

CITY COUNCIL REPORT



Meeting Date: *May 19th, 2026*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Permanent Extension of Premises for EX-0004-2026 Rehab Burger Therapy. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Permanent Extension of Premises for a Series 12 (Restaurant) State liquor license for an existing location to expand the patio.

OWNER

Wiley Arnett

APPLICANT CONTACT

Wiley Arnett

LOCATION

7210 E 2nd St

BACKGROUND

This establishment is currently operating with liquor since 2012, as a Restaurant.

APPLICANTS PROPOSAL

Goal/Purpose of Request

This request is for an Extension of Premises of a Series 12 (restaurant) liquor license and is requesting to add 885 sq. ft.

IMPACT ANALYSIS

Reliability and Location

A.R.S. 4-203; Rule R19-1-207 Granting a License for an Extension of Premises

A spirituous liquor license shall be issued only after satisfactory showing that the best interest of the community will be substantially served by the issuance of an extension of premises for a Series 12 (restaurant) liquor license at a particular licensed location.

Outdoor Patio.

The proposed patio, on the south side of the building is 885 sq. ft and does not encroach into the adjacent pedestrian walkway.

Zoning.

This site is zoned Downtown/Retail Specialty, Downtown Overlay (D/RS-1 DO). The D/RS-1 DO districts allow restaurants as permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

Parking and Traffic.

The surrounding street network provides sufficient access. Eleven spaces are required for parking and 15.35 spaces are provided through in-lieu and improvement district parking credits.

Public Safety

Police Department: No Opposition.

Major life safety issues: None noted.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

The City of Scottsdale staff has conducted a review and advises that the license request meets the criteria imposed for determining that the community's best interest is substantially served by the issuance of the liquor license.

Next Steps

The City Council's recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If approved, the proposed addition will be permanently added to the licensed are of the establishment.

RESPONSIBLE DEPARTMENT(S)

Caitlin Clark, Planning Technician, cclark@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



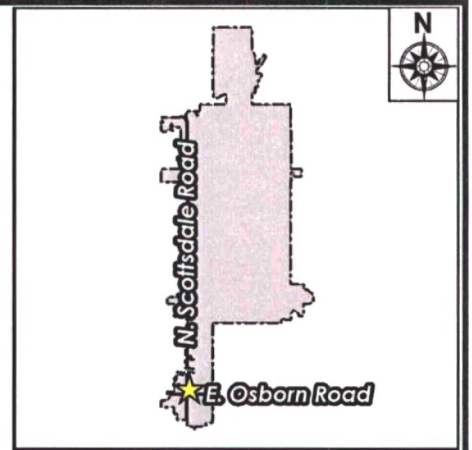
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/4/2026

Date

ATTACHMENTS

1. Map
2. State Application (Front Page)
3. Floor Plan



EX-0004-2026

Rehab Burger Therapy

ATTACHMENT 2



Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #:
Date Accepted:
LC:
License #:

PERMANENT EXTENSION OF PREMISES/PATIO PERMIT
NON-REFUNDABLE \$50.00 FEE WILL APPLY

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR
Notice: Allow 30-45 days to process permanent change of premises

License#: 12079131

Specific purpose for change: We would like to extend our service to our recently enclosed space south of our front door to better accommodate customers waiting for a full service table. This is very manageable "waiting area" space.

1. Agent Name: Arnett Wiley
2. Business Name: Rehab Burger Therapy
3. Business Location Address: 7210 E 2nd Street Scottsdale Arizona 85251
4. Mailing address: 7210 E 2nd Street Scottsdale Arizona 85251
5. Email Address: wiley@rehabburgertherapy.com
6. Business Phone Number: (480) 621-5258 Contact Phone Number: (480) 688-1547

7. Is extension of premises/patio complete? [] N/A [x] Yes [] No
If no, what is your estimated completion date?
8. Do you understand Arizona Liquor Laws and Regulations? [x] Yes [] No
9. Does this extension bring your premises within 300 feet of a school? [] Yes [x] No
10. Have you received approved Liquor Law Training? [x] Yes [] No
11. What security precautions will be taken to prevent liquor violations in the extended area?

