

000454

CITY COUNCIL ACTION REPORT

TO: BOARD AND CITY COUNCIL MEETING 12/1/93
FROM: PLANNING & COMMUNITY DEVELOPMENT
SUBJECT: CASE 93-84 & 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ADMINISTRATIVE
COUNCIL PROGRAM
JIM FARMER
STAFF

Subject: General Plan amendment from Major Office to General Commercial and Reasoning from C-O (Commercial Office) to R-4 (Multi-Family Residential) and C-3 (Central Business District).
Location: Southwest corner of Scottsdale Road and Gold Dust Road.
Applicant: George C. Highland, AIA
Owner: Harberger Enterprises
P.O. Box 9905 7043 N. Camelback Rd.
Scottsdale, Az. Scottsdale, Az.

Planning Commission Recommendation: APPROVED by a vote of 6-0, Commissioner Wiegman abstaining, subject to the attached stipulations and ADOPT Resolution No. 3957 and Ordinance No. 2415 affirming these cases.

Staff Recommendation: For the Planning Commission

Comments: None required

Public Comment: No known opposition

zoning history: Case 93-84 zoned the property C-O (Commercial Office).

Site Details:

Use: Retail

Parcel Size: 7.7 acres

Gross Floor Area: 43,000 sq. ft.

Floor Area Ratio: .12 FAR

Parking Required: 380

Parking Provided: 474

Other: Landscaped drainage channel and common entry drive

Buildings: See plan

Height: 24 feet

Setbacks: North - 30'

South - 35'

East - 30'

West - 110'

GENERAL PLAN DISCUSSION:

The proposal includes a General Plan amendment and a reasoning request for a small retail center in the Scottsdale/Shea area. The eight acre site is located at the southwest corner of Scottsdale Road and Gold Dust Avenue. Zoned C-O (Commercial Office) in 1985, the site was part of a 165 acre rezoning case which established retail, office, resort and multi-family uses. The surrounding uses are high density residential and commercial to the north and west and commercial and medium density residential uses to the east.

The proposal is for amending the General Plan designation from Major Office to General Commercial. The General Commercial will be compatible with the adjacent uses and will complement the existing businesses. The proposal will remove eight acres of office land from the Shea/Scottsdale area. This area has not been strong for office development in the last eight years, with over 12 acres of undeveloped land zoned for office. Recently the area has seen an increase in multi-family developments, which serve to spur the retail growth.

In terms of the local infrastructure, the proposed amendment will not affect the existing water and wastewater systems and the existing street system can accommodate the nominal increase in traffic.

As this site is now fully an infill parcel, the proposal will not set a precedence for additional requests. The only vacant parcels, to the east, are currently being planned for a hotel and apartments, as currently zoned. This proposal will not impact the development of those sites, except to complement the uses.

APPROVED

ACTION TAKEN

12/1/93

DATE

CP

INITIALS

8355754 (6-91)

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CITY COUNCIL ACTION REPORT

TO: BOARD AND CITY COUNCIL MEETING 12/1/93
FROM: PLANNING & COMMUNITY DEVELOPMENT
SUBJECT: CASE 93-84 & 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PLANNING & COMMUNITY DEVELOPMENT

The proposal is for a rezoning from C-O (Commercial Office) to R-4 (Multi-Family Residential) and C-3 (Central Business District). The proposed development is a small retail center, approximately 43,000 square feet, as part of the Shea/Scottsdale Road and Gold Dust Road, located at the southwest corner of the intersection. The site is currently zoned C-O (Commercial Office) and is part of a 165 acre rezoning case which established retail, office, resort and multi-family uses. The surrounding uses are high density residential and commercial to the north and west and commercial and medium density residential uses to the east. The proposal will remove eight acres of office land from the Shea/Scottsdale area. This area has not been strong for office development in the last eight years, with over 12 acres of undeveloped land zoned for office. Recently the area has seen an increase in multi-family developments, which serve to spur the retail growth.

The retail center will consist of 43,000 square feet of small retail shops located along the western half of the site. Along Scottsdale Road will be two freestanding restaurants, each approximately 7,000 square feet. The main retail building will be constructed about 110 feet from the adjacent residential parcel to the west. A landscaped drainage channel and a low wall will serve as buffers of the center's loading areas for the existing apartment residents.

