

Old Town Tavern

7330 E. Main Street, Scottsdale, Arizona 85251

Case Numbers

5-UP-2025 – Amended Bar Conditional Use Permit
6-UP-2025 – Amended Live Entertainment Conditional Use Permit
1-IP-2025 Amended In Lieu Parking Application

Zoning

Central Business Downtown Overlay (C-2 DO)

Date

December 26, 2025

Amended – Prior Submittals 10/31/25, 8/11/15 and 5/11/25



Applicant

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Application Narrative

The purpose of this application is to move the physical facility and Class 6 liquor license of the Old Town Tavern from 7320 E. Main next door to 7330 E. Main (also known as 7300 Scottsdale Mall). Old Town Tavern and its predecessors, Brackens and J Chews Lounge, have been serving alcohol and having live entertainment at 7320 E. Main since 1985. Old Town Tavern has operated under the current name since 2012. The reason for the move is that the lease at 7320 ended in September 2025. The new facility will combine the existing Backdoor Restaurant with addition space next door to form the new Old Town Tavern. The new facility allows the Old Town Tavern to modernize and expand its' patron capacity while maintaining its location at the Scottsdale Mall and its local character.

The new facility will encompass the 1st floor of the Saba Brothers building originally constructed in 1975. The interior is 4353 sq. ft. and the patio is 802 sq. ft. for a total of 5155 sq ft.

The facility will have two bars and two stages. A dividing wall will run down the middle of the facility and the west side will have the capability to be segregated for private/corporate functions.

The existing kitchen facilities will be utilized to provide a limited menu of food items.

Entertainment will continue to emphasize the acoustic music that Old Town Tavern has been known for and has played the last 12 years. Live music will be played in the afternoon, normally 3-6 pm, and at night 8-11 pm.

Parking calculations are set forth below. The total parking spaces needed pursuant to the ordinance is 59. The building has credits for 15 spaces and 2 are available from the installation of bike racks. Old Town Tavern will need in lieu parking for 47 spaces.

ZO Section 4.103.C – Bar Conditional Use Permit Criteria

Old Town Tavern is requesting a Conditional Use Permit to operate a bar in Old Town Scottsdale, specifically along the Scottsdale Mall. As detailed below, Old Town Tavern satisfies the requirements set forth in the Zoning Ordinance (ZO) and respectfully requests approval of the Bar Conditional Use Permit.

1. The use shall not disrupt existing balance of daytime and nighttime uses.

With respect to the Zoning Ordinance requirements under Section 4.103 for a Bar Conditional Use Permit, the new facility will not disrupt the existing balance of daytime and nighttime activities because the use remains the same for the area.

2. The use shall not disrupt pedestrian-oriented daytime activities.

Pedestrians will still be able to fully use the mall. There is no displacement of retail or any other

commercial uses.

3. *If the site is located within the Downtown Overlay District D-O then:*
 - a. *The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.*
 - b. *The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.*

We have identified fifteen parking spaces that Saba Brothers Rental LLC leased from the city in 1975 when the building was built that were intended to apply to any use of the premises for as long as the city provides parking in the area. There is a City of Scottsdale parking lot with approximately several hundred spaces immediately adjacent to the facility and the three story lot for the Scottsdale Mall. Traffic in the area is expected to remain the same and the parking requirements for the bar patrons will not change. There has never been a shortage of parking except during the Parada del Sol Parade, when the pickups, trailers and horses take over the parking lot adjacent to the building. However, there is a caveat as the city has begun leasing spaces in the adjacent lot to another business, apparently for special occasions.

4. *If the use is located within five hundred (500) feet of a residential use or district then:*
 - a. *The use shall not adversely impact residential uses.*
 - b. *The use shall provide methods of buffering residential uses.*

There is one residential use within 500 feet, the Bishoff residence at 3925 N. Brown Ave. The Bishoffs have welcomed the Old Town Tavern and its musical entertainment for the last twelve years.

5. *An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.*

An active security plan has been in place and will continue. The update to the security plan for the new Old Town Tavern is currently under review by Detective Christian Bailey with the Scottsdale Police Department as of August 11, 2025, and once Detective Bailey signs off on the updated security plan, it will be provided to Current Planning and the assigned coordinator/planner.

6. *The property owner shall create a written exterior refuse control plan for approval by the City.*

Refuse is maintained in two (2) dumpsters provided and serviced by the City. The existing enclosed dumpsters are located in the parking lot directly north of the subject property and just south of the 1st Avenue entry into the parking lot.

7. *The property owner shall demonstrate how noise and light generated by the use shall be mitigated.*

All noise will be contained within the building except ambient noise from any limited patio

service. There will not be any outdoor speakers installed in the outdoor patio area. All noise will be contained within the exterior walls of the building and the doorway entrances into the bar will remain closed and not be propped open. All exterior lighting (both existing and proposed) will be shielded and directed downwards, and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

8. *The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.*

We have identified fifteen parking spaces that Saba Brothers Rental LLC leased from the city in 1975 when the building was built that were intended to apply to any use of the premises. There is a City of Scottsdale parking lot with approximately several hundred spaces immediately adjacent to the facility and the three story parking lot at the Scottsdale Mall. Another lot is at 2nd street. Traffic in the area is expected to remain the same and the parking requirements for the bar patrons will not change. There has never been a shortage of parking except during the Parada del Sol Parade, when the pickups, trailers and horses take over the parking lot adjacent to the building. See Parking Requirements below.

