

Citizen Participation Report

REZONING APPLICATION

WAGSCAP, LLC

7323 E. Shoeman Lane
Scottsdale, Arizona

September 2022

Prepared By:

ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER

Jennifer Hall, Sr Project Manager
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3938
jhall@roselawgroup.com

Project Proposal

The following documents citizen notification efforts by WAGSCAP, LLC to redevelop a site located at 7323 E. Shoeman Lane, identified by Maricopa County Assessor as APN 73-41-262. The proposal requires a low intensity rezoning to permit the construction of a two-story restaurant with rooftop outdoor patio dining (348-PA-2022) that will bring a new high end destination dining establishment to serve the growing number of nearby residents and visitors in the area.

Notification Area Map

Attached is a map of the 750-foot buffer area within which all property owners were notified of the request and of the Open House meeting on 10/04/2022.

Contacted Parties

The contact mailing lists consisting of the property owners within 750 feet of the proposed site along with Interested Parties and HOA's received from the City of Scottsdale are attached. Property ownership was determined based on records obtained from the Maricopa County Assessor's website.

Contact Dates and Methods

Notification letters were mailed via First Class U.S. Mail postmarked September 23, 2022 to the lists mentioned above. The letter contained all of the required and pertinent information regarding the request along with an invitation to join the Applicant's Team for an Open House meeting on 10/04/22 beginning at 5:00PM. A copy of the letter and an affidavit of notification are attached as evidence of notification.

Site Posting

The site was posted on September 23, 2022 with the required white Project Notification sign with application and Open House information as required by the City of Scottsdale. This sign included staff and Applicant contact information. A photo and affidavit of posting are provided as evidence of sign posting. Furthermore, the site will be posted with a red public hearing sign once hearing dates are set. A photo and affidavit of the required posting will be submitted to the city.

Open House Meeting:

An Open House meeting will be held on October 4, 2022 beginning at 5:00PM. Notification letters including details of the meeting were mailed out to the contact lists referenced above as well as posted on the white sign located on the property. The general public was invited to come and learn more about the proposed request. Sign-in Sheets of attendees and an open house meeting summary will be attached with this report.

Ongoing Communication with Neighbors:

The Applicant Team will continue to work to ensure all issues and concerns are addressed. If attendees request updates about the project, the Applicant's team will send individual emails to those attendees with updates throughout the process.



