



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Planning Commission

From: Greg Bloemberg, Principal Planner



Through: Tim Curtis, AICP, Current Planning Director

Date: 9/18/2024

Re: Item 2 on the 9/25/2024 Agenda (Paloma Bar CUP, 7-UP-2023)

Commissioners,

The applicant has requested this case be continued to the 10/9/2024 agenda. Because the request for continuance came after the legal ad had been published, the Commission must vote on the continuance request. Attached to this memo are the letter from the applicant representative requesting the continuance and the full PC report for your consideration.

Regards,

Greg Bloemberg
Principal Planner

Attachment 1: Continuance request letter

Attachment 2: PC Report

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

Ashley Z. Marsh
amarsh@gblaw.com

WRITER'S DIRECT LINE
(602) 256-4443

September 17, 2024

Via Email (gbloemberg@scottsdaleaz.gov)

Madam Chair Higgs and Planning Commission Members
City of Scottsdale Planning Commission
c/o Greg Bloemberg
Planning Department

Re: Good Heavens Entertainment, LLC dba PALOMA – Case No. 7-UP-2023

Dear Madam Chair Higgs and Members of the Planning Commission,

The Planning Commission is scheduled to consider the above-referenced case on Wednesday, September 25, 2024. On behalf of the Applicant, we would like to request that the Commission continue this matter for one month, to the Commission's October 9, 2024, hearing. This is the first continuance request regarding this case. The Applicant is requesting this continuance as our office was recently retained and would like an opportunity to come up to speed and work with City Staff on the Conditional Use Permit Application.

Thank you for your consideration of this request.

Sincerely,

GAMMAGE & BURNHAM



By

Ashley Z. Marsh

PLANNING COMMISSION REPORT



Meeting Date: September 25, 2024
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Paloma 7-UP-2023

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a conditional use permit for a bar in a new +/- 1,532 square foot building with Central Business, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning, located at 4439 N. Saddlebag Trail.

Goal/Purpose of Request

The owner requests approval to operate a bar on the site. The property owner received Development Review Board approval to construct a new building (11-DR-2022) and said building is presently under construction.

Key Items for Consideration

- Conditional Use Permit Criteria
- Noise mitigation
- Parking provided by a combination of historical Downtown Overlay credits, P-3 credits, remote parking and in-lieu credits
- Availability of remote parking confirmed
- Nearest residence located approximately 375 feet northeast of subject site
- One written comment from nearby property owner received

OWNER

Ryan Jocque
(310) 213-4971

Action Taken _____

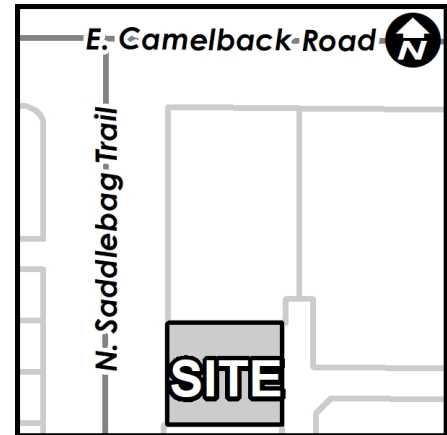
APPLICANT CONTACT

Robert W Leavitt
Jeffrey Craig Miller
(480) 290-1685

LOCATION

4439 N Saddlebag Tr

BACKGROUND



Old Town Character Area Plan (OTSCAP)

The OTSCAP designates the subject site as Downtown Multiple-Use, which encourages a “mix of uses and activities through the development of mutually supportive uses”.

Zoning

The site was annexed into the city in 1959 (Ord. #78) and assigned Central Business (C-2) zoning, which allows bars subject to approval of a conditional use permit. In 2003, the Downtown Overlay was adopted and placed over the property. No other zoning activity has taken place since.

Context

Located on the east side of N. Saddlebag Trail, approximately 125 feet south of E. Camelback Road, the site is situated in an area occupied by a variety of commercial uses of varying intensity. The nearest residence is located approximately 375 feet northeast of the site however, Old Town is designated as Multiple Use by the OTSCAP so new residential could be constructed in the vicinity in the future. The balcony for this establishment faces west toward other commercial uses, though there is exposure to the north as well, making noise mitigation a priority. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Surface Parking (privately owned), zoned D/DMU-3 PBD DO
- South: Bar, zoned D/DMU-3 PBD DO
- East: Restaurant/Bar, zoned D/DMU-3 PBD DO, and Office, zoned C-3/P-3 & P-2 DO
- West: Bar, zoned D/DMU-3 PBD DO

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Old Town Character Area Plan
- Zoning Ordinance
- 11-DR-2022: Approved a new two-story commercial building

APPLICANT’S PROPOSAL

Development Information

- Existing Use: N/A (new building presently under construction)
- Proposed Use: Bar
- Parking Required: 34 spaces (1 space for every 120 square feet of gross floor area + 1 space for every 200 square feet of patio or balcony)
- Parking Provided: 35 spaces (4 on-site spaces, 9 P-3 credits, 17 remote spaces and 5 in-lieu parking credits)
- Floor Area: 1,532 square feet of indoor floor area, 4,296 square feet of patio/balcony area

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and 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:

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

- The establishment is located in an area with uses of similar intensity, including bars and restaurants, and the nearest residence is approximately 375 feet northeast of the subject site. No live entertainment is proposed. The bar itself is relatively small at 1,532 square feet, however, a large 4,296 square foot patio/balcony is also proposed. The balcony faces west toward other commercial uses, though there is exposure to the north as well. During review of the DRB case, staff coordinated with the property owner to incorporate noise mitigation measures as part of the building design, specifically for the north edge facing the residential to the north (refer to Attachment #4). Additionally, a stipulation requiring any external speakers on the balcony to be oriented in toward the establishment and directed downward is included as part of this report. It should be noted that the property to the north is part of the Scottsdale Collection Planned Block Development (PBD, 9-ZN-2020). At this location, a building up to 96 feet in height can be constructed as part of the PBD approval, which when built could further screen noise from residential properties to the north. No damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.

