

CITY COUNCIL REPORT



Meeting Date: August 22, 2022
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 62-LL-2022 Scottsdale Bistro (198541). 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

Scottsdale Bistro LLC

APPLICANT CONTACT

SAMMY P PAPAGEORGE

LOCATION

3554 N Goldwater Blvd Suite C

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (restaurant) liquor license for an existing location with new owner and new series type. This has been a licensed location most recently operating with liquor since 2019 as a Series 10 (beer and wine store).

This liquor license allows the licensee 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 9:00AM and 12:00AM; 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. This establishment is 1,800 sq. ft. in size. The bar service area is 160 sq. ft. or 8.9% of gross floor area, and the kitchen area is 356 sq. ft. or 19.8% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

There is no proposed or existing patio with this application.

Zoning

This site is zoned C-3 DO (Highway Commercial, Downtown Overlay). The C-3 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 beer and wine store as defined by City Code.

Public Safety

Police Department: No Opposition.

Major life safety issues: None.

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

Staff 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 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)

Ryan Garofalo, Planning Specialist, rgarofalo@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

8/4/2022

Date

ATTACHMENTS

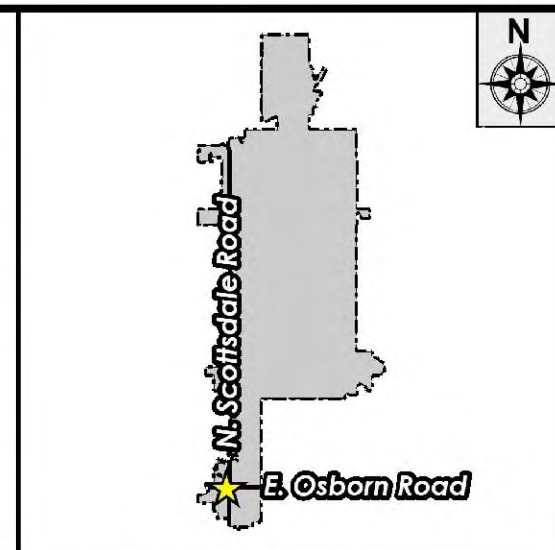
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Menu
5. Floor Plan



Q.S.
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G.I.S. Orthophoto 2021

62-LL-2022



Scottsdale Bistro (198541)

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: Scottsdale Bistro

Business Address: 3554 N. Golwater Blvd. Suite C, Scottsdale AZ. 85251

Total Gross Square Footage of Establishment (Minus the Patio): 1800

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio _____

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? _____

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? July 4, 2022

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: 160

(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: 356

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? 9am-12am

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

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?	<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:

I have the capability, qualifications and reliability to hold a liquor license because I am educated in all aspects in the restaurant and bar business. I have been issued, many previous liquor license's and have always kept in mind the best interest of the community. I have over 20 years experience.

2. Please describe your business:

Full Service Restaurant offering breakfast, lunch and dinner.

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: Sammy Papageorge Signature: Sammy Papageorge Date: 6/29/22

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

State of Arizona
Department of Liquor Licenses and Control

Created 06/23/2022 @ 02:59:28 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	SCOTTSDALE BISTRO LLC		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	3554 N GOLDWATER BOULEVARD #C SCOTTSDALE, AZ 85251 USA		
Mailing Address:	1776 N SCOTTSDALE ROAD #8032 SCOTTSDALE, AZ 85252 USA		
Phone:	(480)803-1034		
Alt. Phone:			
Email:	PHDMD79@GMAIL.COM		

AGENT

Name:	SAMMY P PAPAGEORGE
Gender:	Male
Correspondence Address:	1776 N SCOTTSDALE ROAD #8032 SCOTTSDALE, AZ 85252 USA
Phone:	(480)803-1034
Alt. Phone:	
Email:	PHDMD79@GMAIL.COM

OWNER

122 MAY 25 11:41 AM '23

Scottsdale Bistro LLC.