Feature Information

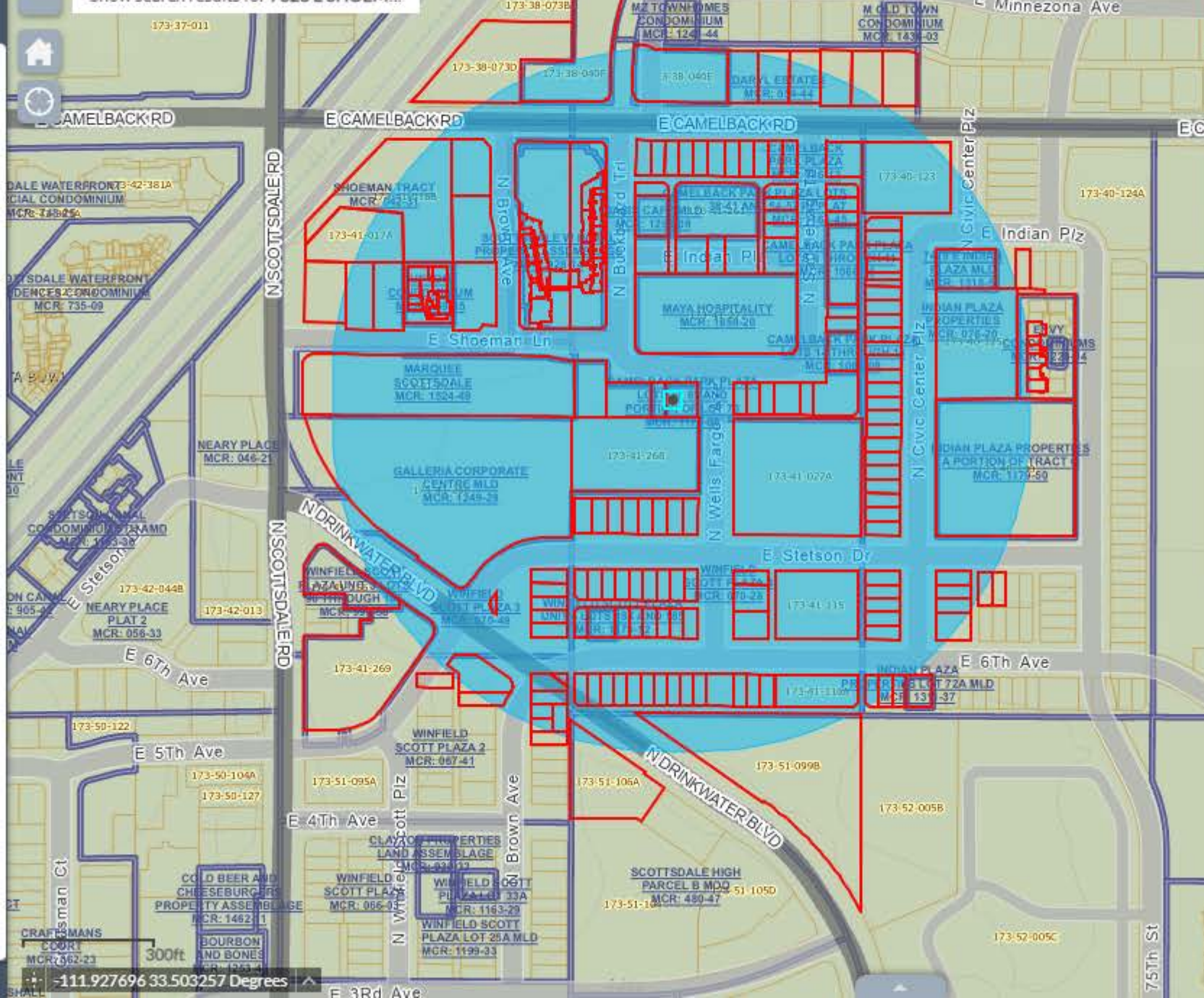
(1 of 1)

7323 E SHOEMAN LN, 85251

[Zoom to](#)

Clear ?