9. *After hours establishments must maintain a valid after hours establishment license.*

Old Town Tavern does not and will not qualify as an after-hours establishment. The bar will be open from 10:00AM to 12:00AM, from Monday through Thursday, and 10:00AM to 1:00AM, from Friday through Sunday (these are the published business hours).

ZO Section 4.103.K – Live Entertainment Conditional Use Permit Criteria

Old Town Tavern is requesting a Live Entertainment Conditional Use Permit to provide live entertainment at a bar in Old Town Scottsdale, specifically along the Scottsdale Mall. As detailed below, Old Town Tavern satisfies the requirements set forth in the Zoning Ordinance (ZO) and respectfully requests approval of the Live Entertainment Conditional Use Permit.

1. *The applicant has provided and obtained City approval of a written Security and Maintenance Plan.*

We have provided the city with an updated written Security and Maintenance Plan. The update to the security plan for the new Old Town Tavern is currently under review by Detective Christian Bailey with the Scottsdale Police Department as of August 11, 2025, and once Detective Bailey signs off on the updated security plan, it will be provided to Current Planning and the assigned coordinator/planner.

2. *The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.*

All sound resulting from live indoor entertainment will be contained within the building. The south side of the building is a thick tempered glass façade. There are no windows that can be opened on the Scottsdale Mall on the south side of the building. There are two large self-closing glass entrance doors. We are not contemplating outside speakers at this time although speakers were used at the prior Old Town Tavern location for decades and the doors and windows of the original J Chews and Old Town Tavern were open so that sound emitted from the premises. Please note that the Scottsdale Mall is an open-air music facility that hosts concerts and fairs. Noise is not an issue in this area.

3. *The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.*

The lighting for the building will remain substantially the same as it currently is, and all exterior lighting (both existing and proposed) will be shielded and directed downwards and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

4. *The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.*

The attached floor plan submitted to the city (as part of the overall construction plan set) indicates the primary use areas and the position of the stage at the back of the floor area (all indoors).

5. *If the establishment is not in the Old Town Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.*

This criterion does not apply to the subject property – the subject property is located in Old Town.

6. *If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.*

The applicant does not believe a parking study is necessary for the reasons set forth above and in the next section, Parking Requirements (see below). However, the applicant and business owner will work with the City of Scottsdale and the Current Planning Department to resolve any issues pertaining to parking.

7. *The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.*

The business owner will provide any additional information required by the Zoning Administrator, if practicable and reasonable, to evaluate the impacts of the proposed live

entertainment use upon the surrounding area.

8. *All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.*

The exterior façade of the building facing south on the Mall is solid construction grade glass with no operable windows. The two doors on the south façade are also solid glass. There is one entrance on the north side of the building that is a solid door. There are no other openings that would allow sound to travel out of the premises. All noise will be contained within the exterior walls of the building and the doorway entrances into the bar will remain closed and not be propped open. The only time the doors will be open is when patrons are entering and leaving the bar.

9. *No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.*

There will not be any outdoor speakers installed in the outdoor patio area.

10. *The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.*

The owner and operator will fully comply with any and all plans approved as part of the Live Entertainment Conditional Use Permit.

11. *All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.*

The lighting for the building will remain substantially the same as it currently is, and all exterior lighting (both existing and proposed) will be shielded and directed downwards, and comply with Zoning Ordinance Section 7.600 – Outdoor Lighting.

12. *Noise generated from the live entertainment shall conform to the City's Noise Ordinance.*

The business will comply with all code conditions for sound and lighting and will comply with the City's Noise Ordinance.

In Lieu Parking Requirements

The interior floor area for Old Town Tavern is 4343 square feet as calculated from the plans attached hereto. The exterior patio area is 802 square feet as calculated from the plans. The parking under the ordinance is 55 spaces for the interior and 4 spaces for the patio, for a total of 59 parking spaces.

Regarding the parking space calculation under the current ordinance, we have found the 15

parking places that were leased by Saba Rental LLC in the parking lots in the surrounding area when they purchased their plot for this building from the city in 1975 at the time Scottsdale Mall was being built. This agreement is recorded with the Maricopa County Recorder and runs with the land. These parking places apply to the building and to the benefit of all subsequent lessees such as applicant. Two parking spaces will be supplemented and furnished by providing bicycle racks on the east side of the building. That leaves 47 parking spaces that must be accounted for under the current ordinance.

The parking calculations are as follows:

Building Site Area:

Gross	5155	.118 acre
Interior	4353	.099 acre
Patio	802	.019 acre

Parking Requirements:

Interior (4353 sf/80)	54.41 = 55 spaces
Patio (802 sf -200 /200)	3.01 = 4 spaces
TOTAL SPACES NEEDED	59 spaces

Saba Lease credit	(15 spaces)
Bike Rack credit	(2 spaces)

TOTAL IN LIEU SPACES NEEDED	47 spaces
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