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

- The proposed use is consistent in intensity with other establishments in the area and parking complies with ordinance requirements. This request is not anticipated to

generate a significant increase in volume of vehicular traffic that would affect existing traffic patterns on surrounding streets.

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

- This establishment is located in the Entertainment District, which is occupied by uses of similar intensity, including bars and restaurants, and the nearest residence is approximately 375 northeast of the site. The characteristics of the proposed use are reasonably compatible with uses in the surrounding area.

C. The additional conditions specified in Section 1.403.C (bar), as applicable, have been satisfied.

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

- The proposed hours of operation are 5:00 PM to 2:00 AM Monday-Friday, and 10:00 AM to 2:00 AM Saturday and Sunday. These hours of operation are typical for most of the establishments in the Entertainment District, with a few exceptions. This request is not anticipated to disrupt the balance of daytime and nighttime uses.

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

- The proposed building includes a large balcony on the 2nd level and a smaller ground level patio, both of which will encourage interaction between pedestrians on the street and patrons of the establishment. This request is not anticipated to disrupt pedestrian-oriented daytime activities.

3. If the site is located within the Downtown Overlay district 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.**
 - This new building was designed for food and beverage services and will not displace any daytime retail uses.
- 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.**
 - There are four parking spaces on-site. The applicant has also secured 17 remote parking spaces on various properties, all within 600 feet of the subject site. None of the spaces are separated from the site by a major or minor arterial street. Assurance of Remote Parking Agreements have been executed and availability of spaces confirmed by staff.

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.**

- This site is located approximately 375 feet from the nearest residential use and no live entertainment is proposed. While the proposed 2nd level balcony is oriented toward the west, there is exposure to the north, which faces residential on the north side of E. Camelback Road. Noise mitigation was integrated into the building design along the north edge as part of the DRB process that should help to minimize noise intrusion on the residential to the north.
5. **An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.**
 - The Police Department has reviewed the proposal and sees no reason to delay the application from going through the process of approval to obtain the required conditional use permit. Further review of the Public Safety Plan (PSP), and associated refuse control plan, will be conducted upon issuance of the Certificate of Occupancy.
 6. **The applicant shall create a written exterior refuse control plan for approval by the City.**
 - The Police Department has reviewed the proposal and sees no reason to delay the application from going through the process of approval to obtain the required conditional use permit. Further review of the Public Safety Plan (PSP), and associated refuse control plan, will be conducted upon issuance of the Certificate of Occupancy.
 7. **The applicant shall demonstrate how noise and light generated by the use shall be mitigated.**
 - This site is located approximately 375 feet from the nearest residential use and no live entertainment is proposed. While the proposed 2nd level balcony is oriented toward the west, there is exposure to the north, which faces residential on the north side of E. Camelback Road. Noise mitigation was integrated into the building design along the north edge as part of the DRB process that should help to minimize noise intrusion on the residential to the north. All proposed lighting was reviewed as part of the DRB process for compliance with the city's Exterior Lighting Policy.
 8. **The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.**
 - A total of 34 spaces is required for the proposed bar use. There are 4 spaces on-site, 9 P-3 credits, 17 spaces provided remotely and 5 in-lieu credits. The site is close to E. Camelback Road, which is classified as a Minor Arterial. In recent years, the street network in the Entertainment District has been converted to one-way only to promote a safer pedestrian environment.
 9. **After hours establishments must maintain a valid after-hours establishment license.**
 - No after-hours activities are proposed as part of this application.

Public Safety

The Police Department has reviewed the proposal and sees no reason to delay the application from going through the process of approval to obtain the required conditional use permit. Further review

of the Public Safety Plan (PSP), and associated refuse control plan, will be conducted upon issuance of the Certificate of Occupancy. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach by sending written notification to all property owners within 750 feet of the subject site. To date, one written comment has been received by staff and is attached to this report.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of a conditional use permit for a bar in a new +/- 1,532 square foot building with Central Business, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning, located at 4439 N. Saddlebag Trail, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Principal Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

9/10/2024

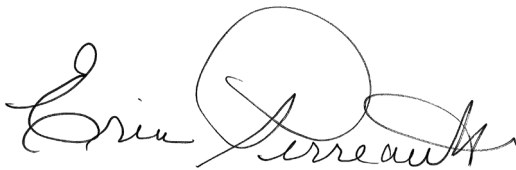
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

