

# CITY COUNCIL REPORT



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

## **ACTION**

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**Liquor License Request for 77-LL-2019 Grazie Pizzeria & Wine Bar .** 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 a new location and new owner.

## **OWNER**

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Schnoopy LLC

## **APPLICANT CONTACT**

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Andrea Dahlman Lewkowitz

## **LOCATION**

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6952 E. Main St

## **BACKGROUND**

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This request is for a Series 12 (Restaurant) liquor license for a new location and new owner. The location has an existing Series 7 (beer and wine bar).

## **APPLICANT'S PROPOSAL**

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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 11:00 am and 9:00 pm; 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

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### Reliability and Location

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

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

### 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 1,800 sq. ft. in size, plus an existing 1,700 sq. ft. patio. The bar service area is 240 sq. ft. or 13.3 % of gross floor area, and the kitchen area is 800 sq. ft. or 44.4 % of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

### Outdoor Patio

The existing patio, on the south and east side of the building is 1,700 sq. ft. and does not encroach into the adjacent pedestrian walkway.

### Zoning

This site is zoned C-2 DO (Central Business district with a downtown overlay). The C-2 DO district allows restaurant 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.

### Parking and Traffic

The surrounding street network provides sufficient access. Parking is in compliance with the zoning ordinance.

### 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

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### 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 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)

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


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

## APPROVED BY

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

10/24/2019  
\_\_\_\_\_  
Date

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

10/24/19  
\_\_\_\_\_  
Date

## ATTACHMENTS

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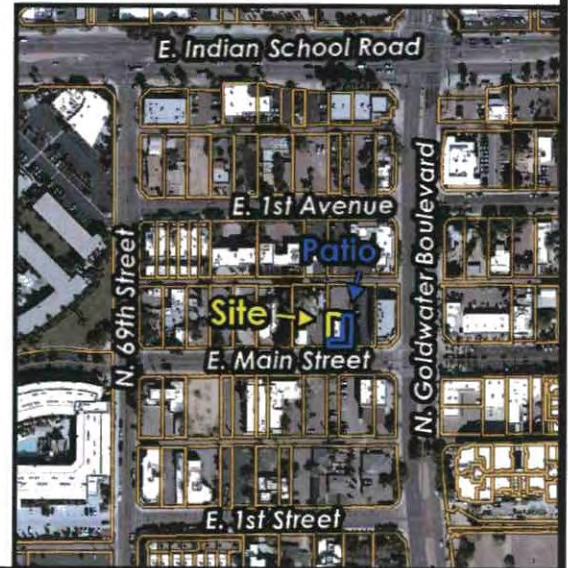
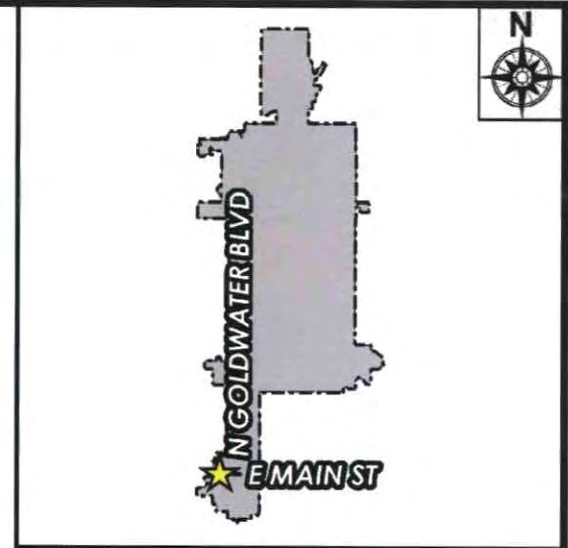
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



Q.S.  
16-44

G.I.S. Orthophoto 2018

77-LL-2019



# Grazie Pizzeria & Wine Bar

# Liquor License Questionnaire (New Location)

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



Please complete all questions and return within 3 business days.