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Search By

Using the Mouse What I Know Buffer Results

Features selected: 234

173-38-023

Owner: PETERSON JANE A TR

Property Address: 7408 E CAMELBACK RD SCOTTSDALE 85251

Mailing Address: 7408 E CAMELBACK ROAD SCOTTSDALE AZ USA 85251

Latitude: 33.502503188963495

Longitude: -111.92150889585616

173-38-024

Owner: POLK EDWARD M/HARRIET D

Property Address: 7402 E CAMELBACK RD SCOTTSDALE 85251

Mailing Address: 5140 E SHEENA DR SCOTTSDALE AZ USA 85254

Latitude: 33.50250583730124

Longitude: -111.92175129028921

1639 40TH STREET LLC
4414 N CIVIC CENTER PLZ STE 100
SCOTTSDALE, AZ 85251-3563

4282 N DRINKWATER BLVD LLC
5100 POLULAR AVE SUITE 2114
MEMPHIS, TN 38137

4333 N CIVIC CENTER INVESTMENT LLC
13701 W JEWELL AVE STE 200 PMB 28
LAKEWOOD, CO 80228

4414 CIVIC CENTER LLC
4414 N CIVIC CENTER PLZ STE 100
SCOTTSDALE, AZ 85251

4417 LLC
4400 N SCOTTSDALE RD SUITE 9-830
SCOTTSDALE, AZ 85251

4422 CIVIC CENTER LLC
4414 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251

4430 CIVIC CENTER LLC
4414 N CIVIC CENTER PLAZA NO 100
SCOTTSDALE, AZ 85251

6TH AVENUE ESTATE LLC
7961 E VIZ BONITA
SCOTTSDALE, AZ 85258

7277 SCOTTSDALE HOTEL LLC
7277 E SCOTTSDALE RD
SCOTTSDALE, AZ 85251

7277 SCOTTSDALE RESIDENCES LLC
2800 N 44TH ST STE 150
PHOENIX, AZ 85008

7316 E 6TH AVENUE LLC
7014 E CAMELBACK RD STE 1452
SCOTTSDALE, AZ 85251

7317 E 6TH AVE LLC
1877 E MCNAIR DR
TEMPE, AZ 85283

7321 E SHOEMAN LLC
5303 E SAN MIGUEL AVE
PARADISE VALLEY, AZ 85253

7328 EAST STETSON LLC
7161 E RANCHO VISTA DR UNIT 3006
SCOTTSDALE, AZ 85251

AGG SALON PROPERTIES LLC
3746 E RINGTAIL WAY
PHOENIX, AZ 85050

ALATRASH INVESTMENTS LLC
6530 N 16TH ST
PHOENIX, AZ 85016

AZ OFFICES LLC
10400 N BAEHR ROAD BOX 75
MEQUON, WI 53092

BERGFELDT DEVELOPMENT L L C
7887 E VIA BONITA
SCOTTSDALE, AZ 85258

BERGFELDT INVESTMENTS LLC
7887 E VIA BONITA
SCOTTSDALE, AZ 85258

BERGFELDT PROPERTIES LLC
7887 E VIA BONITA
SCOTTSDALE, AZ 85258

BLJS PROPERTIES LLLP
2244 W MCDOWELL RD
PHOENIX, AZ 85009

C & M PROPERTIES OF AZ LLC
4422 N 75TH ST UNIT 4007
SCOTTSDALE, AZ 85251-4075

C&J 6TH AVE PROPERTY LLC
4401 N 61ST ST
SCOTTSDALE, AZ 85251

CAMBRIA/HOTEL INVESTORS LLC/JC HOTEL
SCOTTSDA
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

CAMDEN USA INC
11 GREENWAY PLZ STE 2400
HOUSTON, TX 77046

CARTWRIGHT ANN TR
4255 N BROWN AVE
SCOTTSDALE, AZ 85251

CASSIDY DAVID B
4356 N CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

CHANDLER EUGENE J/JOAN A/ETAL
4001 E KEIM DR
PARADISE VALLEY, AZ 85253

CIVIC CENTER OFFICES LLC
4400 N CIVIV CENTER PLAZA
SCOTTSDALE, AZ 85251

DS DECO ENVY LLC
90 S 7TH ST
MINNEAPOLIS, MN 55402

DS FAMBLY TRUST
4422 N 75TH ST UNIT 8002
SCOTTSDALE, AZ 85251

ENVY 7007 LLC
7039 E MCDONALD DR
PARADISE VALLEY, AZ 85253

ENVY5007 LLC
2625 COLLINS AVE APT 1503
MIAMI, FL 33140

ENVY7004 LLC
4422 N 75TH ST UNIT 7004
SCOTTSDALE, AZ 85251

EPH-SHOEMAN LLC
6263 N SCOTTSDALE RD UNIT 205
SCOTTSDALE, AZ 85251

EPH-SHOEMAN LLC
7234 E SHOEMAN LN
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP L L C
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
4501 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
4501 N SCOTTSDALE RD UNIT 201
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
2800 N 44TH ST STE 150
PHOENIX, AZ 85008

FAST TRACK LLC
4330 N CIVIC CENTER PLAZA STE 100
SCOTTSDALE, AZ 85251

FRED SABELL REVOCABLE LIVING TRUST
4422 N 75TH ST UNIT 4002
SCOTTSDALE, AZ 85251

GALLERIA TRIANGLE LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

GGB PARTNERS LLC
4342 N CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251-3420