COMMUNITY IMPACT:

The retail center will complement the existing residential uses and provide services within walking distance. The proposal is compatible with the surrounding land uses; the impacts will be negligible.

John Farmer
Community Development Administrator

Richard A. Rouse
City Manager

ATTACHMENTS:

- A - Stipulations
- #1 - Aerial
- #2 - Zoning Map
- #3 - Site Plan
- #4 - Land Use Plan
- #5 - Resolution No. 3957
- Exhibit A - General Plan Map
- #6 - Ordinance No. 2415
- Exhibit A - Zoning Map
- #7 - Planning Commission Minutes 11/22/93

RECEIVED

8355754 (6-91)

000456

PLANNING

1. Development and development. Any proposed development public hearing.
2. The owner of Article V of Review Board the proposed.
3. Provide map perimeter as.
4. The Develop indicating a listed to commercial.
5. Pole lights height of 1 will be.
6. All material indoors or board. No.
7. At the time provide down.

CIRCULATION

1. An in-lieu construction adjacent to shall be applicant's construction.
2. A far-side south of 0 minimum 10 shelter at coordinated.
3. A five foot adjacent to with the and future.
4. A median of Entry Drive the north only upon.
5. Pedication along Gold review Box.

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REGULATIONS FOR CASE 44-28-03

REQUIREMENTS

1. Development shall be in substantial conformance with the submitted plan and development program except as modified by the following provisions. Any proposed significant change, as determined by the Planning Commission, Development Administration shall require approval through a subsequent public hearing.
2. The owner shall secure a native plant permit as defined in Chapter 10, Article 10 of the City Code for each development site. The Development Review Board application shall indicate the location of native plants and the proposed relocation removal program.
3. Provide mature trees at a rate of 1 tree per 50 feet along the outer perimeter wall for screening purposes.
4. The Development Review Board application shall include a pedestrian plan indicating proposed pedestrian sidewalks, a minimum of five feet in width, limited to 5 ft. wide, family residential to the work and the proposed commercial buildings and restaurants.
5. Sign lights located on the west perimeter shall be limited to a maximum height of 15 feet. Lighting fixtures attached to west facing building walls shall not be placed higher than ten feet.
6. All materials and products received on site shall be immediately placed indoors or behind an enclosure as approved by the Development Review Board. No outdoor storage shall be allowed on site.
7. At the time of submittal for Development Review Board, the applicant shall provide documentation that each parcel meets all ordinance requirements.

CONSTRUCTION

1. An in-lieu payment to the City of Scottsdale shall be required for construction of one half of the proposed median along Scottsdale Road adjacent to the site per the city's CIP Project (#2707). The payment shall be determined by an approved cost estimate submitted by the applicant's engineer. Payment shall be made prior to the issuance of any construction permits.
2. A far-side bus bay shall be provided by the applicant on Scottsdale Road south of Gold Dust Avenue. An easement shall be granted to provide a minimum 10 foot clearance from back of curb to facilitate a future transit shelter at this location. The location and design of this bay shall be coordinated with the Transit Department.
3. A five foot wide sidewalk shall be constructed along Scottsdale Road adjacent to the site. The location of this sidewalk shall be coordinated with the city's CIP Project for Scottsdale Road (#2707) and the bus bay and future shelter.
4. A median opening on Scottsdale Road shall only be provided at the "Common Entry Drive" located approximately 660 feet south of Gold Dust Avenue. The northern site driveway shall be limited to right-in, right-out access only upon construction of the Scottsdale Road median.
5. Dedication, or verification of dedication, of 40 feet of right-of-way along Gold Dust Avenue shall be provided at the time of the Development Review Board submittal.

ATTACHMENT A

APPROVED
12/19/93 CP
DATE INITIALS

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Page 2
Case 44-28-03

6. Pedestrian pathways shall be provided from Scottsdale Road, Gold Dust Avenue, and the adjacent apartments through the site to the shops and restaurants. A pedestrian circulation plan shall be submitted for staff review and approval at least 15 working days prior to application for Development Review Board approval.
7. Bicycles parking which accommodates locking both front and rear tires shall be provided at a rate of one bike for every 20 vehicular parking spaces installed. These facilities shall be provided in well lit settings along pedestrian pathways.
8. The major on-site driveways shall be a minimum width of 30 feet.

