presentation on the rezoning and infill incentive district requests.

Mayor Lane opened public testimony.

The following spoke in support of the rezoning and infill incentive district requests:

- Sasha Weller, Scottsdale Firefighters
- Kathleen Livingston, Scottsdale resident
- Wayne Ecton, Scottsdale resident
- Julie Newell, Scottsdale resident
- Mark Hiegel, Scottsdale resident
- Christina Lanove, Scottsdale Fashion Square
- Betty Drake, Scottsdale resident
- Rick Touton, Scottsdale resident
- Denny Brown, Scottsdale resident
- Chris Layman, Scottsdale resident
- Nikki Steward, Scottsdale resident
- Chris Steward, Scottsdale resident
- Barry Graham, Scottsdale resident, read letter of support from Gilbert Chester (attached)
- Billy Malkovich, Scottsdale resident
- Shalegh Silkey, Scottsdale resident
- Pete Palmer, Scottsdale resident
- Bill Crawford, Downtown Scottsdale Economic Vitality Coalition
- Rhett Doolittle, Scottsdale resident
- Ambert Sukkert, Scottsdale resident
- Ashley Sukkert, Scottsdale resident
- Jack Razor, Phoenix resident
- Kerry William Rose, Phoenix resident

The following spoke in opposition to the rezoning and infill incentive district requests:

- Bob Griffith, Scottsdale resident
- Ray Sachs, Scottsdale resident
- Pei Tao, Scottsdale resident
- Kevin Gambill, Scottsdale resident
- Stephen McConnell, Scottsdale resident
- Troy Ellis, Scottsdale resident
- Helen Wolfe, Scottsdale resident
- Bruce Shapiro, Scottsdale resident

Mayor Lane closed public testimony.

### **MOTION NO 1 – ITEM 29**

Councilwoman Milhaven made a motion to adopt Ordinance No. 4299 approving a Zoning District Map Amendment on a 56±-acre site, Resolution No. 10717 declaring “Development Plan Scottsdale Fashion Square” as a public record, and Resolution No. 10506 authorizing Development Agreement No. 2017-077-COS. Councilmember Korte seconded the motion.



### **ALTERNATE MOTION AND VOTE – ITEM 29**

Councilman Smith made an alternate motion that the case be continued to a future date when there is more specific agreements with neighbors, a rationale for the 150 feet, and more specifics about what the project is going to encompass. Councilwoman Littlefield seconded the motion, which failed 3/4, with Mayor Lane, Vice Mayor Klapp, and Councilmembers Korte and Milhaven dissenting.

### **MOTION NO. 2 AND VOTE – ITEM 29**

Councilmember Korte made a motion to call the question. Councilwoman Klapp seconded the motion, which carried 7/0.

### **VOTE ON MOTION NO. 1 – ITEM 29**

The Council vote on the motion to adopt Ordinance No. 4299 approving a Zoning District Map Amendment on a 56±-acre site, Resolution No. 10717 declaring “Development Plan Scottsdale Fashion Square” as a public record, and Resolution No. 10506 authorizing Development Agreement No. 2017-077-COS carried 5/2, with Councilmembers Littlefield and Smith dissenting.

**PUBLIC COMMENT** – None

### **CITIZEN PETITIONS**

#### **30. Receipt of Citizen Petitions**

**Request:** Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

**Staff Contact(s):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

No citizen petitions were received.

**MAYOR AND COUNCIL ITEMS** – None

### **ADJOURNMENT**

The Regular City Council Meeting adjourned at 8:13 P.M.

**SUBMITTED BY:**



**Carolyn Jagger**  
City Clerk

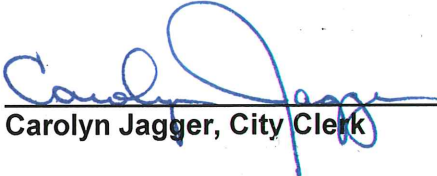
Officially approved by the City Council on September 19, 2017

**C E R T I F I C A T E**

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 29<sup>h</sup> day of August 2017.