GIEK THOMAS F/JOSEPHINE A
7501 E THOMPSON PEAK PKWY UNIT 164
SCOTTSDALE, AZ 85255

HOFFMAN LEONARD M/STEPHIE
3500 E LINCOLN DR
PHOENIX, AZ 85018

HUPFER DANIEL J
4422 N 75TH ST UNIT 7005
SCOTTSDALE, AZ 85251

JENNIFER L JAMES FAMILY TRUST REVOCABLE
7345 E SHOEMAN LN
SCOTTSDALE, AZ 85251

JINSTAGE NV LLC
9451 GYPSUM QUARRY ST
LAS VEGAS, NV 89178

JOHNSTON TREVOR/MASON AMY
4422 N 75TH ST UNIT 3004
SCOTTSDALE, AZ 85251

KEN INVESTMENTS LLC
9451 GYPSUM QUARRY DR
LAS VEGAS, NV 89178

KTR7 STETSON LLC
2355 E CAMELBACK RD SUITE 425
PHOENIX, AZ 85016

LAM MICHELLE MEI
590 MILLICH DR UNIT B
SAN JOSE, CA 95117

LASALLE ANDREW J/HARDING COLE H/BURR
MASON D
4422 N 75TH ST UNIT 5006
SCOTTSDALE, AZ 85251

LEVINE ANDREW
4422 N 75TH ST UNIT 5004
SCOTTSDALE, AZ 85251

LIKEY COM LLC
5520 N 79TH PL
SCOTTSDALE, AZ 85250

LLC TRUST
14738 CAMINITO VISTA ESTRELLADO
DEL MAR, CA 92014-3958

LMS 96 L L C
7340 E INDIAN PLAZA
SCOTTSDALE, AZ 85251

LNM PROPERTIES INC
4636 N 32ND ST
PHOENIX, AZ 85018

LNM PROPERTIES INC
4368 N CIVIC CENTER PLAZA STE 201
SCOTTSDALE, AZ 85251

LYNN JASON
4422 N 75TH ST UNIT 6005
SCOTTSDALE, AZ 85251

MAD369 LLC/EQUITY TRUST COMPANY
CUSTODIAN
3514 N 63RD PL
SCOTTSDALE, AZ 85262

MAROUFKHANI KEVIN P/SAMAN/PARMIS
4422 N 75TH ST UNIT 2004
SCOTTSDALE, AZ 85251

MARQUEE SHOEMAN LLC
10850 WILSHIRE BLVD UNIT 1050
LOS ANGELES, CA 90024

MAYA HOTEL LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

MCDOWELL CAMELBACK INVESTORS
PARTNERHIP
P O BOX 8050
SCOTTSDALE, AZ 85252

MCELROY GREG/JAMI
2311 CEDAR ELM TER
WESTLAKE, TX 76262

MILANO INVESTMENTS LLC
7039 E MCDONALD DR
PARADISE VALLEY, AZ 85253

MIRAGLIA ELLE
4422 N 75TH ST UNIT 6006
SCOTTSDALE, AZ 85251

OSAGE LLC
14738 CAMINITO VISTA ESTRELLADO
DEL MAR, CA 92014

PACIFIC STETSON LLC
2801 E CAMELBACK RD 450
PHOENIX, AZ 85016

PETERSON JANE A TR
7408 E CAMELBACK ROAD
SCOTTSDALE, AZ 85251

PLANETA PROPERTIES LIMITED PARTNERSHIP
ETAL
P O BOX 8050
SCOTTSDALE, AZ 85252

POLK EDWARD M/HARRIET D
5140 E SHEENA DR
SCOTTSDALE, AZ 85254

RIVERA FAMILY RESTAURANT LLC
815 J ST SUITE 202
SAN DIEGO, CA 92101

ROBERT SCOTT
PO BOX 983
RICHLAND, WA 99352

RUPPRATH ROBERT K
4422 N 75TH ST UNIT 6004
SCOTTSDALE, AZ 85251-4079

SALT RIVER PROJECT AG IMP & POWER DIST
1521 PROJECT DR
TEMPE, AZ 85281

SCH WATERVIEW HOTEL LLC
4343 N SCOTTSDALE RD STE 180
SCOTTSDALE, AZ 85251

SCOTLAND NEVADA TRUST
8517 FORTUNE CT
EL PASO, TX 79907

SCOTTSDALE & SHOEMAN LLC
2810 N CHURCH ST SUITE 77051
WILMINGTON, DE 19802

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
BLVD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SELENA PROPERTIES LLC