9/12/2024

Date



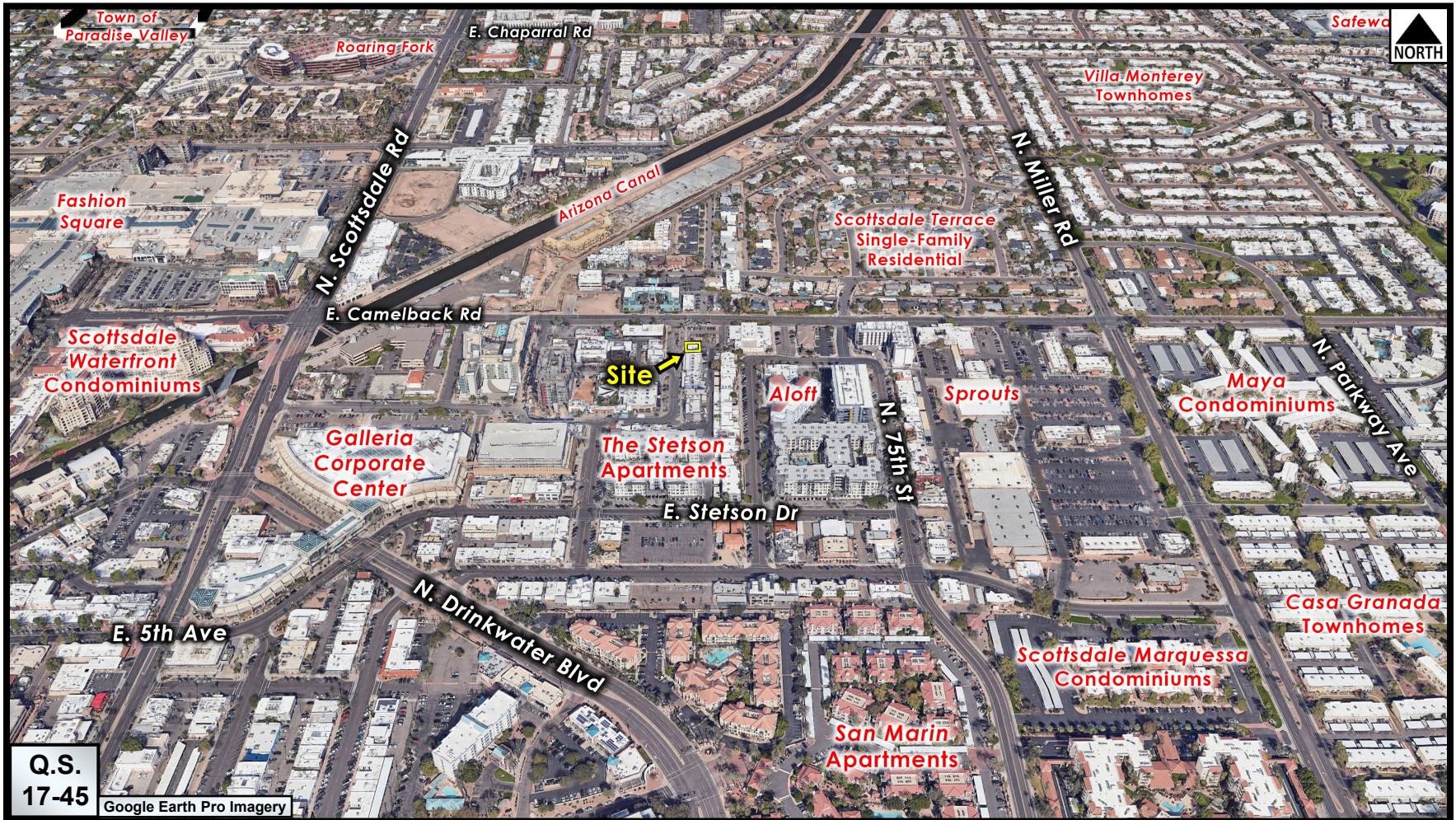
Erin Perreault, AICP, Executive Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

09/13/2024

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13245
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Floor Plan
 - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Noise Mitigation Exhibit
5. Zoning Map
6. Community Involvement
7. City Notification Map



Context Aerial

7-UP-2023

RESOLUTION NO. 13245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A BAR USE WITHIN AN APPROXIMATELY +/-1,532 SQUARE FOOT BUILDING WITH CENTRAL BUSINESS, PARKING DISTRICT, DOWNTOWN OVERLAY (C-2/P-3 DO) AND PARKING DISTRICT, DOWNTOWN OVERLAY (P-2 DO) ZONING LOCATED AT 4439 N. SADDLEBAG TRAIL.

WHEREAS, the Planning Commission held a public hearing on September 25, 2024; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for bars, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 7-UP-2023. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2024.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

7-UP-2023

Conditional Use Permit – Bar

Stipulations

Paloma

Case Number: 7-UP-2023

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

OPERATIONS

1. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN.** The interior and exterior layout of the premises shall be in substantial conformance with the conceptual floor plan submitted by AV3 Design Studio, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **NO LIVE ENTERTAINMENT.** This Conditional Use Permit is for a bar use only. No live entertainment is approved as part of this request.
3. **HOURS OF BAR OPERATIONS.** The hours of operation for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	10:00 AM	2:00 AM
Monday	5:00 PM	2:00 AM
Tuesday	5:00 PM	2:00 AM
Wednesday	5:00 PM	2:00 AM
Thursday	5:00 PM	2:00 AM
Friday	5:00 PM	2:00 AM
Saturday	10:00 AM	2:00 AM

4. **Public Safety Plan (PSP).** The operations of the bar shall conform to PSP approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Department. A copy of the approved PSP shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the PSP to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the PSP, the owner shall submit a revised PSP to the Scottsdale Police Department and the Planning and Development Services Department. Any revised PSP shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.
5. **NOISE.** In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning

Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this bar.

6. EXTERNAL SPEAKERS. External speakers shall be oriented toward the establishment and directed downward to minimize the potential for noise trespass on the residential neighborhood to the north.
7. EXTERNAL DOORS. All external doors shall be closed but not locked during business hours.

