

TPC SPORTSBOOK

CONDITIONAL USE PERMIT EXPANSION

Case No. 58-UP-1985#2

Project Narrative

Presented by:

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Purpose of Request

Rose Law Group pc, on behalf of the Tournament Players Club of Scottsdale, Inc., a subsidiary of PGA TOUR, Inc., has filed an amendment to the Tournament Players Club otherwise known as TPC's existing Conditional Use Permit ("CUP") approved as Case #58-UP-1985. This amendment will extend the Golf Course and Accessory uses to include the vacant 3.2 acre parcel owned by City of Scottsdale and located at the southeast corner of Hayden and Bell Roads, just north of the Champions Course (APN: 215-49-004K).

Granting this extension of the existing CUP will allow for the development of a high-end dining experience with a sports-viewing focus and Scottsdale's **only** allowable Sportsbook.

Earlier this year, Arizona launched its sports wagering program which allocated one business license to professional sports organizations in the state. PGA TOUR was awarded a license for the TPC Scottsdale Golf Course. This application will allow TPC to formally include the vacant lot owned by the City of Scottsdale and referred to as the "Expo Pad" in their existing golf course CUP. Scottsdale City Council recently voted unanimously to include the Expo Pad into the existing golf course lease. TPC intends to improve the lot by constructing a luxury dining experience with a sports wagering floor worthy of North Scottsdale's impeccable "world class destination" reputation. This will be the only Sportsbook establishment allowed within the city of Scottsdale so it will truly be a "one of a kind" design.

This request will expand the existing TPC Conditional Use Permit to include the Expo Pad. A more detailed application will be submitted to the City for Design Review approval.

Zoning Compliance

This application meets and/or exceeds the approval criteria for a Conditional Use Permit outlined in Section 1.401 of the Scottsdale Zoning Ordinance as outlined below. Approval of this Conditional Use Permit extension is justified.

Conditional Use Permits may be granted only when expressly permitted by the Zoning Ordinance and only after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this

conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

- a. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: The proposed Sportsbook has been thoughtfully designed to avoid any type of impact on nearby neighbors and other uses. The building will be single story with dark sky exterior lighting. Exterior outdoor patio is located on the west side of the building, furthest from neighboring residential, with views overlooking the TPC golf course. This project will not be materially detrimental to the area or public welfare. In fact, this proposal is replacing a vacant “eyesore” with a high end dining experience with Scottsdale’s only allowable Sportsbook. The addition of this project will enhance the already popular destination point.

- b. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response: A traffic analysis prepared by a professional licensed traffic engineer who has had years of experience working within the city of Scottsdale is being submitted with this application. This analysis concludes that there will be no unusual volume increase or character of traffic as a result of this project.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Response: This proposal is compatible with the existing uses in the area. Additionally, this request is to simply extend the existing Conditional Use Permit that allows Golf Course and accessory uses on the property. Golf Course and accessory uses have been operating in this area since 1985 (36 years). Adding a 3 acre parcel as a part of this use is compatible.