Breakfast/Lunch/Dinner (carryout and delivery available)

Monday- Sunday
Hours: 8am-11pm

BREAKFAST

**served with fresh cut French fries*

Choice of Breakfast Melt \$12.95

Egg & Cheese

Egg, Spinach & Cheese

Egg, Bacon & Cheese

Egg, Sausage & Cheese

**Egg white available*

Greek Yogurt - honey, cinnamon & sugar \$8.95

Greek Yogurt – Fresh chopped Fruits (seasonal) \$10.95

Oatmeal – Peanut butter & Nutella \$9.95

Breakfast pastry- Oven Baked \$11.95

Mini Greek Donuts- topped with cinnamon and sugar \$10.95

Lox, capers ,banana peppers & Cream Cheese \$14.95

American Coffee \$3

Espresso \$4

Frappe (with whipped cream) \$6

Iced Cappuccino (with whipped cream) \$5

Quick Item Specials

Pizza Slice \$7

Salads \$9

Sandwiches \$10

Breakfast/Lunch

Iced Coffee
(*Carryout*)
Specials
\$5

Fruit/Veggie
Smoothies
(*Carryout*)
\$6

Frozen Protein
Shakes (Carryout)
\$7

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APPETIZERS

Village Salad \$14.95 Tomato, crisp sliced cucumbers, Kalamata olives, Red Onions, Feta Cheese, and Pepperoncini with Red Wine Vinaigrette.

Spinach Salad \$15.95

Fresh spinach, tomato, cucumber, Kalamata olives, red onions, Feta Cheese and Pepperoncini with Red Wine Vinaigrette.

Classic Caesar Salad \$13.95

Greek Salad \$13.95

A mixture of Romaine lettuce, tomatoes, cucumbers, red onions, feta cheese and Greek olives

Add to any Salad \$8.95

Chicken/Fish/Seafood

Spicy whipped Feta spread served with pita bread \$10.95

Eggplant Spread served with pita bread \$10.95

Hummus with pita bread \$10.95

Cucumber Yogurt Spread with pita bread \$10.95

Spinach Pie \$14.95

Creamy Bits of Spinach and Feta Cheese, Wrapped in Phyllo dough

Zucchini \$14.95

Lightly Fried Zucchini Slices)

Calamari \$14.95

Lightly Breaded and Fried

CHEESE & OLIVES \$14.95

Variety of Greek cheese and mixed olives

Lima Beans Baked in A Light Tomato Sauce \$10.95

Greek Fries \$9.95

Sliced Potatoes, Freshly Deep Fried and Sprinkled with Greek Herbs and topped Feta Cheese

Chicken Strips with Greek Fries \$12.95

Fried, seasoned and served with crumbled feta

Pizza (for 2) \$12.95

Choice of Veggie, Meat or Plain Cheese

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SANDWICHES

Served with Fries

Chicken Pita \$13.95

Marinated Pulled Chicken on pita, lettuce, tomato, red onion and side of a cucumber yogurt sauce

Grilled Cheese \$11.95

Blended cheeses melted to perfection

Cod Fish Melt \$14.95

Fried cod fish and cheddar cheese

Chef's Melt of the Day

Market Price

PIZZA/ OVEN SPECIALS

Pizza \$14.95 (choice of veggies, meat or cheese)

Gluten-free Pizza available

Vegetarian Mousaka \$22.95

Layers of Roasted Eggplant,

Zucchini, Potatoes, Topped with A Fluffy

Bechamel Sauce

Greek Lasagna \$22.95

Large Macaroni Layered with a

Ground Beef Baked with a Creamy Layer of

Béchamel Sauce topped with Light Tomato Sauce

Vegetarian Plate \$17.95

Spinach Pie, Briami (Mixed Veggies oven cooked in a light tomato sauce), Rice, Oven Roasted Potatoes and Green Beans

Roasted Leg Of Lamb \$29.95

Oven Roasted Leg of Lamb, sliced and served Greek style

Braised Lamb Shank \$30.95

Oven Roasted Lamb, in a tomato sauce served bone-in

Greek Chicken \$20.95

Oven Roasted Half Chicken

Baked Cod Fish \$24.95 Oven Roasted in olive and lemon cream sauce

Oven Roasted in olive and lemon cream sauce

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SIDE DISHES

Choose two \$7.95

Rice Pilaf

Oven Roasted Potato

Mixed Vegetables

Green Beans

Broccoli

Brussel Sprouts

KIDS MENU

Choices:

\$9.95

Pizza

Pasta

Chicken (Grilled or Fried)