I further certify that the meeting was duly called and held, and that a quorum was present.

**DATED** this 19<sup>th</sup> day of September 2017.

  
\_\_\_\_\_  
Carolyn Jagger, City Clerk



# 101 Restaurant

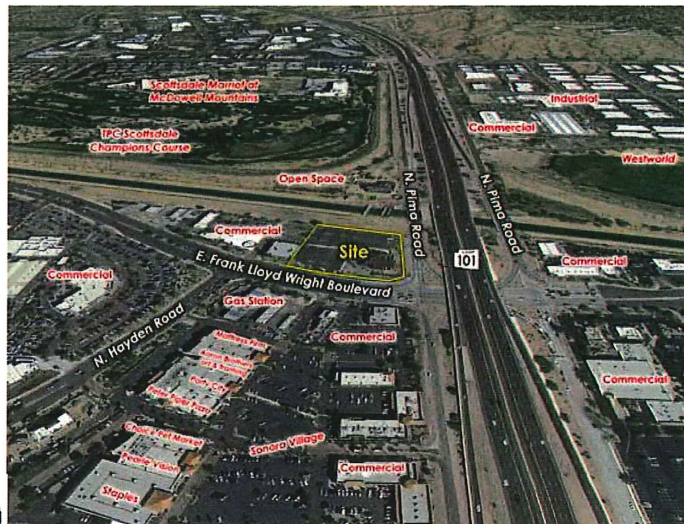
3-UP-2017

City Council

8/29/2017

Coordinator: Keith Niederer

## 101 Restaurant



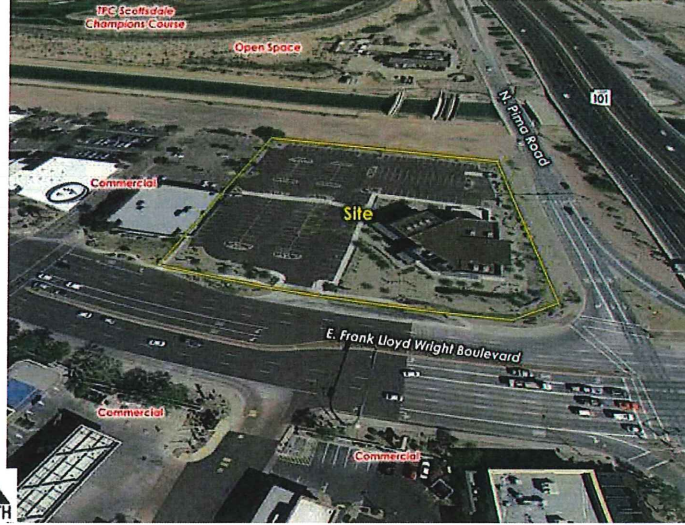
3-UP-2017

Context Aerial





# 101 Restaurant

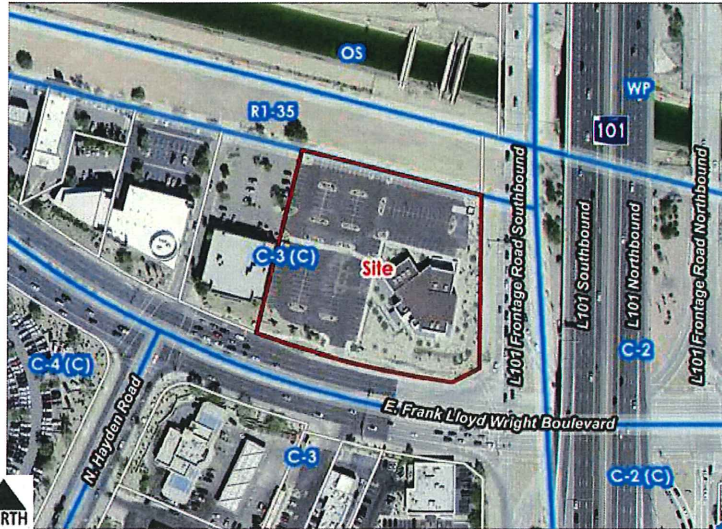


3-UP-2017

Detail Aerial



# 101 Restaurant



3-UP-2017

Zoning Aerial



## 101 Restaurant



3-UP-2017

Photograph



## 101 Restaurant

The request is for a Conditional Use Permit for Live Entertainment to allow Live Musical Entertainment at the restaurant.