PARKING

8. MINIMUM PARKING. The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

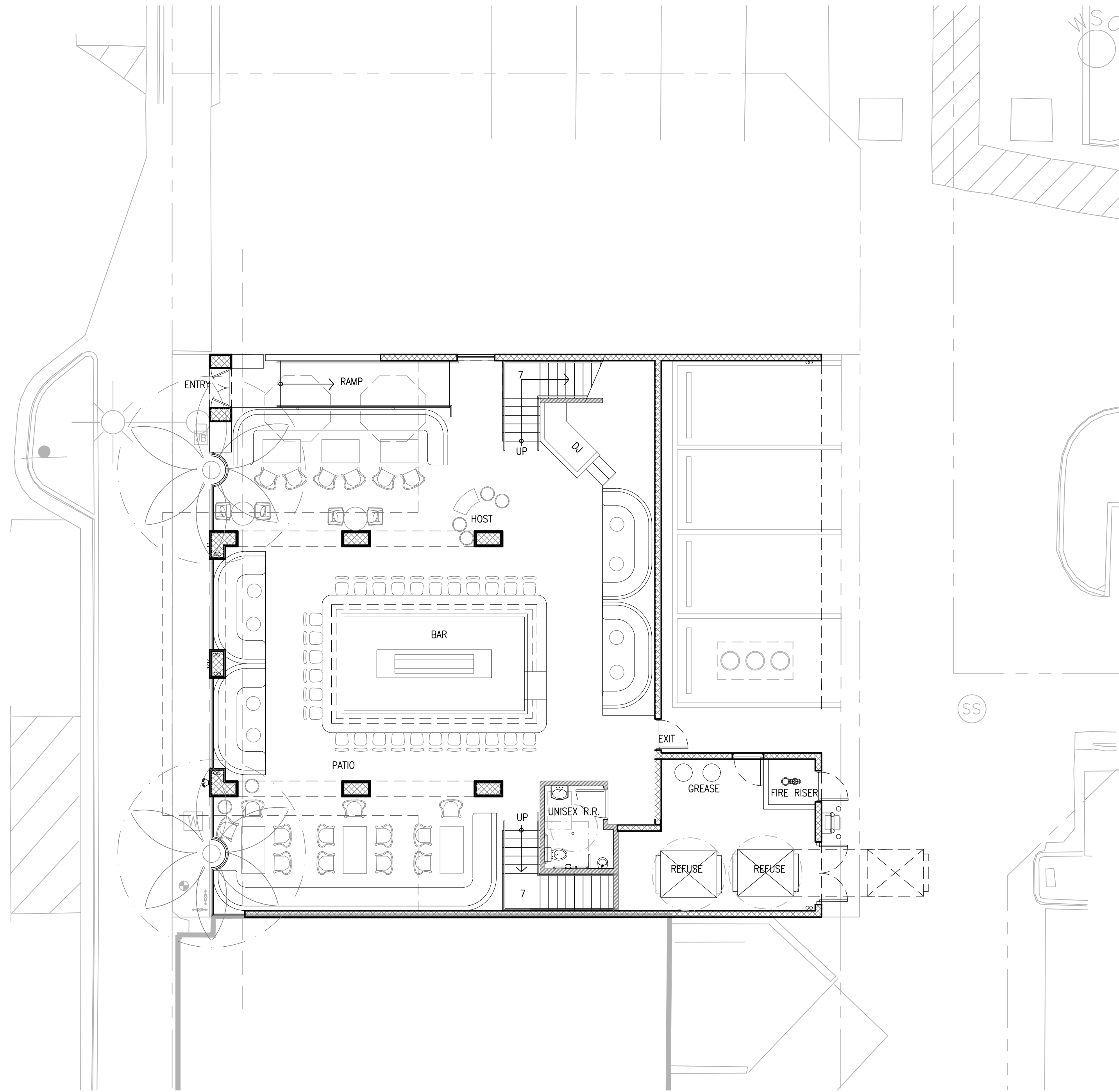
9. PARKING ASSURANCE AGREEMENT(S). A minimum of 17 physical parking spaces shall be provided remotely at the following locations:

- 4414 N. Civic Center Plaza (12 spaces)
- 4422 N. Civic Center Plaza (5 spaces)