Craft Kid Drinks

Classic Kiddy Cocktail served with cherries

Chocolate or Vanilla Shake

Non-Alcohol Beverages:

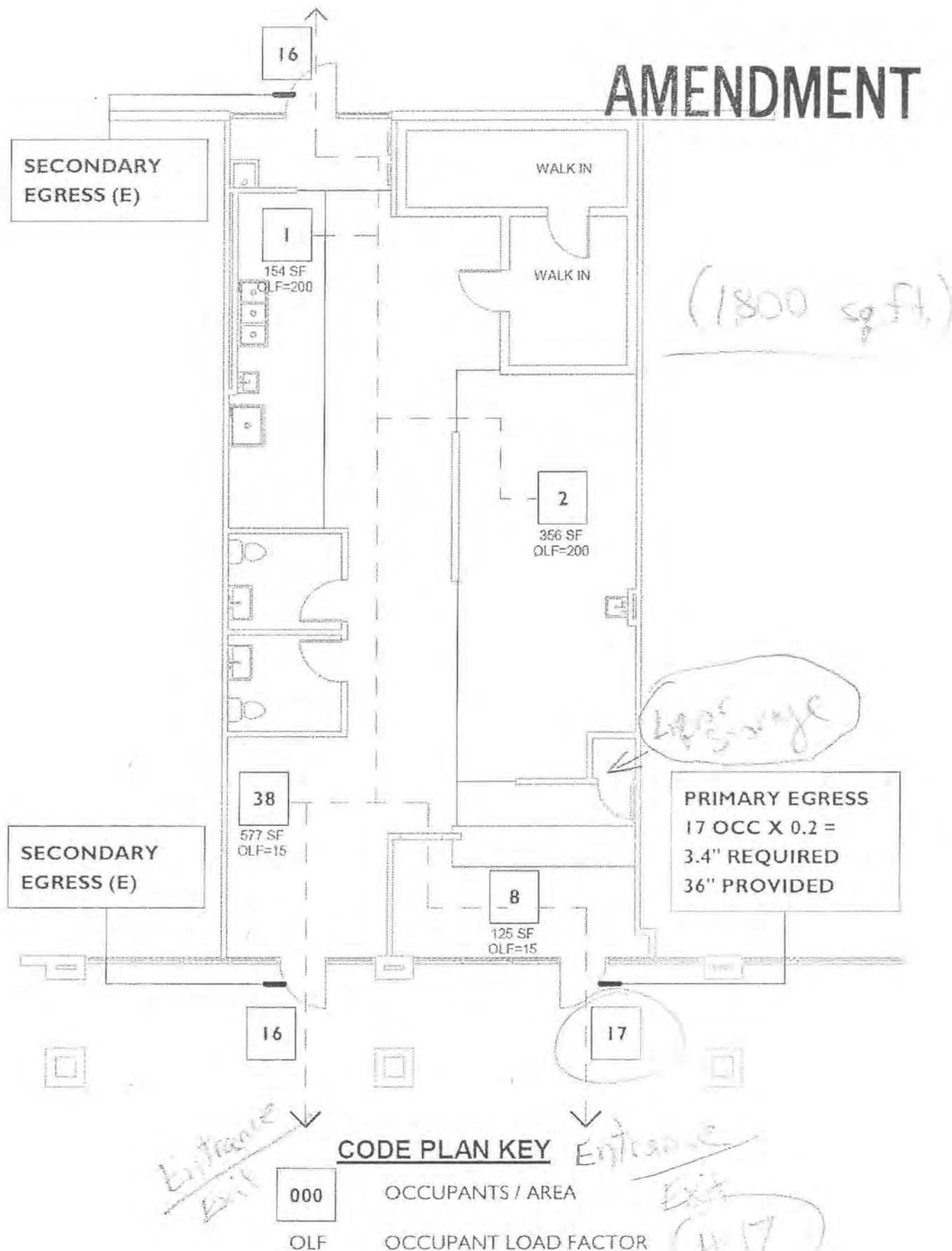
Frozen Tropical Shakes \$8

Frozen Yogurt Shakes \$8

All Soda flavors available \$3

Blended Fresh Fruit and Veggie Smoothies \$9

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ATTACHMENT 5