

CITY COUNCIL REPORT



Meeting Date: November 12, 2019
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 74-LL-2019 Philadelphia Sandwich Company. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location and new owner.

OWNER

Philadelphia Sandwich Company LLC

APPLICANT CONTACT

AARON J LINK

LOCATION

7318 E. Stetson Drive

BACKGROUND

This request is for a Series 12 (restaurant) liquor license for an existing location with new owner. This has been a licensed location since 2019, most recently operating with liquor as a restaurant.

APPLICANT'S PROPOSAL

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license. This allows the holder of a restaurant license to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food

The applicant has indicated that this establishment will serve liquor between the hours of 11:30 am and 2:00 am; however, due to State liquor license processing requirements, they are not required to notify the City or the State if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant according to the applicant's responses to the State's Restaurant Operation Plan categories: Personnel, Equipment, Menu, Live Entertainment, Bar Games/Televisions, Name of Establishment, Bar Seating Area and Dinnerware. This establishment is 1,914 sq. ft. in size, plus an existing 600 sq. ft. patio. The bar service area is 450 sq. ft. or 23.5% of gross floor area, and the kitchen area is 300 sq. ft. or 15.7% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Zoning

This site is zoned C-2/P-3 DO & P-2 DO (Central Business/Parking P-3, Downtown Overlay & Parking P-2; Vehicle Parking, Downtown Overlay). The C-2/P-3 DO & P-2 DO district allows restaurants as a permitted use. The applicant has been notified of the City's expectation that the business will operate as a restaurant as defined by City Code.

Public Safety

Police Department: Recommendation No Opposition

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

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 the capability, qualifications and reliability of the applicant.

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 the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Chris Zimmer, Planning Specialist, czimmer@ScottsdaleAZ.gov
Planning and Development Services

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY




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



Date



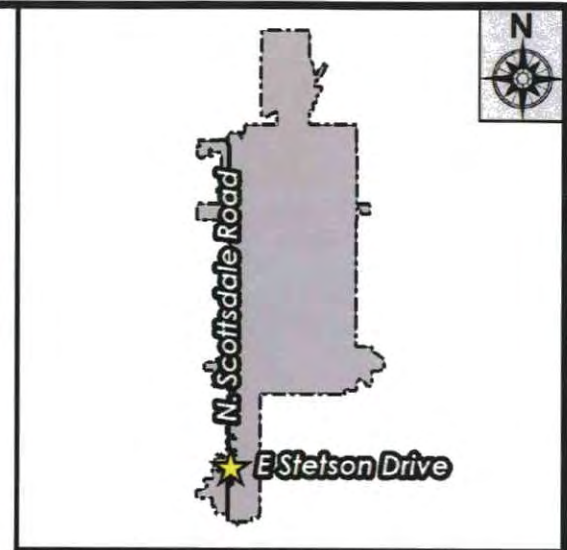
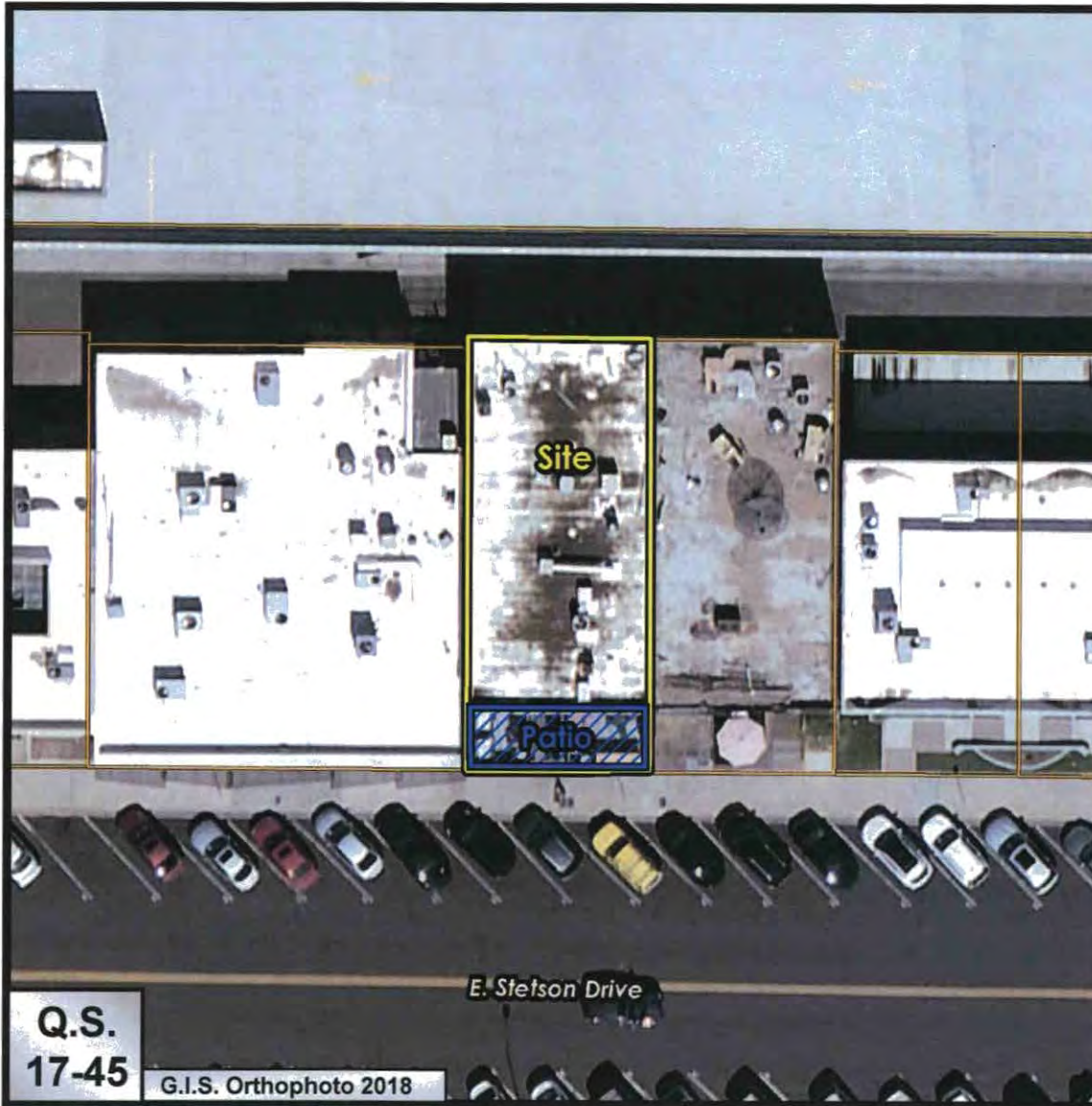
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