The application is not for a bar, after hours or adult uses.

No external live entertainment is allowed, however doors and windows may be Open to patios. Nearest existing residential use is 1,600 feet away.

External speakers on patio will be permitted to broadcast the live entertainment provided the speakers are directed towards the building.

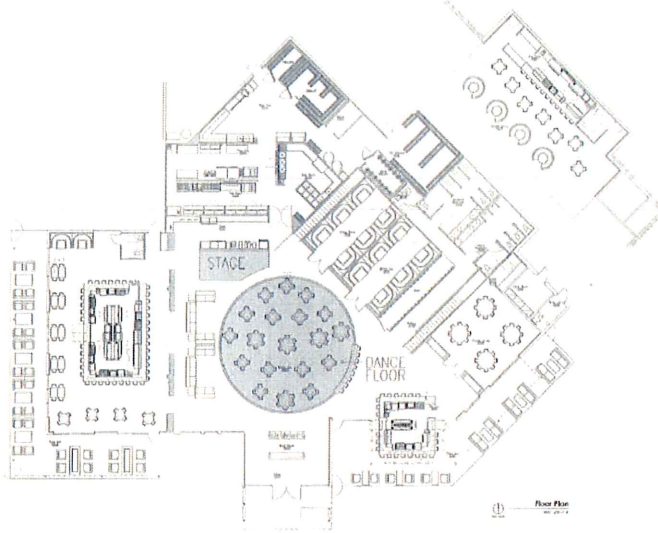


3-UP-2017

Request



# 101 Restaurant



3-UP-2017

Conceptual Floor Plan

FORECAST  
BY VIEW

A 100



# 101 Restaurant

3-UP-2017

City Council

8/29/2017

Coordinator: Keith Niederer



**Scottsdale Fashion Square**

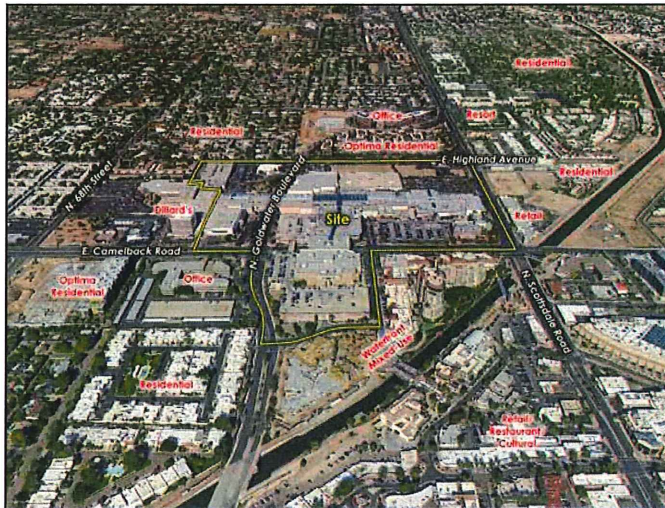
**25-ZN-2015 & 1-II-2016**

**August 29, 2017**

**City Council**

Coordinator: Bryan Cluff, LEED AP

**Scottsdale Fashion Square**



CONTEXT AERIAL

25-ZN-2015 & 1-II-2016

## Scottsdale Fashion Square



DETAIL AERIAL

25-ZN-2015 & 1-II-2016

## Scottsdale Fashion Square

### Request:

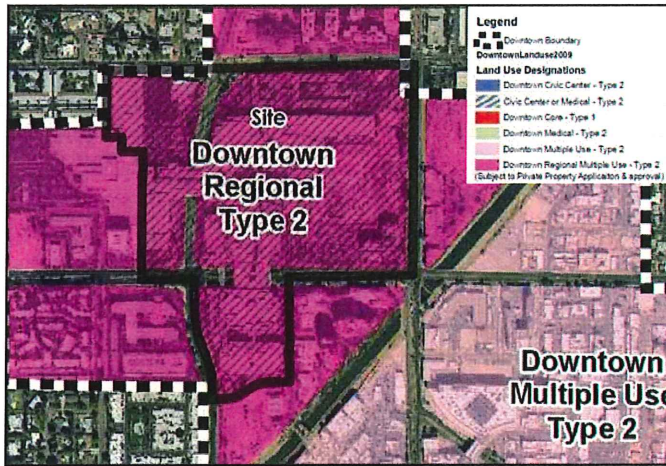