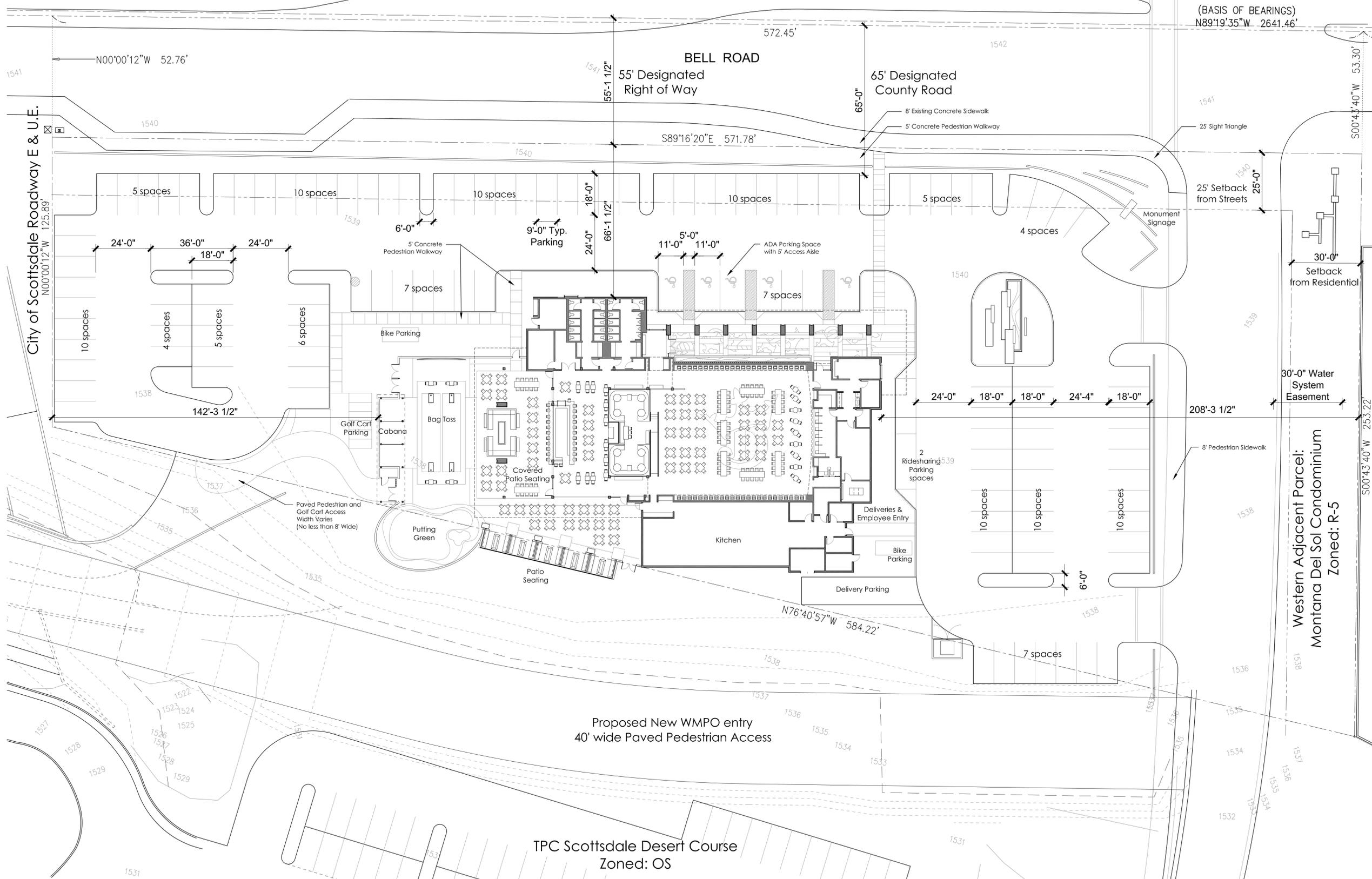
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Response: This project complies with the additional conditions outlined in Section 1.403 in the Scottsdale Zoning Ordinance because this venue will be a high-end restaurant with a sports viewing/wagering component. This establishment will not be operated as a bar. TPC is designing the Sportsbook as an upscale destination for tourists and local sports enthusiasts alike.

Northern Adjacent Parcel:
City of Scottsdale Sports Complex
Zoned: R-4 PCD

**TPC Scottsdale
Draftkings
Sportsbook**

Project Address: E. Bell Road



Project Data:
Gross Area: Interior: 12,815 sf
Exterior Patio: 7,400 sf

Current Zoning: **OS (Open Space)**
Site Area: Gross: **108,178 sf**
Site Area: Net: **89,164 sf**

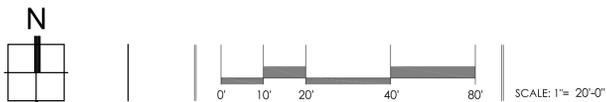
Allowable Height: **24'**
Building Height: **24'**

Yards:
Adjacent Residential Districts: **30' setback**
From Streets: **25' Setback**

Parking Requirements
Parking Required: 121 spaces
Parking Provided: 122 spaces
Accessible Parking
Required: 5 spaces
Accessible Parking
Provided: 5 spaces

Bicycle Parking
Required: 13 spaces
Bicycle Parking
Provided: 14 spaces

Open Space Requirements
Open Space
Required: 21,636 sf
Open Space
Provided: 31,423 sf



Site Plan

Case #: 58-UP-1985#2
Project #: AP2109

Conditional Use Permit
Amendment
2021.12.22

Allen + Philp Partners
architects - interiors
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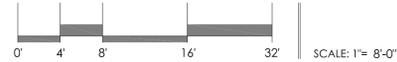
Scottsdale



Building Elevations: South



Building Elevations: West



TPC Scottsdale Draftkings Sportsbook

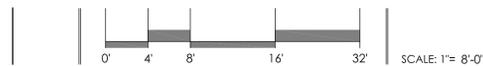
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Building Elevations: East



Building Elevations: North



Building Elevations

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