



11/12/25

Cameron Morgan
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6619 N Scottsdale Rd
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RE: **5-UP-2025 & 6-UP-2025**
Old Town Tavern - Bar Use & Live Entertainment
5S118 (Key Code)

Mr. Morgan:

Planning & Development Services has completed review of the above referenced development application. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Outstanding Issues:

1. **Joint Premises.** The floor plan provided continues to show the adjacent Back Door suite sharing premises with the proposed Old Town Tavern suite via a wall opening between the two suites. At the meeting we had some months ago, it was indicated that there would not be open access between the two suites. Unless it is intended to expand the scope of the CUP applications to include the Back Door bar and live entertainment operations, please remove the Back Door and all its references from the floor plan and narrative, and remove any wall opening showing sharing of the premises. Also, regarding the sharing of the two premises, it is our understanding from the State Liquor Dept. that the Series 12 liquor license for Back Door cannot be stacked side-by-side with a Series 6 liquor license intended for Old Town Tavern when the premises is shared by the wall opening.

If references to the Back Door do remain part of the floor plan and narrative, it will need to be included as part of the CUP applications. As such, the CUP area would cover Back Door which would consequently require parking that area as a bar (1:80 ratio) as opposed to its current parking requirement as just a restaurant. The CUP and its related requirements cannot be confined to the Old Town Tavern portion of the building so long as that opening between it and the Back Door portion remains.

2. **Floor plan issues.**

- a. **Kitchen/Bar areas.** The floor plan for Back Door shows a kitchen which is less than 15% of total gross floor area (it's about 13.7% based on rough calculations). It also

shows a stage, however the Back Door is not currently pursuing a Live Entertainment CUP.

- b. **Office area.** The floor plan shows a walk-in refrigerator and storage in the 540 sf area you are claiming to be office. This is not something that would fall under the category of office.
- c. **Technical Discrepancies.** The tenant improvement plan set which has been submitted (Plan Check #2394-25) shows approximately 1,489 sf for Backdoor based on that plan's scale. Comparatively, the Old Town Tavern case narrative indicates 1,775 sf. Please address this discrepancy. At this stage, these numbers should not be an approximation; they should be specific and consistent among plan sets and the narrative.

3. Parking

- a. Any area that may be considered office space is still subject to a parking ratio of 1:300. That would total 1.8 additional spaces using the 540 sf in the narrative, however, see comment 2.b. above indicating storage and walk-in fridge space not being office space. More In-lieu space(s) may be required.

The main remaining issue is that, regardless of the existing series 12, the LLCs, or the subleases, the walkable opening between the two "suites," has this building functionally operating as a shared premise with both live entertainment and a series 6 licensed bar. As long as no contiguous barrier exists between them, this will be viewed together as a bar with live entertainment that adds complexity to the current application.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Regards,



Casey Steinke
Planner