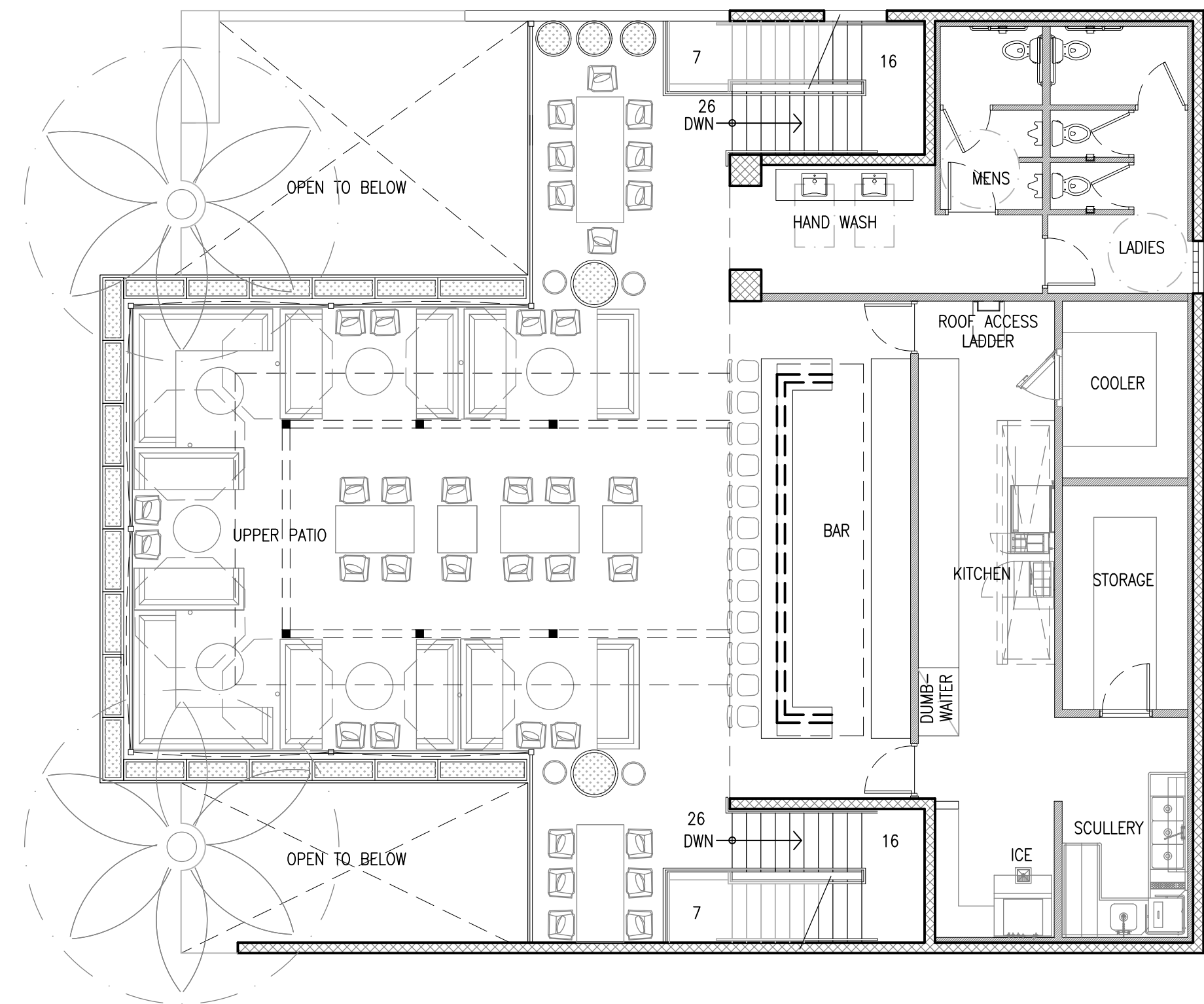
Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval.

ADMINISTRATIVE/PROCESS

10. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
11. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

APPENDIX B – BASIC ZONING ORDINANCE
1.403

C.1 Bars, cocktail lounges, and/or after-hours establishments.

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
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.
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.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after-hours establishment license.



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax

June 15, 2023

City of Scottsdale
Planning & Development Department
7447 East Indian School Road
Suite #105
Scottsdale, Arizona 85251

Re: Application # 284-PA-2023

To whom it may concern:

Our firm represents Good Heavens Entertainment, LLC dba Paloma ("applicant"), an Arizona Limited Liability Company registered with the Arizona Corporation Commission with file # 23449231. The applicant wishes to apply for a Conditional Use Permit ("CUP") to allow for the sales, service, and on-sale consumption of alcoholic beverages on their premises located at 4439 North Saddlebag Trail, Scottsdale, Arizona 85251.

The property owner, Selena Properties, LLC ("property owner") is an Arizona Limited Liability Company registered with the Arizona Corporation Commission with file # 23267188. Mr. Ryan Jocque is the Managing Member of said LLC and the Managing Member of Good Heavens Entertainment, LLC, and as such no property owner permission letter to use the premises for the stated purpose is required. Further, Selena

Properties, LLC has authorized AZLIC to act on behalf of the property owner and the applicant for the purpose of the CUP application. Upon the issuance of the CUP applied for herein, applicant has authorized Arizona Liquor Industry Consultants ("AZLIC") to apply for a Location Transfer of their existing Arizona Department of Liquor License and Control ("ADLLC") Series 6 liquor license for a bar (006070014492).

ADLLC Series 6 liquor license is being transferred from Winfield's, 4440 North Saddlebag Trail, Scottsdale, Arizona 85251 to Paloma, 4439 North Saddlebag Trail, Scottsdale, Arizona 85251 .

The applicant has performed extensive remodeling construction of the property located at 4439 North Saddlebag Trail which totals three thousand six hundred eighty (3,680) square feet and is a two (2) story/level property. The business has a seating capacity of one hundred fifty-five (155) persons. All dining will be on the attached outdoor patios with a combined seating capacity of one hundred ten (110) persons and the bar areas will have a combined seating capacity of forty-five (45) persons. The business will have several wall mounted televisions in the bar area, but will have no dancing and no electronic entertainment devices.

The business will be open from 5:00 PM until 2:00 AM Monday through Friday, and from 10:00 AM until 2:00 AM on Saturday and Sunday. All outdoor speakers be directional inward to the business to minimize any detectable music on the outside. The business plans to employ seventy-five (75) employees with various job functions.

June 15, 2023

The applicant has developed and submitted a Public Safety Plan ("PSP") in accordance with the requirements of City of Scottsdale Ordinance 4109. Applicant's PSP is being reviewed by the Scottsdale Police Department's Liquor Enforcement Unit and is expected to be approved in conjunction with the CUP applied for herein.

The premises at 4439 North Saddlebag Trail are currently under remodeling construction and the applicant is planning to be ready to open for their normal course of business on or before November 1, 2023.