Name of Business: GRAZIE PIZZERIA & WINE BAR

Business Address: 6952 E. MAIN STREET, SCOTTSDALE, AZ 85251

Total Gross Square Footage of Establishment (Minus the Patio): 1,800 sq ft

Is this business under construction or being remodeled?  Yes  No

Does this business have an existing patio?  Yes  No Dimensions of patio 1,700 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? CURRENTLY LICENSED WITH A SERIES 7 (#07070499)

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? CURRENTLY OPEN WITH A SERIES 7 (#07070499)

### 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: 240 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: 800 sq 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? Monday-Saturday: 11am to 9pm | Sunday: closed

### 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 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Liquor License Questionnaire

## (New 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?      | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | Karaoke?                  | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Live Bands?          | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | DJ?                       | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Amplified music?     | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | Games?                    | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| Adult Entertainment? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No | Four or more pool tables? | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> No |
| After hours?         | <input type="checkbox"/> Yes* | <input checked="" type="checkbox"/> 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:

Applicant is an experienced licensee committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales/service

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

Grazie Pizzeria & Wine Bar features traditional Italian fare such as fresh pasta, pizza, and a variety of salads and desserts. Applicant would like to offer beer, wine, and spirits to guests 21 and over as an incident to the menu items its guests enjoy.

3. Please describe your business:

Restaurant

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: Andrea Dahlman Lewkowitz

Signature: 

Date: 10/3/2019

### Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

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

Created 09/16/2019 @ 03:30:52 PM

Local Governing Body Report

**LICENSE**

Number: Type: 012 RESTAURANT  
Name: GRAZIE PIZZERIA & WINE BAR  
State: Pending  
Issue Date: Expiration Date:  
Original Issue Date:  
Location: 6952 E MAIN STREET  
SCOTTSDALE, AZ 85251  
USA  
Mailing Address: 2600 N CENTRAL AVENUE  
#1775  
PHOENIX, AZ 85004  
USA  
Phone: (480)663-9797  
Alt. Phone: (602)200-7222  
Email: ANDREA@LEWKLA.COM

**AGENT**

Name: ANDREA DAHLMAN LEWKOWITZ  
Gender: Female  
Correspondence Address: 2600 N CENTRAL AVENUE  
#1775  
PHOENIX, AZ 85004  
USA  
Phone: (602)200-7222  
Alt. Phone:  
Email: ANDREA@LEWKLA.COM

**OWNER**



# GRAZIE!

## STARTERS

<b>GRAZIE'S AMAZING CRAB CAKES</b> Best on the Planet!	one 13   two 34	<b>BRUSCHETTA POMODORO</b> Tomatoes   Garlic   Basil   Extra Virgin Olive Oil	12
<b>MELT-IN-YO-MOUTH MEATBALLS</b> Covered with Marinara Sauce and served with bread	9 ea.	<b>BRUSCHETTA SALSICCIA</b> Italian Fennel Sausage   Melted Provolone	14
<b>POACHED PEI MUSSELS</b> Garlic and Basil Broth, served with Bread	16	<b>SCAMORZA</b> Melted Smoked Mozzarella Served in an Iron Skillet, Topped with Prosciutto or Sautéed Mushrooms - choose one or both	17   20
<b>PIATTO MISTO</b> Assortment of Italian Meats, Cheeses and Olives	19	<b>PANE E OLIO</b> Bread   Extra Virgin Olive Oil	4
<b>CROSTINI PROSCIUTTO</b> sliced bread with melted mozzarella   melted butter   prosciutto - 16 - add sautéed mushrooms - 4	17   20		

## FRESH SALADS

<b>CAESAR</b> Romaine Lettuce   Grazie's Special Caesar Dressing   Grated Parmigiano Reggiano	sm 10, lg 14	<b>CARPACCIO DI BRESAOLA</b> Slices Cured Beef   Arugula   Shaved Parmigiano Reggiano   Lemon Vinaigrette	18
<b>BURRATA</b> Fresh mozzarella filled with shreds of mozzarella soaked in cream - sun-dried tomatoes - basil   field greens   olive oil	12	<b>EMILIANA</b> Field Greens   Red Onions   Red Peppers   Pine Nuts   Shaved Parmigiano Reggiano   Balsamic Vinaigrette	sm 10, lg 14

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# GRAZIE!