74-LL-2019

Philadelphia Sandwich Company

Liquor License Questionnaire (Existing Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: Philadelphia Sandwich Company LLC

Business Address: 7318 E Stetson Dr

Total Gross Square Footage of Establishment (Minus the Patio): 5,000 sq ft

Is this business under construction or being remodeled? Yes No

Does this business have an existing patio? Yes No Dimensions of patio 600 sq ft

Does this business have a proposed patio? Yes No Dimensions of patio _____

Was liquor sold at this location prior to this application? Yes No

If yes, what type of license? series 12, License #INP070007637

Is this business currently open? Yes No

If yes, is this business operating with an interim license? Yes No

If no, what is the proposed opening date? _____

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? Yes No*

Gross square footage of bar service area: 450 sq ft

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? Yes* No

Gross square footage of kitchen: 300sq ft

Will the full kitchen close before 9:00 p.m.? Yes* No

Will less than 40% of gross revenues be derived from the sale of prepared food? Yes* No

During what hours will the establishment offer liquor sales? 11:30 am to 2:00 am

For admittance:

Will age verification be required/requested at any time during business operations? Yes* No

For admittance:

Is a cover charge required at any time during business operations? Yes* No

*May require a Conditional Use Permit

Please check one of the following that best describes the primary business operation:

- packaged retail restaurant bar personal service education service
 manufacturing hotel / tourist accommodation residential facility sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85261 ♦ www.ScottsdaleAZ.gov



Liquor License Questionnaire (Existing Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing?
Live Bands?
Amplified music?
Adult Entertainment?
After hours?

Yes* No
 Yes* No
 Yes* No
 Yes* No
 Yes* No

Karaoke?
DJ?
Games?
Four or more pool tables?

Yes* No
 Yes* No
 Yes* No
 Yes* No

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

Previous restaurant/bar ownership and general manager positions with multiple restaurant/bars.