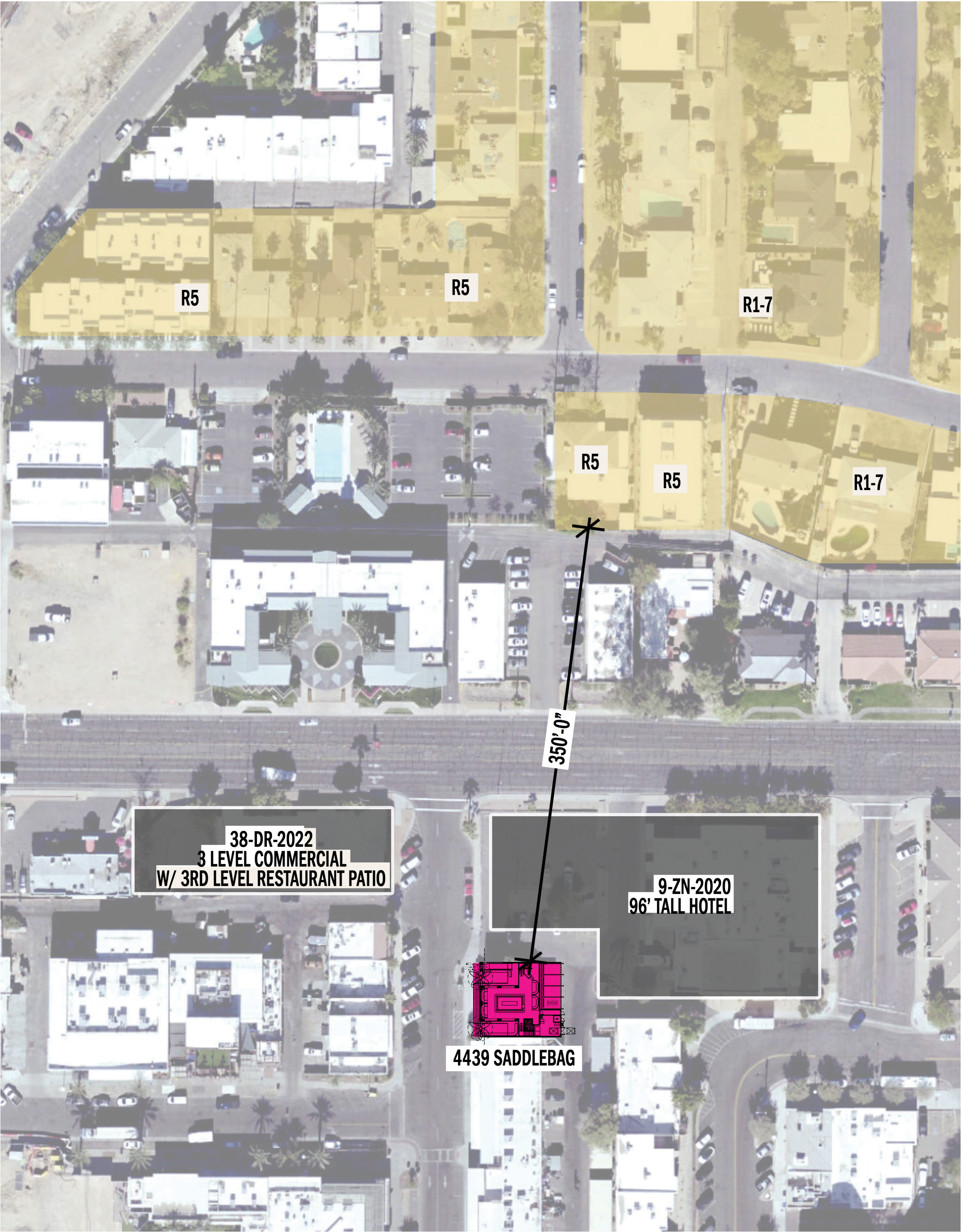
The issuance of this CUP will not cause any significant vehicular and/or pedestrian traffic in adjacent areas. The surrounding area contains other restaurants and stores, and therefore, will not cause any additional nuisances such as odors, dust, gas, vibration, heat, or glare.