- Zoning District Map Amendment to current Downtown Regional Use PBD and Development Plan with amended development standards.
- Infill Incentive District

REQUEST

25-ZN-2015 & 1-II-2016



## Scottsdale Fashion Square

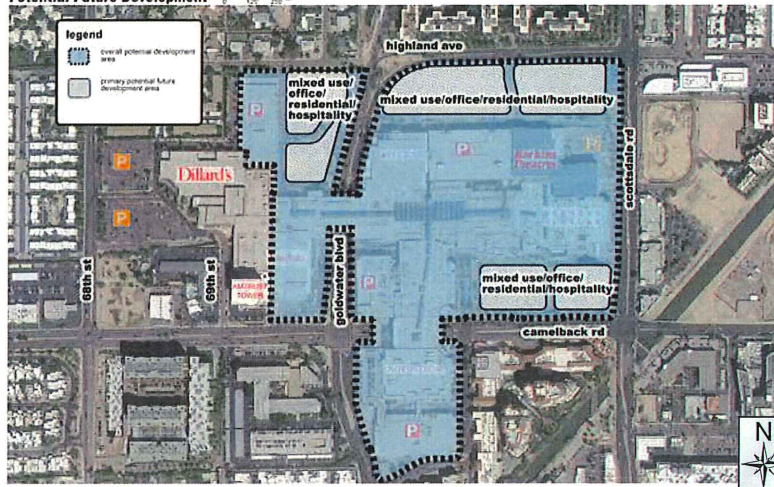


DOWNTOWN PLAN

25-ZN-2015

## Scottsdale Fashion Square

### Potential Future Development



DEVELOPMENT PLAN OVERVIEW

25-ZN-2015 & 1-II-2016

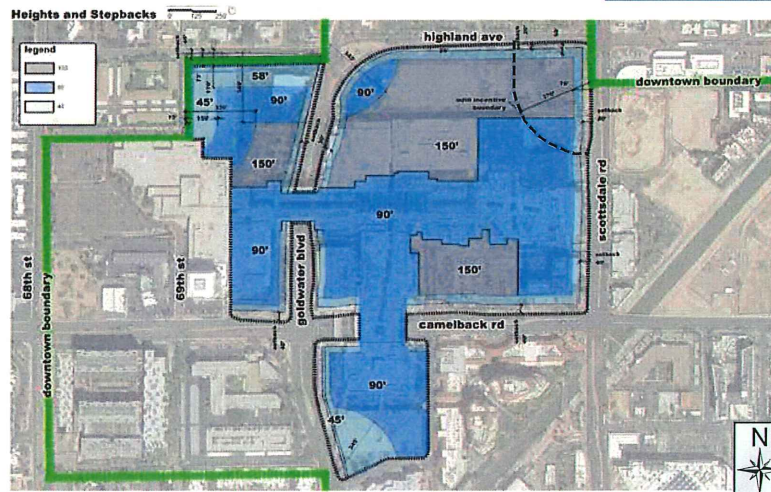
## Scottsdale Fashion Square

- Proposed Use: Mixed-use development
- Parcel Size (total): 65 gross acres / 53.66 net acres
- Commercial space: 2,134,890 square feet (existing)
- Floor Area Ratio Allowed: 1.4
- Floor Area Ratio Proposed: Up to 1.4 (3,962,740 square feet)
- Building Height Allowed: 150 feet, including rooftop appurtenances w/ bonus
- Building Height Proposed: 150 feet, including rooftop appurtenances w/ bonus
- Density Allowed: 50 dwelling units per gross acre
- Density Proposed: 25 dwelling units per gross acre (1,580 units)