2. Please describe your business:

Sandwich shop with full bar offerings.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: John Bagalini

Signature: 

Date: 9/30/19

Planning and Development Services



Scanned with
7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov
CamScanner

**State of Arizona
Department of Liquor Licenses and Control**

Created 09/03/2019 @ 03:48:42 PM

Local Governing Body Report

LICENSE

Number: **Type:** 012 RESTAURANT
Name: PHILADELPHIA SANDWICH COMPANY
State: Pending
Issue Date: **Expiration Date:**
Original Issue Date:
Location: 7318 E STETSON DRIVE
SCOTTSDALE, AZ 85251
USA
Mailing Address: 7318 E STETSON DRIVE
SCOTTSDALE, AZ 85251
USA
Phone: (480)970-1102
Alt. Phone: (480)628-9525
Email: LINKINDUSTRIES@GMAIL.COM

AGENT

Name: AARON J LINK
Gender: Male
Correspondence Address: 7318 E STETSON DRIVE
SCOTTSDALE, AZ 85251
USA
Phone: (480)628-9525
Alt. Phone:
Email: LINKINDUSTRIES@GMAIL.COM

OWNER

Name: PHILADELPHIA SANDWICH COMPANY LLC
Contact Name: AARON J LINK
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23004108 **State of Incorporation:** AZ
Incorporation Date: 07/17/2019
Correspondence Address: 7318 E STETSON DRIVE
SCOTTSDALE, AZ 85251
USA
Phone: (480)628-9525
Alt. Phone:
Email: LINKINDUSTRIES@GMAIL.COM

Officers / Stockholders

Name: **Title:** **% Interest:**

PHILLY SPECIALS

CATERING

PHILADELPHIA SANDWICH COMPANY

11AM-2PM

\$6.00 LUNCH SPECIAL

Any Half Sandwich
Chips & 24 Oz. Drink

\$7.50 LUNCH SPECIAL

Any half Sandwich
Fries & 24 Oz. Drink

\$2.00 OFF

Sandwich of the Day
Full Size Only

Beverages

Pepsi Products

\$2.00/24oz \$2.50 32oz. & \$3.50/2 Liters

Pepsi, diet pepsi, sierra mist, birch beer, lemonaid,
mountain dew, orange crush, dr. peper,

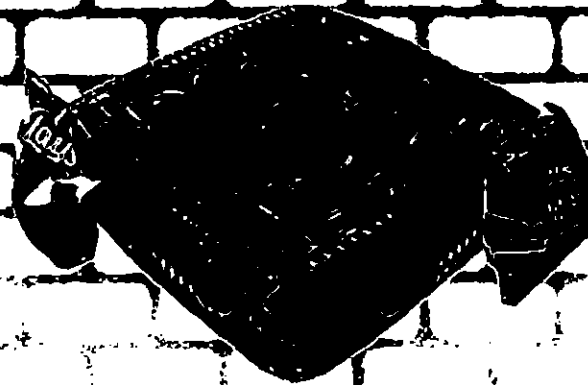
Fresh brewed tea

20oz bottled soda- \$2.00 12oz coffe - \$1.00

12oz pepsi mexico- \$2.00 Gatoralide \$2.00

rockstar energy- 3.00

Cater your next event
with Philly Sandwich



Featured in The Arizona Republic, East Valley Tribune, College Times, 944 Magazine, Ion Magazine, Echomag.com, Channel 6 in Philly and the Great Philly Cheesesteak book.



"Number 1" best late night
Munchies Spot

OPEN 24 HOURS

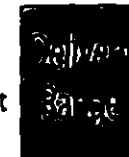


FREE DELIVERY

Minimum Order \$13.00

480-970-1102

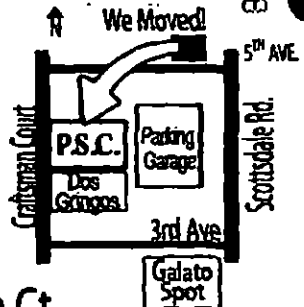
McDonald Rd



McDowell Rd.

56 Street

Pima



4225 Craftsman Ct.

We accept ATM, VISA, Mastercard Discover
All prices include sales tax.

PHILLY SANDWICH COMPANY

facebook

twitter@phillysandwich

PHILLYSANDWICHCO.COM

Appetizers

Fresh Cut Fries.....	\$3.00
Sweet Potato Fries.....	\$4.00
Pizza Fries.....	\$4.00
Cheese Fries (Add Chili \$1.50).....	\$4.00
Chilli Bowl.....	\$3.50
Chips.....	\$1.00
Home Made Fried Zucchini.....	\$4.50
Home Made Onion Rings.....	\$4.50
Home Made Fried Mushrooms.....	\$4.50
Mozzarella Sticks.....	\$4.50
Hash Browns (2 potato cakes).....	\$2.00
Mac & Cheese Wedges (6 per order).....	\$4.50
12 Chicken Wings (Hot, Med or Mild).....	\$6.00