4240 N BROWN AVE SUITE A
SCOTTSDALE, AZ 85251

SINGH RANDHIR
5552 W PARKVIEW LN
GLENDALE, AZ 85310

SINGH RANDHIR/GURDEEP K
5552 W PARKVIEW LN
GLENDALE, AZ 85310

SIX WEBERS LLC
8107 E WELDON AVE
SCOTTSDALE, AZ 85251

SMYTHE ENTERPRISES LLC
9106 E POINSETTIA DR
SCOTTSDALE, AZ 85260

STETSON DRIVE L L C
7425 E STETSON DR
SCOTTSDALE, AZ 85251

STETSON ESTATE LLC
7903 E VIA LINDA
SCOTTSDALE, AZ 85258

STETSON STUDIOS LLC
11547 E DREYFUS AVE
SCOTTSDALE, AZ 85259

STOCKDALE GALLERIA LAND OWNER LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

STOCKDALE GALLERIA PROJECT OWNER LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

SUNDIAL RESORTS INC
6664 N 40TH ST
PARADISE VALLEY, AZ 85253

T & I ENTERPRISES LLC
9320 E RAINTREE DR
SCOTTSDALE, AZ 85260

TERRA HOSPITALITY-SFMSA LLC
1628 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19103

TRIYAR CAPITAL LLC/BASELINE AQUISITION
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

TRUONG LYNN/DAVID X
2512 RALEIGH DR
SAN MARINO, CA 91108

VAPID INC
3599 CAHUENGA BLVD WEST
LOS ANGELES, CA 90068

VAPID INC
4240 N BROWN AVE
SCOTTSDALE, AZ 85251

VIVA HOLDINGS LLC
310 W MICHIGAN STREET APT 414
INDIANAPOLIS, IN 46202-3239

WAGSCAP LLC
4421 N THANKSGIVING WY
LEHI, UT 84043

WELLS KEITH/MELISSA
380 S MOSSY ROCK LN
COEUR D ALENE, ID 83814

WILLIAM G LARKIN FAMILY LIVING TRUST
8415 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

WILLIAMSON BOBBY
2480 SUNSET RD
BRENTWOOD, CA 94513

YUAN ROCKY SO LUN/STEPHANIE YEN FEN TR
8306 E SAN SIMON
SCOTTSDALE, AZ 85258

ZIER FAMILY TRUST
7002 E LUDLOW DR
SCOTTSDALE, AZ 85254

Downtown Camelback Frontage Assn
Jude Nau
6664 N 40th St
Paradise Valley, AZ 85253

Downtown Camelback Frontage Assn
Jane Peterson
7408 E Camelback Rd
Scottsdale AZ 85251

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Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

September 23, 2022

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm on behalf of WAGSCAP, LLC has recently filed an application (348-PA-2022) to redevelop the site located at 7323 E. Shoeman Lane (APN 73-41-262). This proposal will bring a new high end destination dining establishment to serve the growing number of nearby residents and visitors in this area. This low intensity rezoning is required to permit the construction of this two-story restaurant with rooftop outdoor patio dining. WAGSCAP currently operates a diverse mix of over 100 restaurants throughout the country and is excited to bring its latest concept to revitalize this prime Scottsdale location.