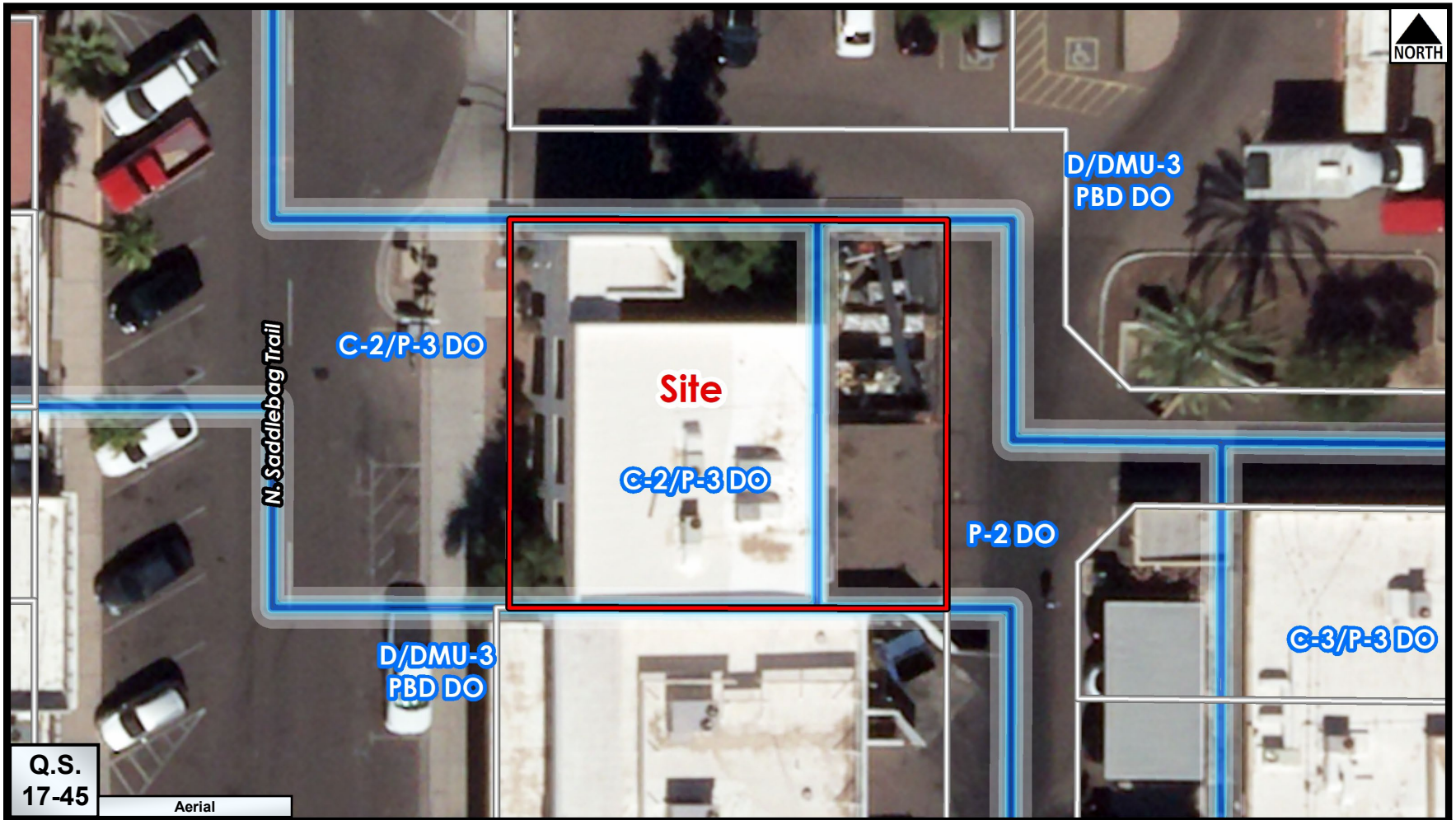
Respectfully submitted,



Jeffrey Craig Miller

On behalf of Good Heavens Entertainment, LLC dba Paloma





Zoning Aerial

7-UP-2023



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax

REQUEST FOR CONDITIONAL USE PERMIT
Paloma 4439 N Saddlebag Trl Scottsdale AZ 85251

July 19, 2023

Dear Neighbor,

Paloma is hosting an open house/neighborhood meeting that will be held at Paloma to discuss a Conditional Use Permit for a bar with entertainment that will be submitted to the City of Scottsdale, located at 4439 N Saddlebag Trl, Scottsdale AZ 85251.

Neighborhood Meeting
Monday, August 7th 6:00pm-7:00pm
Paloma
4439 N Saddlebag Trl
Scottsdale AZ 85251

Paloma will apply for a Series 6 bar liquor license. Paloma in total is 5,828 square ft including the 4,296 square foot patio areas. The business will provide various forms of live musical entrainment with all outdoor speakers be directional inward to the business to minimize any detectable music on the outside.

You may reach the City of Scottsdale Planning and Development Services Department at 480-312-7000 or Greg Bloemberg at 480-312-4306 and gbloemberg@scottsdaleaz.gov. Please reference case number 7-UP-2023.

If you have any questions, please call Rhonda Rodriguez or Jeffrey Craig Miller at 480-730-2675.

Sincerely,

Jeffrey Craig Miller,
Representative for Paloma

Neighborhood Open House

CoS Planning # 284-PA-2023

August 7, 2023, from 6-7PM

Meeting conducted by Ryan Jocque &
Robert Leavitt

**Materials Available for Review: Architectural
Renderings, Restaurant Menu, Construction Specifications &
Neighborhood Map Depicting Paloma in Relation to Other
Properties Within a 750 ft Radius.**

Open House began at 6:00PM

6:12: 4 interested parties (business owners) arrived, and discussion began with a detailed explanation of the Paloma project, including the demolition and rebuild of the new structure.

Questions regarding traffic and parking were raised; it was explained that a detailed parking plan was being developed in compliance with the City of Scottsdale code for the number of square feet of the project.

Of significant interest was the potential for noise pollution from Paloma. As described below, it was explained that a sophisticated sound system was being created to specifically limit an ambient sound to surround businesses and residential properties.

6:25: 2 interested parties (1 residential owner and 1 from the Coalition of Greater Scottsdale) arrived and joined the discussion which then focused on the planned entertainment. It was explained that the entertainment was limited to a DJ with no microphones or significant amplification; further, it was explained that a sophisticated sound systems is being designed to create invisible sound barriers which will direct all sound inward to the business with the intent of limiting ambient sound to the exterior and surrounding properties.

6:35: **Councilwoman Solange Whitehead** joined the group. She asked and received clarification regarding the “live entertainment” which is planned; it was again explained that the entertainment will be limited to a “DJ” with the sound systems as explained previously.

6:50: 2 interested parties who are residential property owners at the “Envy” condo building had basic questions regarding the general nature of the business and the time frame of when the business is expected to be up and running.

7:00: All parties left at or before 7:00 PM; **all attendees reacted favorably with the information provided in response to their concerns.**



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:

7-UP-2023

Project Name:

Location:

4439 N Saddlebag Trl

Site Posting Date:

09/04/24

Applicant Name:

Arizona Liquor Industry Consultants

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.