## PASTA DISHES

**BOSCAIOLA** 19  
sausage and mushroom alfredo

**AMATRICIANA** 19  
roasted pancetta and prosciutto make up this italian classic.

**CARBONARA** 19  
bacon | shallots | reggiano cheese | sweet cream

**BOLOGNESE** 19  
classic macaron style meat sauce

**ARRABBIATA** 19  
spicy | garlic | tomatoes | red chili peppers | olive oil

**FRA DIAVOLO** 29  
a concoction of shrimp | crawfish | clams | scallops | calamari | lobster | a light white wine marinara sauce

## OTHER DELIZIOSO SPECIALTY DISHES

**GRAZIE LASAGNE** 19  
Classic Lasagne | Bolognese Sauce | Besciamella

**CHICKEN PARMIGIANA** 17  
chicken breast | tomato sauce | mozzarella | parmigiano reggiano

**MELANZANE PARMIGIANA** 17  
Eggplant | Tomato Sauce | Mozzarella | Parmigiano Reggiano

**VESUVIO - 1/2 CALZONE & 1/2 PIZZA!** 19  
Calzone Part Stuffed with Mozzarella | Ham | Spicy Salame | Pizza Part Topped with Tomato Sauce | Mozzarella | Mushrooms

# GRAZIE!

All the pizzas are one size (12" - 13") and prepared with our own made-from-scratch hand-tossed pizza dough, house-made mozzarella, a drizzle of Italian extra virgin olive oil. There may be charges for substitute or additional toppings. Gluten-free pizzas are available for an additional \$2.

## PIZZA

### MARGHERITA 15

Tomato Sauce | Mozzarella | Parmigiano Reggiano

### TOSCANA 19

Tomato Sauce | Mozzarella | Mushrooms | Italian Fennel Sausage | Parmigiano Reggiano

### AMERICANA 18

Tomato Sauce | Mozzarella | Pepperoni | Parmigiano Reggiano

### NAPOLI 18

Tomato Sauce | Mozzarella | Spicy Salame | Parmigiano Reggiano

### CAPRICCIOSA 21

Tomato Sauce | Mozzarella | Artichokes | Kalamata Olives | Mushrooms | Spicy Salame  
Ham | Parmigiano Reggiano

### ROMA 16

Tomato Sauce | Mozzarella | Anchovies | Capers | Kalamata Olives | Oregano

### COMPLIMENTI ALLA MAMMA! 20

Tomato Sauce | Mozzarella | Ricotta | Ham | Spicy Salame | Parmigiano Reggiano

## WHITE PIZZA

### VEGETARIANA 18

Mozzarella | Provolone | Caramelized Onions | Fire-roasted Red Peppers | Parmigiano Reggiano

### DAME EDNA 19

Mozzarella | Arugula | Prosciutto | Shaved Parmigiano Reggiano

### SOFIA 18

Smoked Mozzarella | Parmigiano Reggiano | Prosciutto

### CINQUE FORMAGGI 18

Mozzarella | Gorgonzola | Provolone | Ricotta | Parmigiano Reggiano

## DESSERTS

### DOLCE DELLA CASA 16

Slightly Charred Sweet Calzone Filled with Nutella and Banana Topped with Vanilla Ice Cream

### TIRAMISÙ 9

Layers of Espresso Moistened Lady Fingers | Imported Mascarpone

### CANNOLI 9

Our own special sweetened Ricotta in a Cinnamon-infused Pastry Shell with each end dipped in Pistachios