DEVELOPMENT INFORMATION

25-ZN-2015 & 1-II-2016

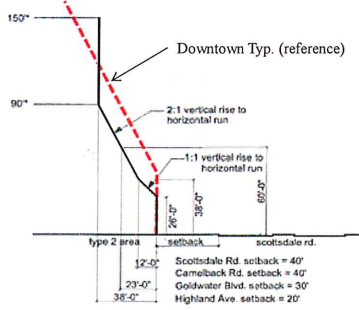
## Scottsdale Fashion Square



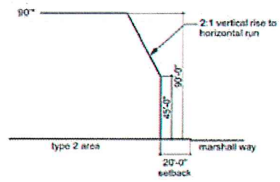
HEIGHTS AND STEPBACKS

25-ZN-2015 & 1-II-2016

# Scottsdale Fashion Square



Typical Street Frontage

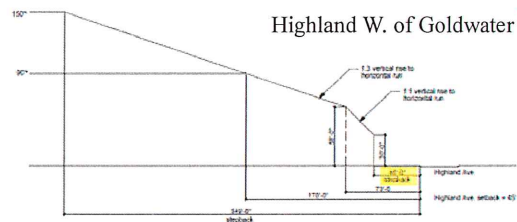
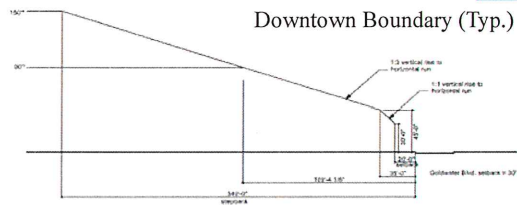


Interior Street

STEPBACKS DETAIL

25-ZN-2015 & 1-II-2016

# Scottsdale Fashion Square



STEPBACKS DETAIL (Downtown Boundary)

25-ZN-2015 & 1-II-2016



## Scottsdale Fashion Square

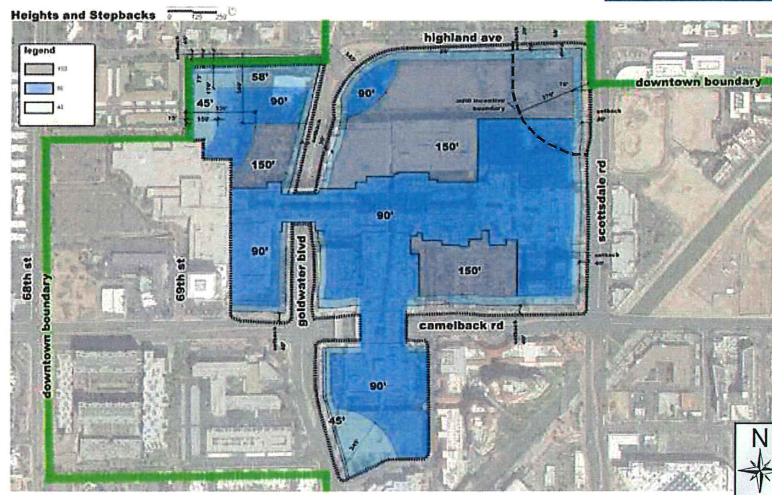
### Development Standards:

- With the exception of the stepbacks, development standards mirror the ordinance requirements of the Downtown zoning district.
- Development Standards and Design Guidelines have been established to conform with the Downtown Urban Design & Architectural Guidelines, as well as the Character & Design chapter of the Downtown Plan.