DRAINAGE AND FLOOD CONTROL

1. Drainage design shall be done in accordance with the recommendations of the MASTER DRAINAGE REPORT AND PLAN, SHEA SCOTTSDALE MASTER PLAN dated 10/6/85, and AUGUSTIN dated 4/6/87. Applicable elements of these reports shall be referenced in the site specific drainage report.
2. At the time of Development Review Board submittal, the applicant shall submit a site specific drainage report prepared in accordance with Section 2 of the City's Design Standards and Policies Manual, latest revision. The report shall:
 - a. Describe the site stormwater management plan. Include discussion of all drainage structures and channels to be constructed with the development.
 - b. Describe development phasing, if applicable. Identify the timing and responsible parties for construction of stormwater management facilities.
 - c. Compare the design discharge and existing channel capacity for the 71st Street Channel adjacent to the site. Determine the extent of site flooding which may be expected as a result of design discharges within the channel. Describe any site design factors needed to mitigate the risk of flood damage.
3. Drainage and Flood Control easements shall be dedicated to the city to the extent of the 100-year flood for all watercourses having a capacity of 25 cfs or greater.
4. The Environmental Protection Agency (EPA) requires that all construction activities that disturb five (5) or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. A copy of the NOI must accompany final plan submittal to the city before final plans are approved. Contact Project Review at 994-7887 for more information or call the EPA's Storm Water Hotline at (703)821-4823. NOI forms are available in the One Stop Shop.

WATER AND WASTEWATER

1. The applicant understands and acknowledges the responsibility for the construction and dedication of all water and sewer facilities necessary to serve the development. The applicant shall be required to construct and dedicate at his expense all water and sewer lines necessary to serve the development. Sewer facilities shall conform to the city Wastewater Master Plan and water facilities shall conform to the city Water System Master Plan.

APPROVED
12/19/93 CP
DATE INITIALS

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Each, shall be
in the area and
within the area
application for

Each time shall
be within the area
is within the area

20 feet.

Construction of
shall be done
of these reports

Application shall
be done with Section
Latest revision

Include discussion of
structure with the

Notify the title
master manager

Capacity for the
size the extent of
design discharge
factors needed to

to the city to the
a capacity of 25

all construction
coverage under the
ation of a Notice
on Prevention Plan
company final plan
Contact Project
NPA's Storm Water
the Car Stop Shop.

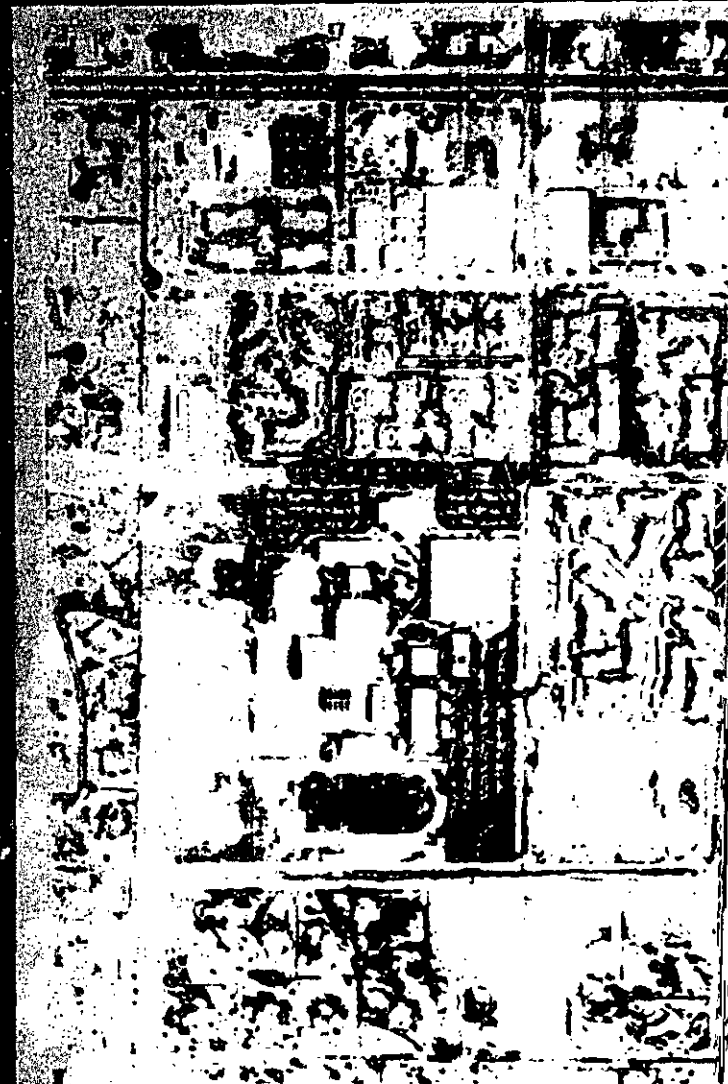
Responsibility for the
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ater System Master
PROVED

1/13 CP
INITIALS

APPROVED

DATE 2/1/93 CP
INITIALS

000459



44-ZN-93

ATTACHMENT #1



USE PERMIT FOR:
SEASON'S RESTAURANT
10050 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

job no: 01177

date: 1-24-02

revisions:

ATTACHMENT #10

sheet 1

Zoning Provisions

Project Location:

SW Corner of Scottsdale Rd. & Gold Dust Rd.
Scottsdale, Arizona

Existing Zoning:

Zoning Ordinance Classification: C-2

Lot Area:

Acacia Creek Village Shops
4.2201 AC
183,521 SF

Gross Floor Area:

Acacia Creek Village Shops
Allowed:
144,835 SF
Provided:
27,900 SF

Building Volume:

Acacia Creek Village Shops
Allowed:
1,738,022 CF
Provided:
695,400 CF

Building Height:

Acacia Creek Village Shops
Allowed:
36 FT
Provided:
24 FT

Net Floor Area:

Acacia Creek Village Shops
23,165 SF

Parking:

Acacia Creek Village Shops
Required:
188
Provided:
191

Open Space:

Acacia Creek Village Shops
Required:
26,796 SF
Provided:
78,728 SF

Front Open Space:

Acacia Creek Village Shops
Required:
13,398 SF
Provided:
13,398 SF

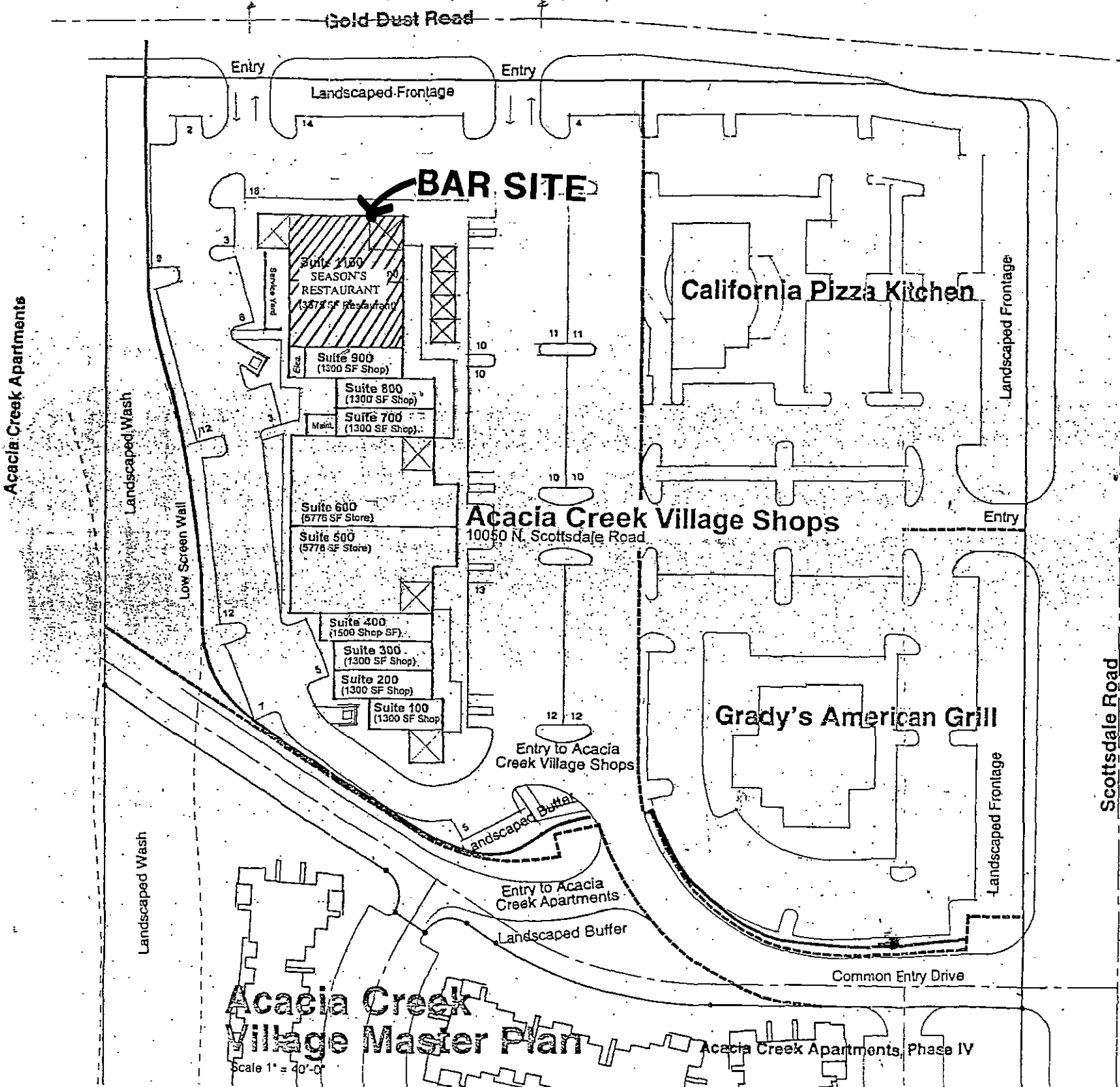
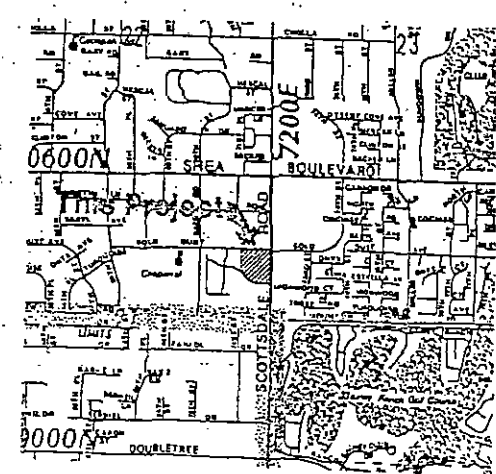
Parking Lot Landscaping:

Acacia Creek Village Shops
Required:
7,603 SF
Provided:
7,603 SF

Setbacks:

Acacia Creek Village Shops
Required:
20 FT
25 FT
25 FT
Provided:
85 FT
113 FT
35 FT
118 FT

Vicinity Map





2211 E. HIGHLAND AVENUE
SUITE 120
PHOENIX, ARIZONA 85010
PHONE 602-808-8886
FAX 602-808-8826

ARCHITECTURE
PLANNING INTERIORS

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No liability is assumed for any deviation from these documents.



USE PERMIT:
SEASONS RESTAURANT
10050 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Job no: 01177
date: 1-24-02
revisions:

PROJECT DATA

ADDRESS: 10050 N. SCOTTSDALE RD. #21
SCOTTSDALE, ARIZONA
ACACIA CREEK VILLAGE SHOPPING CENTER

ZONING: C-2

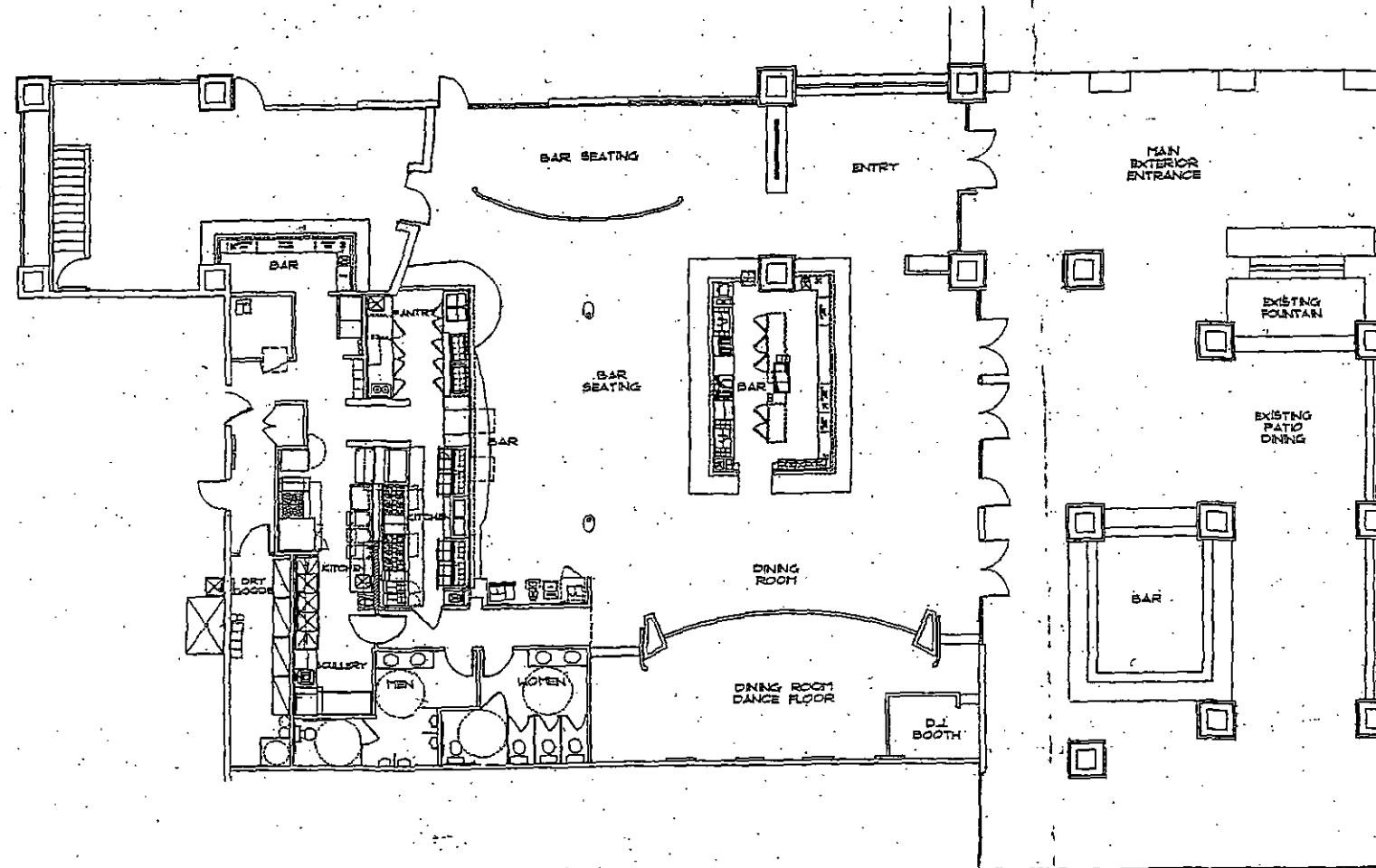
OCCUPANCY: A-3 RESTAURANT

BUILDING AREA:
RESTAURANT:
DINING AREA: 2,558 S.F.
BAR AREA: 337 S.F.
DANCE FLOOR: 468 S.F.
KITCHEN/BACK BARS: 1,456 S.F.
STORAGE/STOCK ROOMS: 308 S.F.
RESTROOMS/HALLS: 809 S.F.
SECOND FLOOR OFFICE: 200 S.F.
TOTAL: 6,136 S.F.

PATIO:
DINING AREA: 1,471 S.F.
BAR: 80 S.F.
BACK BAR: 286 S.F.
TOTAL: 1,837 S.F.

OCCUPANCY CALCULATIONS:
RESTAURANT:
DINING AREA: 2,558 S.F. / 15 = 170.53
BAR AREA: 337 S.F. / 7 = 48.14
DANCE FLOOR: 468 S.F. / 7 = 66.86
KITCHEN/BACK BARS: 1,456 S.F. / 200 = 7.28
STORAGE/STOCK ROOMS: 308 S.F. / 300 = 1.03
RESTROOMS/HALLS: 809 S.F. / 100 = 8.09
SECOND FLOOR OFFICE: 200 S.F. / 100 = 2.00
PATIO:
DINING AREA: 1,471 S.F. / 15 = 98.07
BAR: 80 S.F. / 7 = 11.43
BACK BAR: 286 S.F. / 200 = 1.43
TOTAL: 385.7

PARKING REQUIRED: SEE ATTACHED PARKING STUDY



FLOOR PLAN
SCALE: 1/8"=1'-0"

ATTACHMENT #9