City of Scottsdale **PROJECT NARRATIVE**
FOR CITY INITIATED PROJECTS

1 STOP SHOP

- [x] Rezoning
- [ ] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [ ] Text Amendment
- [ ] Other

Case # 20-ZN-2003 / 643 -PA- 2003

Project Name SUGAR BOWL HP OVERLAY

Location 3935 & 4005 N. SCOTTSDALE ROAD.

Applicant CITY OF SCOTTS.—PRESERVATION

Ordinance Section

SITE DETAILS

Proposed Zoning: C-2 HP

Existing Zoning: C-2

Parcel Size: .13 ACRES

Height: APPROX. 16' EXISTING

Parking Required: NA

Parking Provided: NA

Of Buildings: ONE EXISTING

Setbacks: N- S- E- W-

In the following space, please describe the project or the request

THIS HP OVERLAY ZONING CASE WAS INITIATED BY THE CITY'S HISTORIC PRESERVATION COMMISSION ON NOVEMBER 13, 2003 FOLLOWING A PUBLIC HEARING. NO DEVELOPMENT OR CHANGE IN USE IS PROPOSED BY THE CITY WITH THIS CITY-INITIATED CASE, SUPPORTED BY THE OWNERS. THE REZONING WILL ADD HP-HISTORIC PROPERTY OVERLAY ZONING DISTRICT TO THIS ONE-STORY EXISTING BUILDING, CURRENTLY OCCUPIED BY THE WELL KNOWN SUGAR BOWL RESTAURANT AND AZ ACCENTS RETAIL STORE. THE BUILDING WAS ORIGINALLY THE WESTERN MOTOR SERVICE IN 1950. JACK HUNTRESS OPENED THE SUGAR BOWL FAMILY RESTAURANT IN 1958 IN THE BUILDING. ARTWORK FROM BILL KEANE, CARTOONIST AND PAT THOMPSON, ARTIST ARE FOUND IN THE INTERIOR AND ON THE MENU. THE BUILDING IS SIGNIFICANT FOR ITS CONTRIBUTION TO SCOTTSDALE'S DEVELOPMENT AS AN ARTS COLONY AND TOURIST DESTINATION, ITS OLD WEST ECLECTIC ARCHITECTURAL STYLE WITH LARGE DISPLAY WINDOWS AND A SUSPENDED WOODEN OVERHANG WITH SHAKE SHINGLES, AND ITS OLD TOWN LOCATION ON SCOTTSDALE ROAD. THE PROPERTY WOULD BE AN IMPORTANT ADDITION TO THE SCOTTSDALE HISTORIC REGISTER FOR POSTWAR RETAIL.

(If an additional page(s) is necessary, please attach.)

EARLY PHOTO OF SUGAR BOWL RESTAURANT.

WEST ELEVATION, SUGAR BOWL, WITH WOOD SIDING, WOOD PARAPET, & WOOD COVERED WALKWAY.

WEST ELEVATION OF AZ-ACCENTS AND SUGAR BOWL. RED PAINTED BRICK WALL ON SOUTH ELEVATION AND ALLEY OR RIGHT IN PHOTO.