Salads

Caesar Salad	\$5.50
(Romaine Lettuce, Parmesan, Home Made Crutons, with House Caesar Dressing) Add Chicken \$2.50	
House Salad	\$7.00
(Romaine lettuce with fresh Mozzarella, Tomatoes, Home Made Crutons, Chopped Mortadella, Salami, and capicola) Choice of Homemade Ranch, Honey Mustard, Italian, or Cesar dressing)	
Chicken Salad	\$7.50
(on a bed of Romaine)	
Chef Salad	\$8.00
(Romaine, Tomato, Onions, Mozzarella, Hardboiled Egg, Bacon Bits, Home Made Crutons and Choice of Ranch, Honey Mustard, Blue Cheese, or Italian Dressing)	

Vegetarian

Zucchini Parm	\$8.00
(Fried Zucchini, Marinara Sauce, Provolone)	
South Street	\$6.50
(Fresh Mozzarella, Roasted Red Peppers, Olive Oil, Balsamic Vinegar, Salt, Pepper, Oregano, Garlic)	
9th Street	\$6.50
(Roasted Red Peppers, Spinach, with garlic, oil and Provolone)	

Steak Sandwiches

Cheese Steak	\$8.00
(Wiz, American or Provolone)	
Steak Hoagie	\$8.75
(Wiz, American or Provolone, with Lettuce, Tomato & Mayo)	
BBQ Bacon Cheese Steak	\$9.00
(BBQ Sauce, Bacon, Onion Rings)	
Pizza Steak (Provolone & Marinara Sauce)	\$8.25
Steak Italiano	\$8.75
(Provolone, Spinach, garlic)	

Hot Sandwiches

Roast Beef w/ cheese	\$8.00
Roast Beef Italiano (Provolone & Spinach, garlic)	\$8.75
Roast Pork w/ cheese	\$8.00
Roast Pork Italiano (Provolone & Spinach, garlic)	\$8.75
Meatball Parm	\$8.00
(Provolone and Marinara Sauce)	
PSC Combo	\$8.00
Turkey and Roast Beef (Lettuce, Tomato, Onions, Provolone, Mayo or Oil and Vinegar)	
BBQ Pulled Pork	\$8.00
Italian Sausage Parm	\$8.00
(Home Made seasoned Sausage Patty)	

Cold Hogies

Italian Hogie	\$8.00
(Provolone, Mortadella, Capicola Ham, Genoa Hard Salami, Lettuce, Tomato, Onions, Oil, Vinegar)	
PSC Special	\$9.50
Italian hoagie w/ double salami	
Turkey and Provolone	\$8.00
(Lettuce, Tomato, Onions, mayo)	

Classics

Chicken Strips (1/2 lb basket)	\$5.00
Hot Dog	\$3.50
(1/4 lb. All Beef) Add Chili \$1.50	
BLT Sandwich	\$7.50
Chicken Salad Sandwich	\$7.50
(Tomatos, Celery, jalapños)	

Chicken Sandwiches

Chicken Cheese Steak	\$8.00
(Grilled Chicken with Provolone, American or Wiz)	
Chicken Cheese Steak Hoagie	\$8.50
(Lettuce, Tomato, Mayo, Cheese)	
Chicken Cheese Steak Italiano	\$8.75
(Provolone & Spinach, garlic)	
Chicken Cutlet w/ Provolone	\$8.00
Chicken Cutlet Hoagie	\$8.50
(Lettuce, Tomato, Mayo, Provolone)	
Chicken Cutlet Parmesan	\$8.50
(Provolone and Marinara Sauce)	
Chicken Cutlet Italiano	\$8.75
(Spinach, Garlic & Provolone Cheese)	
Buffalo Chicken	\$8.50
(Hot Sauce, Blue Cheese Dressing, Lettuce, Tomato)	

Specialty Sandwich

Bada Bing	\$8.00
(Grilled Mortadella, Capicola Ham, Genoa Hard Salami, Provolone, Lettuce, Tomato, Oil, & Balsamic Vinegar)	
South Philly Style	\$8.00
(Half Roast Beef, Half Roast Pork, Provolone)	
South street	\$8.50
Pesto, buffalo mozzarella, tomato, olive oil and balsamic vinegar Add Prosciutto \$2.00	

Breakfast

Egg & Cheese Sandwich	\$3.50
(Bacon, Sausage or Salami)	
Breakfast Basket	\$3.50
(Eggs, Potato Cakes, Bacon or Sausage)	