DEVELOPMENT STANDARDS

25-ZN-2016 & 1-II-2016

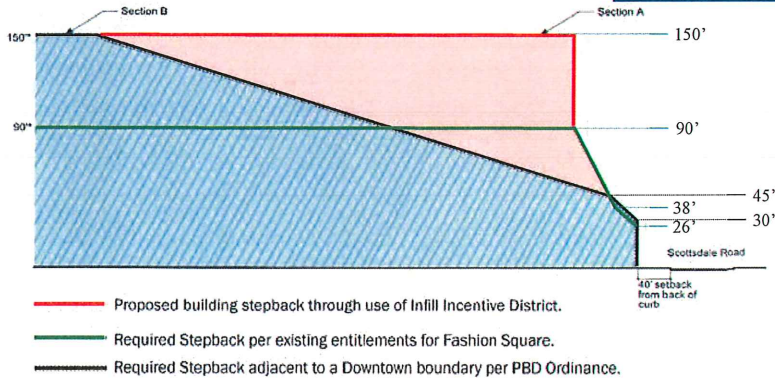
## Scottsdale Fashion Square



HEIGHTS AND STEPBACKS

25-ZN-2015 & 1-II-2016

## Scottsdale Fashion Square



**Building setback comparison at Infill Incentive District location (Scottsdale Road).**

INFILL INCENTIVE REQUEST

25-ZN-2015 & 1-II-2016

## Scottsdale Fashion Square

- DRB heard and made recommendation of approval December 15, 2016.
- Planning Commission heard and made a recommendation of approval June 28, 2017.

CONCLUSION

25-ZN-2016 & 1-II-2016

August 23, 2017

**WDP**

**Gilbert W. Chester**  
**Principal**  
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Mayor Jim Lane  
Vice Mayor Suzanne Klapp  
Councilmember Virginia Korte  
Councilwoman Kathy Littlefield  
Councilwoman Linda Milhaven  
Councilman Guy Phillips  
Councilman David N. Smith  
City of Scottsdale  
3939 North Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor Lane and City Council:

My name is Gilbert W. Chester, known to most people as Wally. I am very proud to have been a Westcor Partner. My partners entrusted me with the responsibility of doing our Regional Mall development. Before undertaking any project, I always ran the vision and plans by Rusty Lyon. I was surrounded by incredibly talented, competent and visionary Westcor personnel and consultants. We had solid trusting relationships with every municipality in which we developed. The relationships always involved selling the City leaders and their constituents on our vision for the development to be completed in their City.

No vision was more complex and challenging than Scottsdale Fashion Square. Can you remember when that site was an open air shopping center with a few tenants, anchored by a market and a small Goldwater's Department store? We could write a case study about the challenges we had to deal with over the decade plus that we developed the complex. All along we included your predecessors in the journey acquiring two centers, bridging two of your streets, one of which we constructed together, repositioning anchor stores, building office buildings and figuring out a way to pay for the evolution as we went.

The point of this letter is to have you think back about the former Mayors and City Councils that had to risk careers and the respect of their citizens to reach a little to do what was right for the City. They kept questioning us, challenging us, finding acceptable compromises with us and encouraging us to give Scottsdale an iconic end result. We had many naysayers and those that wanted to limit our vision at every stage, but the City leaders stuck with the vision and you can see the result. A project that is known worldwide.

However, things keep evolving and today brick and mortar retail is being challenged on many fronts. Scottsdale Fashion Square is a fortress property, but it needs to evolve too. It must become more things to more people. It must become a place for more than shopping. It must become a place where people live, work, raise families, start careers and recreate

That's a challenging vision but we have done it before and Macerich can, and will, do it again. I know their developers and they are talented, competent and visionary, just like our team was. They have developed iconic properties nationwide. They are strong financially and committed to delivering the best developments possible.

I urge you to not settle for half a loaf. Don't be comfortable with the now, the present. Reach for the future with a partner who will make Scottsdale Fashion Square the new model for an interactive urban complex that will compliment all of Scottsdale and set the bar for the country.

Sincerely,



Gilbert W. Chester