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City of Scottsdale
Planning Services Motor Vehicle Division

VIA ELECTRONIC UPLOAD

RE: Amended In Lieu Parking
5-UP-2025, 6-UP-2025, In Lieu Parking
Old Town Tavern-Bar Use
5S118 (Key Code)

Mr. Stienke,

Applicant hereby submits his Amended In Lieu Parking Application for the premises located at 7330 E. Main Suite 100 only. This amended application does not include the Backdoor restaurant located at 7330 E. Main Suite 105 which will continue to operate as a restaurant under the Class 12 restaurant permit granted in 2023.

Applicant requests that the entertainment and bar permits be amended to reflect that only the east portion of the building denominated 7330 E. Main Suite 100, Scottsdale AZ. is the focus of those use permits. All other matters previously submitted in the original application remain applicable herein.

IN LIEU PARKING REQUIREMENTS FOR OLD TOWN TAVERN

TOTAL BUILDING AREA (BASED ON ATTACHED SITE PLANS)

INTERIOR 4353 SF

PATIO AREA 802 SF

WEST SIDE: BACKDOOR RESTAURANT

AREA 1775

EAST SIDE: NEW FACILITY PLUS OFFICES AND STORAGE

AREA 2540

PARKING ORDINANCE REQUIREMENTS IN THE DOWNTOWN DISTRICT

Bar: 1 space per 80 sf

Patio: 1 space = Sf-200 Divided by 200

Historical Information

Paul Mitchell bought Bracken's Bar located at 7320 E. Main, Scottsdale in 2009 and renamed it the Old Town Tavern. Prior to Bracken's the bar was established in 1975 as J. Chews. The establishment has always been famous for its music which began with jazz performances under the J. Chew name. Mr. Mitchell changed the music lineup to feature primarily acoustic music featuring the best local artists. Current performers include Arizona Music Hall of Famers Jessie Valenzuela from the Gin Blossoms, Mark Zubia from the Pistoleros, recording artists Chad Bailey, Jarad Blackstone, the Black Moods and Daylon Greer as well as many other highly accomplished performers. Old Town Tavern operates under a Class 6 liquor license for bars. That license is currently inactive awaiting a recommendation from the City Council to allow it to be moved to 7330 E. Main, Suite 100.

The patrons of Old Town Tavern are primarily mature Scottsdale residents ranging in age from 35-85. The establishment is a "tavern" in the traditional sense of the word in that it is social establishment licensed to sell alcoholic beverages for consumption on the premises that offers food and serves as a community gathering spot. Over the years the "Table of Knowledge" outside on the patio has served as focal point for spirited debates by the "elders" about the politics and problems of the day. Old Town Tavern is not the traditional bar, nightclub or lounge that exist in the other parts of Downtown District. What it offers is unique in terms of both entertainment and its sense of community for local residents.

Due to the maturity and civility of its patrons, Old Town Tavern has virtually none of the patron behavioral problems that sometimes require police intervention at other establishments. Applicant submits that SPD Detective Bailey, who handles liquor establishment licensing for SPD, would verify that he is familiar with the Old Town Tavern for many years, spoke at the neighborhood meeting held for these applications and believes that it is well run, peaceful and deserving of the requested use permits.

Because of its age and grandfathered rights, the Old Town Tavern was not required to have parking or entertainment permits while at its original location. However, conditional use permits for entertainment and some in lieu parking are now required to move the bar to the next-door location.

The intent of this amended application is that the Backdoor Restaurant and the Old Town Tavern will operate side by side in conformity with liquor board regulations that require them to operate as separate businesses. In 2023 Mr. Mitchell started the Backdoor restaurant at 7330 E. Main Suite 100 with a Class 12 restaurant license. Mr. Mitchell purchased Old Town Flooring L.L.C. located next to the Backdoor at 7330 E. Main Suite 105 in 2025 and currently has the lease for those premises. The Old Town Tavern lost its lease at 7320 E. Main in October 2025. Mr. Mitchell has been in the

process of attempting to secure the necessary permits to move Old Town Tavern to the Old Town Flooring location since June 2025.

This plan requires that Mr. Mitchell obtain entertainment, bar and in lieu parking permits for 7330 E. Main, Suite 100 in order for Old Town Tavern to continue to operate as it has for nearly 50 years. The Backdoor Restaurant would also continue to operate next door as a stand-alone restaurant in its current location and would supply food to both establishments.

Parking Calculations

The original prior application was premised on the entire building being under a Class 6 bar license as the Old Town Tavern. Council members voiced objections to the 58 number of parking spaces required under the code under the original plan. The net in lieu parking that was required, as presented to the Council, was 41 spaces which also drew objections.

Since the current amended application cuts down the square footage of the Old Town Tavern, it necessarily lessens the required parking and the in lieu parking spaces. Our parking calculation is as follows:

Backdoor Restaurant: no changes, no additional permits or parking required;

Old Town Tavern: 2540 sf divided by 80 sf = 32.25 (33 parking spaces);

Patio for OTT: 600-200 = 400: 2 parking spaces;

Total parking spaces required: 35

Parking space requirement adjustments:

-15 Saba Brothers spaces per the recorded agreement with the City

-2 bike rack

In lieu parking needed = 18 parking spaces

TOTAL PARKING = 35

Sincerely,

/s/Cameron A. Morgan

Cameron A. Morgan

interior 4,353 sf
 patio area 802 sf
 total 5,155 sf