Desserts

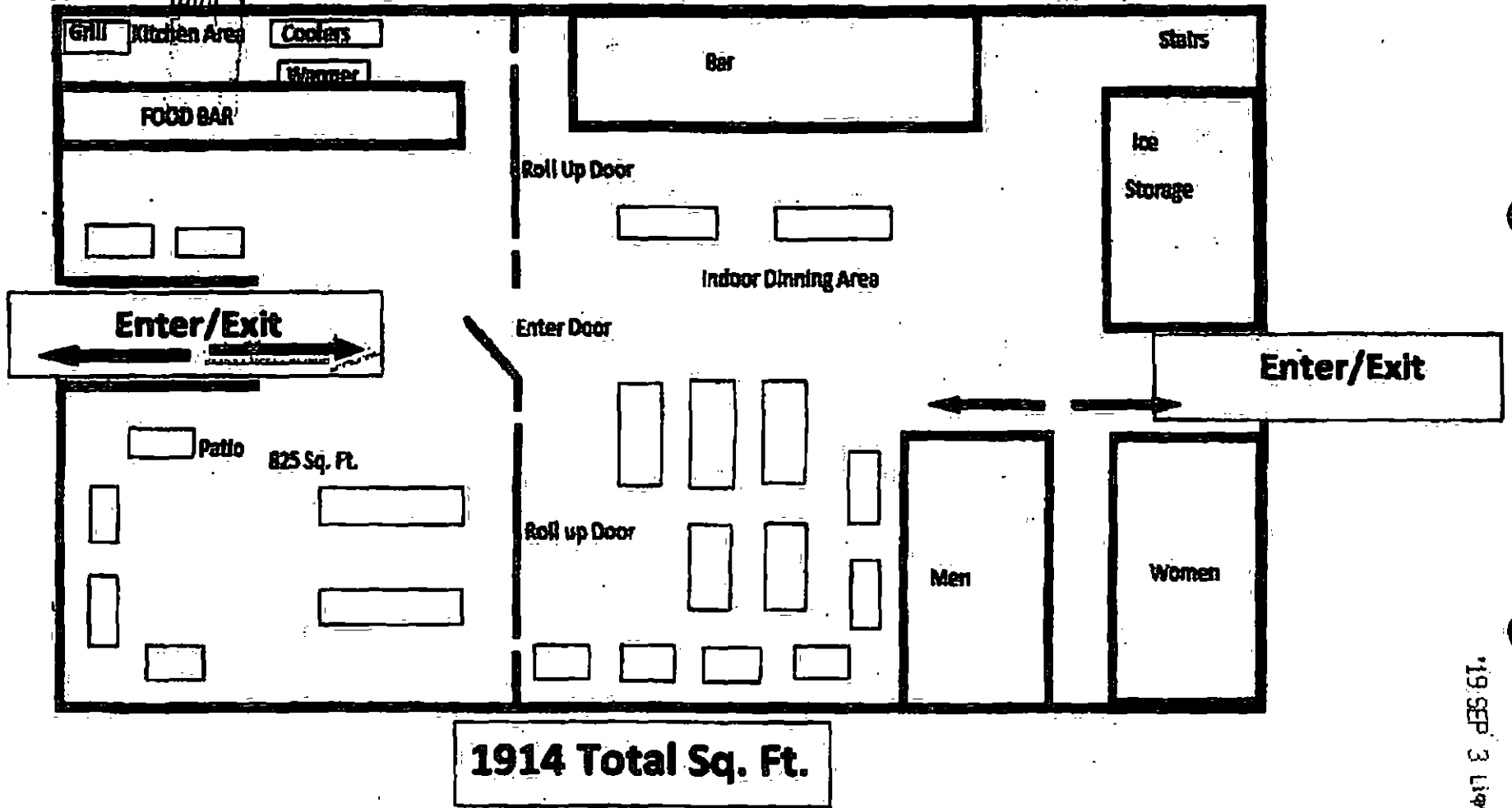
Bread Pudding	\$3.50
Rice Krispy Treat	\$3.00
Deep Fnd Banana Foster.....	\$4.00

Add Ons

\$3.00	\$2.00	\$1.25	\$.50
-Double Meat	-Bacon	-Extra Cheese	-Jalapeños
	-Works	-Roasted Reds	-Mushrooms
		-Spinach	-Cherry Peppers
		-Pepperoni	-Banana Peppers



Floor Plan



ATTACHMENT 4

19 SEP 3 11:41 PM '08