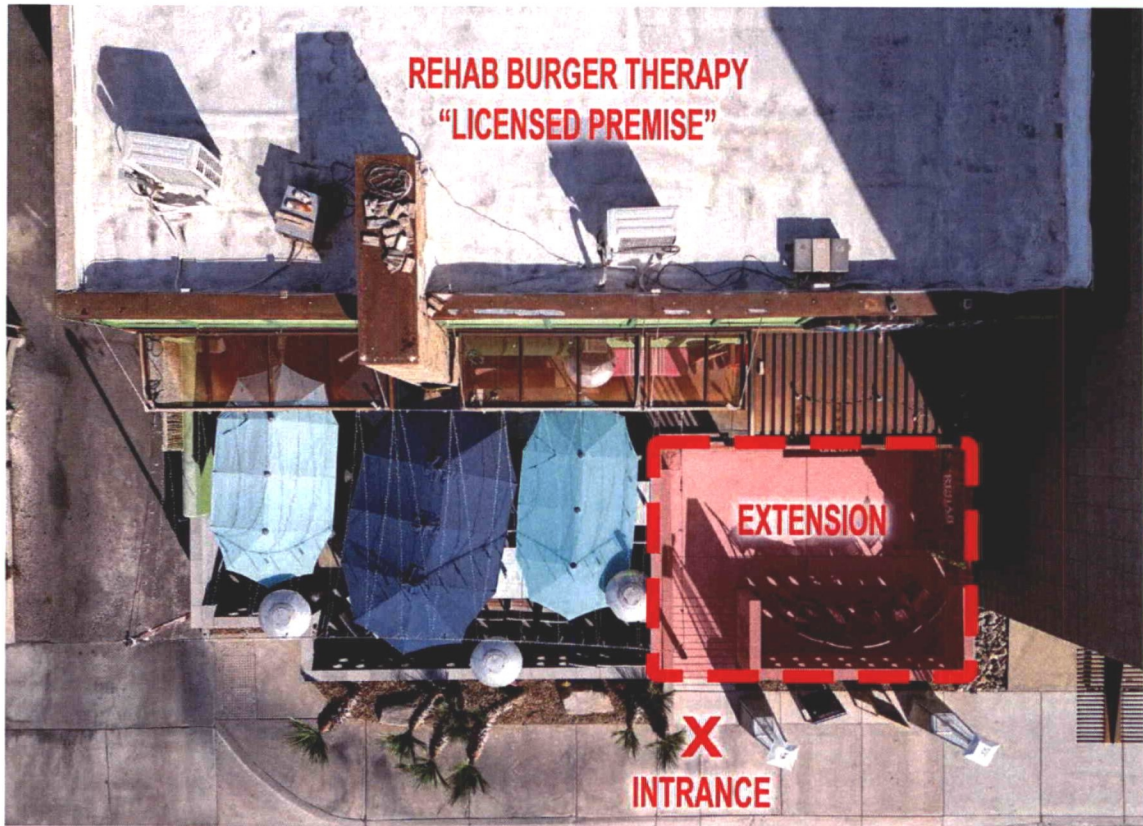
Security Plan: Security measures will match our current patio controls, including staff training, management oversight, and appropriate signage.

ATTACHMENT 3

1-21-26 Rehab Burger Therapy – Extension of premise request.

Here is an overhead photo of our property. The new enclosed space / extension area is outlined with red dashes. The patio and restaurant represent the “licensed area”.

Guests would enter/exit from the “entrance” northside of the property indicated by a red X.



Additional image from the front.



Rehab Burger Therapy - Patio

COMMITTEE	DATE REVIEWED	APPROVED	DATE OF NEXT REVIEW/DATE	PERMITS	BASE FLOOD ELEVATION (IN AD ZONE USE DETAIL)
PLANNING	08/20/2024	X	2/8/2025	X	N/A

NOTES FOR PUBLIC WORKS CONSTRUCTION

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS SHARED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARGOLICA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS & UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. THEREFORE, IF CONSTRUCTION GUARANTEES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS NOTIFY INSPECTOR SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALL 480.303.5740.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 802.383.3000, TWO WORKING DAYS PRIOR TO EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR WORKS IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REQUESTOR HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 10, EXCAVATION AND GRADING OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

GENERAL SPECIFICATIONS

CONTRACT DOCUMENTS TO CLARIFY ANY ITEMS MISUNDERSTOOD OR ANY DISCREPANCIES. DO NOT MAKE ASSUMPTIONS CONCERNING UNCLARIFIED ITEMS.

REFER TO BASE BUILDING DRAWINGS BY ORIGINAL ARCHITECT FOR BUILDING STANDARD SHELL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DETAILS.

THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR EXISTING ARCHITECTURAL DOCUMENTS AND EXISTING FINISHED ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONDITIONS AND FINISHES. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD.

THE CONTRACTOR'S CONTRACT DOCUMENTS ARE SUPPLEMENTARY TO THE ARCHITECTURAL CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL CONTRACT DOCUMENTS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY FOUND BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER'S DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION. ANY WORK THAT IS INSTALLED IN CONFLICT WITH ARCHITECTURAL OR ENGINEERING CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE, AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.