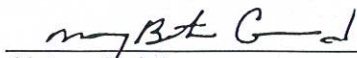

Applicant Signature

09/04/24

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 September 4, 2024


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



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

CITY HALL: 3939 N. Drinkwater Boulevard

PLANNING COMMISSION: 5:00 P.M., 9/25/2024

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for approval of a conditional use permit for a bar in a new +/- 4,000 square foot building with Central Business, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning, located at 4439 N Saddlebag Trail.

CASE NUMBER: 7-UP-2023

Project Location: 4439 N Saddlebag Tr

Applicant Contact:

Jeffery Craig Miller
(480) 730-2675

City Contact:

Greg Bloomberg

480-312-4306

gbloomberg@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7767

Posting Date: 9/04/2024

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.

Sep 4, 2024 at 11:36:18 AM

4439 N Saddlebag Trail

Scottsdale AZ 85251





RE: 284-PA-2023

August 11, 2023

Dear Ryan,

Thank you for taking time to present the Paloma restaurant and bar to us and our neighbors.

We look forward to a restaurant that serves food in our neighborhood and hope to frequent it ourselves.

The Series 6 liquor license concerns me that food will not be served, however your reassurances give me confidence in your venture.

Your restaurant looks beautiful, and I feel it will be a positive addition to the bar district and neighborhood in general.

We support your project and wish you much success.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jude Nau".

Jude Nau

Sundial Resorts Inc.

Sundial

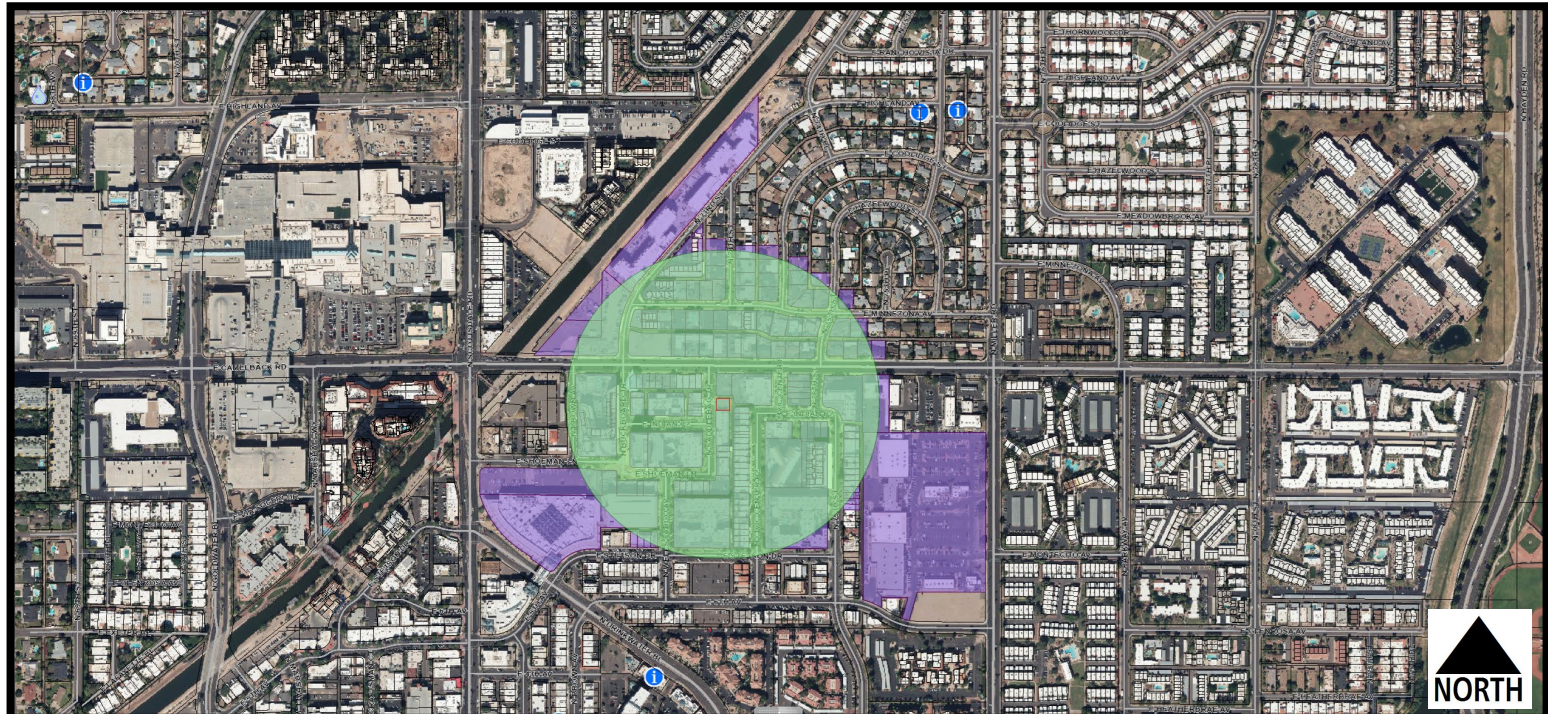
7320 E. Camelback Road, Scottsdale, AZ 85251 P: (480) 994-4170 Reservations: (800) 528-1234
bestwestern.com

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Each Best Western® branded hotel is independently owned and operated.

City Notifications – Mailing List Selection Map

Paloma



Labels Pulled
September 3, 2024

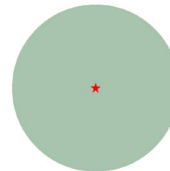
Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 202

7-UP-2023