### PANNACOTTA 9

Italian for COOKED CREAM the ancestor of Crème Brûlée

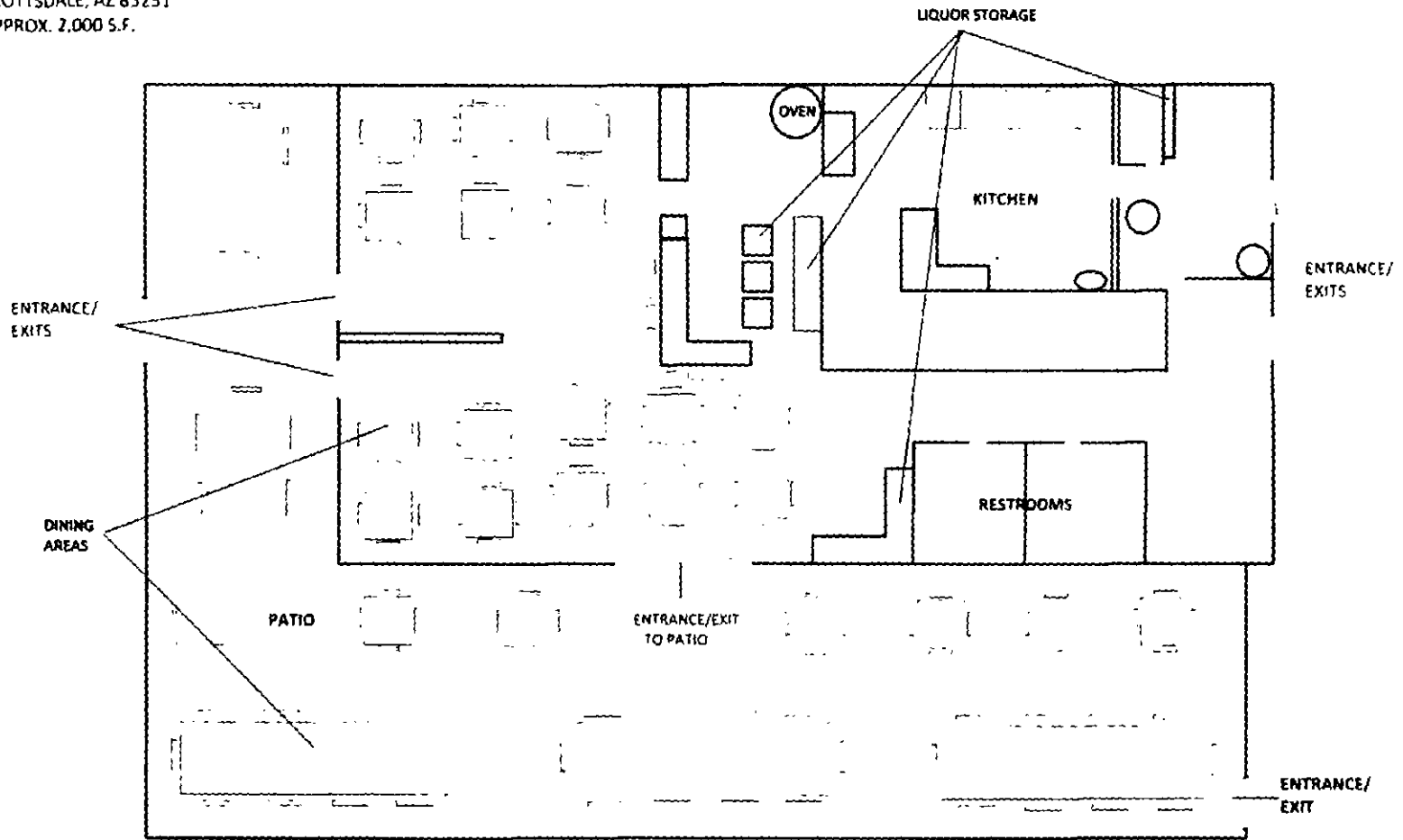
# GRAZIE!

## BEVERAGES

<b>MENEBREA BIONDA (LAGER)</b> .....	<b>5.50</b>
Pilsner style   golden color   delicate malt flavor   smooth   subtly hopped   slightly bitter	
<b>MENABREA AMBRATA (AMBER)</b> .....	<b>5.50</b>
Double bock style   amber color   rich sweet flavor   complex aroma of roasted malt   moderately bitter	
<b>GLUTEN FREE BEER BOTTLE 'DAURA'</b> .....	<b>5.50</b>
(Euro Pale Lager) brewed in Spain by <i>estrella daura</i> pale lager style   gluten-free (less than 6 ppm)   but made using barley malt!	
<b>LARGE BOTTLED WATER</b> .....	<b>5</b>
Sparkling or Still	
<b>SOFT DRINKS</b> .....	<b>2.50</b>
<b>ESPRESSO</b> .....	<b>2.00</b>
<b>CAFFE AMERICANO</b> .....	<b>2.50</b>

119 SEP 16 11 49 AM '12

GRAZIE PIZZERIA & WINE BAR  
6952 E. MAIN ST.  
SCOTTSDALE, AZ 85251  
APPROX. 2,000 S.F.



ATTACHMENT 4