INCOMPLETE CONTRACT DOCUMENT SETS SHALL NOT BE USED BY ANY TRADE OR SUBCONTRACTOR. HOWEVER, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING FULL AND COMPLETE CONTRACT DOCUMENT SETS TO ALL TRADES. ANY NOTE OR DETAIL ON ONE DRAWING SHALL BE DEEMED TO APPLY TO ALL DRAWINGS AND SIMILAR CONDITIONS. GENERAL CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS OR BETWEEN INDIVIDUAL DRAWINGS, DETAILS AND SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN AND AMONG ALL PLAN DRAWING SHEETS AND SPECIFICATIONS, AND BETWEEN AND AMONG ALL SUBCONTRACTORS, SUPPLIERS AND TRADES.

SMALL INSTALLED ITEMS, SUCH AS, BUT NOT LIMITED TO, FIRE EXTINGUISHERS, PULL STATIONS, EXIT SIGNS, FIRE ALARMS, SWITCHES, ACCESS PANELS, LUBRICATORS, SPRINKLER HEADS, FEEDERS, HEADS, PLUMBING LINES, MECHANICAL UNITS, WIRING, ETC., SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR TO AVOID CONFLICTS WITH THEIR WORK, AND DELEGATED AS REQUIRED TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND MEH CONSTRUCTION. GENERAL CONTRACTOR TO ADVISE ARCHITECT OF ANY CONFLICTS. ALL COSTS ASSOCIATED WITH REMOVAL OR RELOCATION OF SUCH WORK SHALL BE INCLUDED WITHIN INITIAL CONTRACT CONSTRUCTION PRICE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BAS BUILDING CONSTRUCTION WHICH INTERFERES WITH NEW CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, LEVELING SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES.

DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND IF ANY DISCREPANCIES ARE FOUND, THEY ARE TO IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK, OR AT THE TIME THEY ARISE. ANY WORK THAT IS COMPLETED WITH DISREGARD TO DISCREPANCIES OBSERVED IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

UPON SUBMITTAL OF CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SCHEDULE OF VALUES AND A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME OF ALL SUBCONTRACTORS AND GENERAL CONTRACTOR WORK.

ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OVERTIME COSTS.

GENERAL CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE BUILDING, PUBLIC CORRIDORS, AND PARKING LOT AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTORS.

GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR CARPET, FURNISHINGS AND EXISTING FINISHES IN AREAS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS.

ALL REVISIONS TO THE APPROVED PLANS, NO MATTER HOW MINOR, MUST BE APPROVED BY BOTH THE CITY PLANNING DEPARTMENT AND BUILDING SAFETY DEPARTMENT AND REVIEWED BY THE ARCHITECT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE PROJECT AND SHALL BE RESPONSIBLE FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK, THE REQUESTING AND COORDINATION OF BUILDING DEPARTMENT INSPECTIONS AND APPROVALS IN ALL PHASES OF HIS WORK, AND THE OBTAINING OF A FINAL CERTIFICATE OF OCCUPANCY.

GENERAL CONTRACTOR SHALL HAVE ON-SITE THE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT AT ALL TIMES.

NO SUBSTITUTION WILL BE REVIEWED FOR ANY MATERIALS AND/OR ITEM OF MANUFACTURE CALLED FOR IN THE CONTRACT DOCUMENTS WHICH IS NOT OF EQUAL QUALITY AND PERFORMANCE AND WHICH DOES NOT POSSESS EQUIVALENT DESIGN AND/OR COLOR CHARACTERISTICS TO THOSE OF SPECIFIED MATERIAL OF ITEM.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO NECESSARY COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

GENERAL CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY OF THIS BUILDING.

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH ALL REGULATIONS & ORDINANCES ADOPTED BY THE LOCAL GOVERNMENT AGENCIES AS WELL AS THE FOLLOWING CODES:

- 2020 INTERNATIONAL BUILDING CODE
- 2020 INTERNATIONAL MECHANICAL CODE
- 2020 INTERNATIONAL PLUMBING CODE
- 2020 INTERNATIONAL FIRE CODE
- 2020 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 INTERNATIONAL ELECTRICAL CODE

SHEET INDEX

AJ01 COVER SHEET / GENERAL SPECIFICATIONS
A10 IMPROVEMENT PLAN 4 DETAILS

CONTRACT INFORMATION

DESIGNER: THE HALEY GROUP
200 E. CENTER DRIVE
PHOENIX, AZ 85004

CONTRACTOR: JACO RECONSTRUCTION
REHAB BURGER THERAPY
7210 E. 2ND STREET
SCOTTSDALE, AZ 85251

OWNER CONTACT: REHAB BURGER THERAPY
ANNE BELCHER
P. 480.280.9375

PROJECT DATA

PROJECT NAME: REHAB BURGER THERAPY
PROJECT ADDRESS: 7210 E. 2nd STREET
SCOTTSDALE, AZ 85251

OCCUPANCY TYPE: TYPE B
CONSTRUCTION TYPE: TYPE III-B

SQUARE FOOTAGE: EXISTING PATIO: 601 SQ. FT.
PROPOSED PATIO: 200 SQ. FT.
TOTAL: 801 SQ. FT.

OCCUPANT LOAD & EXIT REQUIREMENTS:

EXISTING INSIDE OCCUPANT LOAD	= 65
EXISTING PATIO OCCUPANT LOAD	= 32
PROPOSED PATIO OCCUPANT LOAD	= 118 SF
TOTAL OCCUPANT LOAD	= 8

PLUMBING FIXTURES REQUIRED:

WATER CLOSETS RECD.	1 / 25 THEN 1 / 80 = 3	PROVIDED = 3
LAVATORIES RECD.	1 / 40 THEN 1 / 80 = 3	PROVIDED = 3

TENANT USE: RESTAURANT

PROJECT NARRATIVE:

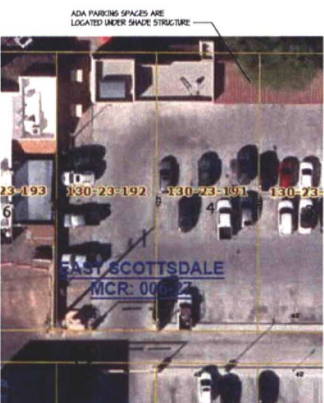
CONVERT EXISTING UNIMPROVED PARKING SPACES TO EXTEND PATIO SPACE TO A HAVING AREA OUTSIDE THE BLDG RESTAURANT SPACE. THE OCCUPANCY WILL REMAIN TYPE OF I. INCLUDE PARK RELEASE HARDWARE ON EXIST GATES, EXIT GATES TO DRIVEWAY.

PARKING REQUIREMENTS

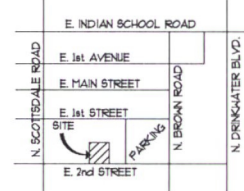
ADA PARKING & STANDARD PARKING SPACES PROVIDED IN ADJACENT PARKING STRUCTURE USING THE ALLOTTED 200 PARKING CREDITS BY CITY OF SCOTTSDALE. (20 IN BLDG CREDITS & 180 PARKING IMPROVEMENT CREDITS). EXISTING BUILDING & EXISTING PATIO EQUAL 8 SPACES PER CITY OF SCOTTSDALE REGULATIONS - SEE PARTIAL PARKING PLAN.

SCOPE OF WORK:

- REMOVE EXISTING MASONRY IRON FENCE AT EXISTING PATIO
- REMOVE EXISTING ASPHALT AT ADJACENT PARKING SPACES
- REMOVE EXISTING ROLLED CURBS
- CONSTRUCT VERTICAL CURBS & GUTTER TYPE A PER ASH AND STD. DETAIL 200-1
- CONSTRUCT MEN P/REE. SCHEDULE TO MATCH MEN GRS & GUTTER
- INSTALL MEN GRS HALL
- INSTALL MASONRY BLOCK EXIST GATE W/ PARK HARDWARE



PARTIAL PARKING SITE PLAN
REG'D. ADA SPACE LOCATED ON LOT 4, APN: 180-25-141



VICINITY MAP
SCALE: N.T.S. North

CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION

CITY OF SCOTTSDALE BUILDING DEPARTMENT
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCES.

SITE PLAN APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

9/8/23
09/17/2023

NO SMOKING NOTES:
44 INTERNATIONAL SYMBOL FOR NON-SMOKING SHALL BE CLEARLY POSTED AT EVERY ENTRANCE

CITY OF SCOTTSDALE
OFFICIAL OCCUPANT LOAD
**INSIDE 65
PATIO 32**

Rehab Burger
7210 E. 2nd St

City of Scottsdale
A COMMUNITY FIRST



DATE: 8/20/2023

DRAWING TITLE:
COVER SHEET

DRAWN BY: MJH
DATE: 01.21.2025
REVISIONS:

City Comments: 04.21.2025
City Comments: 03.23.2025

PROJECT:
Rehab Burger Therapy
7210 E. 2nd Street
Scottsdale, AZ 85251

SHEET NO.
50.0