Currently the site has an existing single-story building which will be demolished in its entirety for the new restaurant. The site is currently zoned C-2 (Central Business) with a P-3 District Overlay which will be amended utilizing the Downtown District (D)/DMU-3 to allow for creative design of the building. As mentioned, the project site is located in the prime 'Entertainment District' of 'Old Town Scottsdale' which is a lively and bustling place offering restaurants, bars, patio dining and upmarket shops. The proposed restaurant building will be a perfect fit to the surroundings and a welcomed addition.

Our team is hosting an open house meeting for the public. Please join us to learn more about the project.

Open House Meeting

Tuesday, October 4, 2022

Stop by anytime between 5:00PM to 6:00PM

Granite Reef Senior Center, Room 01

1700 N Granite Reef, Scottsdale, AZ 85257

If you are unable to attend this open house meeting, please contact me directly at 480-505-3938 or jhall@roslawgroup.com to learn more about the project. The City's Project Coordinator is Bryan Cluff, who can be reached at 480-312-2258 or bcluff@scottsdaleaz.gov and reference Project #348-PA-2022.

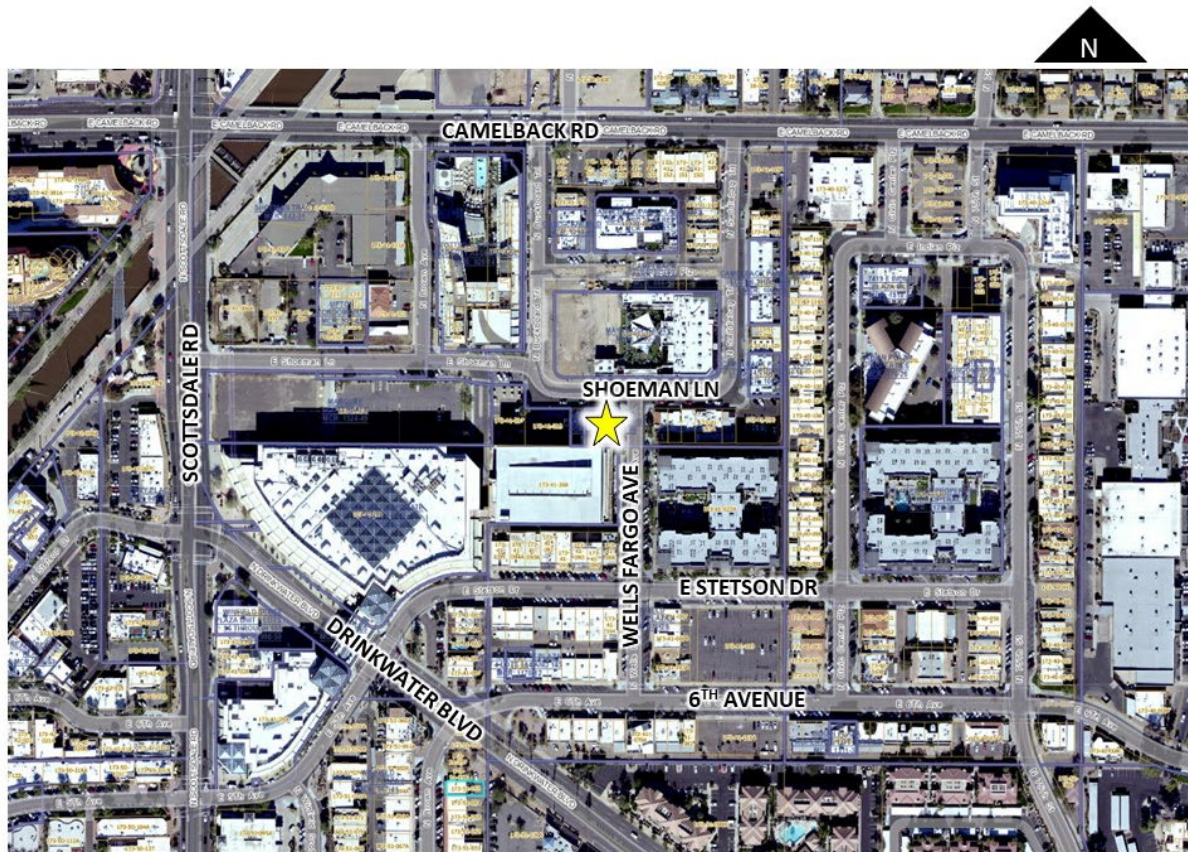
I would be happy to answer any questions or hear any comments you may have regarding this project. You may reach me at any time.

Sincerely,

Jennifer Hall

Senior Project Manager

Site Location Map



Affidavit of Notification

Application No: 348-PA-2022

Applicant Name: WAGSCAP, LLC

Location: 7323 E. Shoeman Lane

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Applicant/Representative Signature

Date

9/23/22

This instrument was acknowledged before me on this 23rd day of September,

2022, by Taylor Dominguez. In witness whereof

I hereunto set my hand and official seal.



Notary Public

My commission expires MARCH 24, 2025

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, October 4, 2022
Time: 5:00 P.M. – 6:00 P.M.
Location: Granite Reef Senior Center, Room 01
1700 N Granite Reef, Scottsdale, AZ 85257

Site Address: 7323 E. Shoeman Lane, Scottsdale, AZ

Project Overview:

- Request: Rezone to D/DMU 3
- Description of Project and Proposed Use: Destination Restaurant
- Site Acreage: 0.13 Acres
- Site Zoning: C-2 (Central Business) with P-3 District Overlay

Applicant Contact:

Jennifer Hall
480-505-3938
jhall@roselawgroup.com

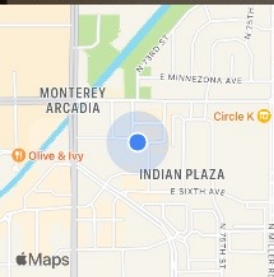
City Contact:

Bryan Cluff
BCluff@Scottsdaleaz.gov

Pre-Application#: 348-PA-2022

Posting Date: 9/23/2022

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.



Sep 23, 2022 06:54AM
7320 E Shoeman Ln
Maricopa County



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number:

348-PA-2022

Project Name:

Location:

7323 E Shoeman Lane

Site Posting Date:

09/23/22

Applicant Name:

Rose Law Group

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

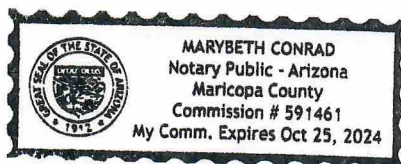
09/23/22

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on

9/23/22



Notary Public

My commission expires:

10-25-24

City of Scottsdale -- Current Planning Division

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



COS #348-PA-2022

Open House Sign-In Sheet

Date: October 4, 2022

Location: Granite Reef Senior Center,
Room 01

This Sign-In Sheet is a Public Record

Name: ROSCOE NICHOLS		Business Name	
Address & Zip		Phone	E-mail: CAMELBACK@MAC.COM
Name: Joe Kapodan		Business Name: Joe's N.Y. Pizzeria	
Address & Zip: 7321 E Shoemaker Ln		Phone: 480 710 2639	E-mail: joekap1431@gmail.com
Name: Harriet Polk		Business Name	
Address & Zip		Phone: 602 615 5024	E-mail
Name: Naseer Akubah		Business Name: Granite	
Address & Zip: 7745 E. Shoemaker Ln		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail



COS #348-PA-2022

Open House Sign-In Sheet

Date: October 4, 2022

Location: Granite Reef Senior Center,
Room 01

This Sign-In Sheet is a Public Record

Name JENNIFER JAMES		Business Name JENNIFERS SALON	
Address & Zip 7345 E SHOEMAN LN		Phone 602 540 5540	E-mail jennifergamessalon@gmail.com
Name JACE CHERRY		Business Name	
Address & Zip 7819 E BELLEVUE		Phone	E-mail
Name GLEN RAPAS		Business Name JOES PIZZA	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail