

CITY COUNCIL REPORT



Meeting Date: July 11, 2023
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 35-LL-2023 Residence Inn Scottsdale North (247054). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an Owner Transfer of a Series 7 (beer and wine bar) State liquor license for an existing location and new owner.

OWNER

Summit Hotel TRS 190, LLC

APPLICANT CONTACT

Andrea Dahlman Lewkowitz

LOCATION

17011 N Scottsdale Road

REQUEST

The applicant is seeking a favorable recommendation on a Series 7 (beer and wine bar) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2003 as a beer and wine bar accessory to a hotel.

This liquor license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

Action Taken: Approved on Consent

The applicant has indicated that this establishment will serve liquor between the hours of 6AM and 2AM; 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.

Outdoor Patio

The existing patio, on the north side of the building, is 3,000 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned C-2 (Central Business). The C-2 district allows beer and wine bars accessory to hotels as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a beer and wine bar accessory to a hotel.

Public Safety

Police Department: 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

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)

Caitlyn Gulsvig, Planning Specialist, cgulsvig@scottsdaleaz.gov
Planning and Development Services

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

APPROVED BY



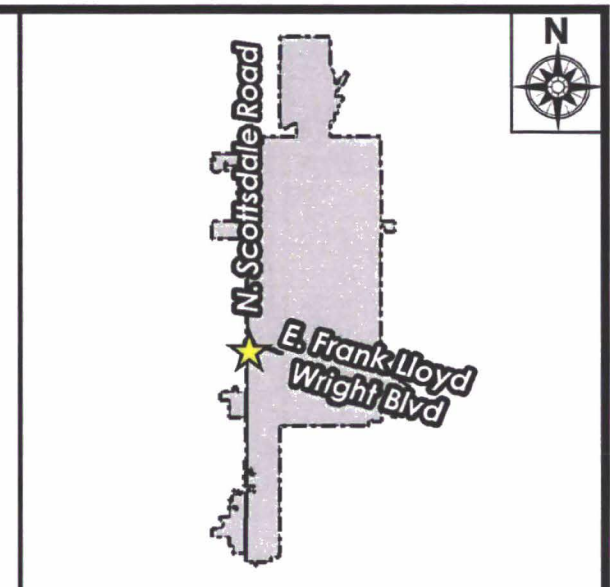
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/23/2023

Date

ATTACHMENTS

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



35-LL-2023

Residence Inn Scottsdale North (247054)

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: RESIDENCE INN SCOTTSDALE NORTH

Business Address: 17011 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85255

Total Gross Square Footage of Establishment (Minus the Patio): 6,500 sq ft

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

Does this business have an existing patio? ☒ Yes ☐ No Dimensions of patio 3,000 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 7 (#07070051)

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: N/A - no bar service area

(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: 150 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? Hotel hours - Monday to Sunday: 6am-2am

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.

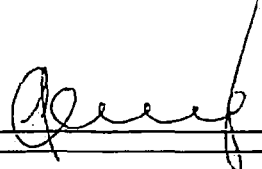
1. I have the capability, qualifications and reliability to hold a liquor license because:

Applicant is committed to upholding the highest standards for the business, its employees and guests. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.

2. Please describe your business:

Residence Inn Scottsdale North has been a popular Arizona resort for many years. Applicant would like to continue to offer its guests 21 and over alcoholic beverages in addition to all guests amenities on premises.

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: 6/14/2023

Planning and Development Services

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

ATTACHMENT 3

State of Arizona
Department of Liquor Licenses and Control

Created 06/05/2023 @ 04:10:04 PM

Local Governing Body Report

LICENSE

Number:	07070051	Type:	007 BEER AND WINE BAR
Name:	RESIDENCE INN SCOTTSDALE NORTH		
State:	Pending		
Issue Date:		Expiration Date:	02/29/2024
Original Issue Date:	08/13/1985		
Location:	17011 NORTH SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(480)563-4120		
Alt. Phone:	(602)200-7222		
Email:	ANDREA@LEWKLaw.COM		

AMENDMENT

Currently, this license has pending applications.

AGENT

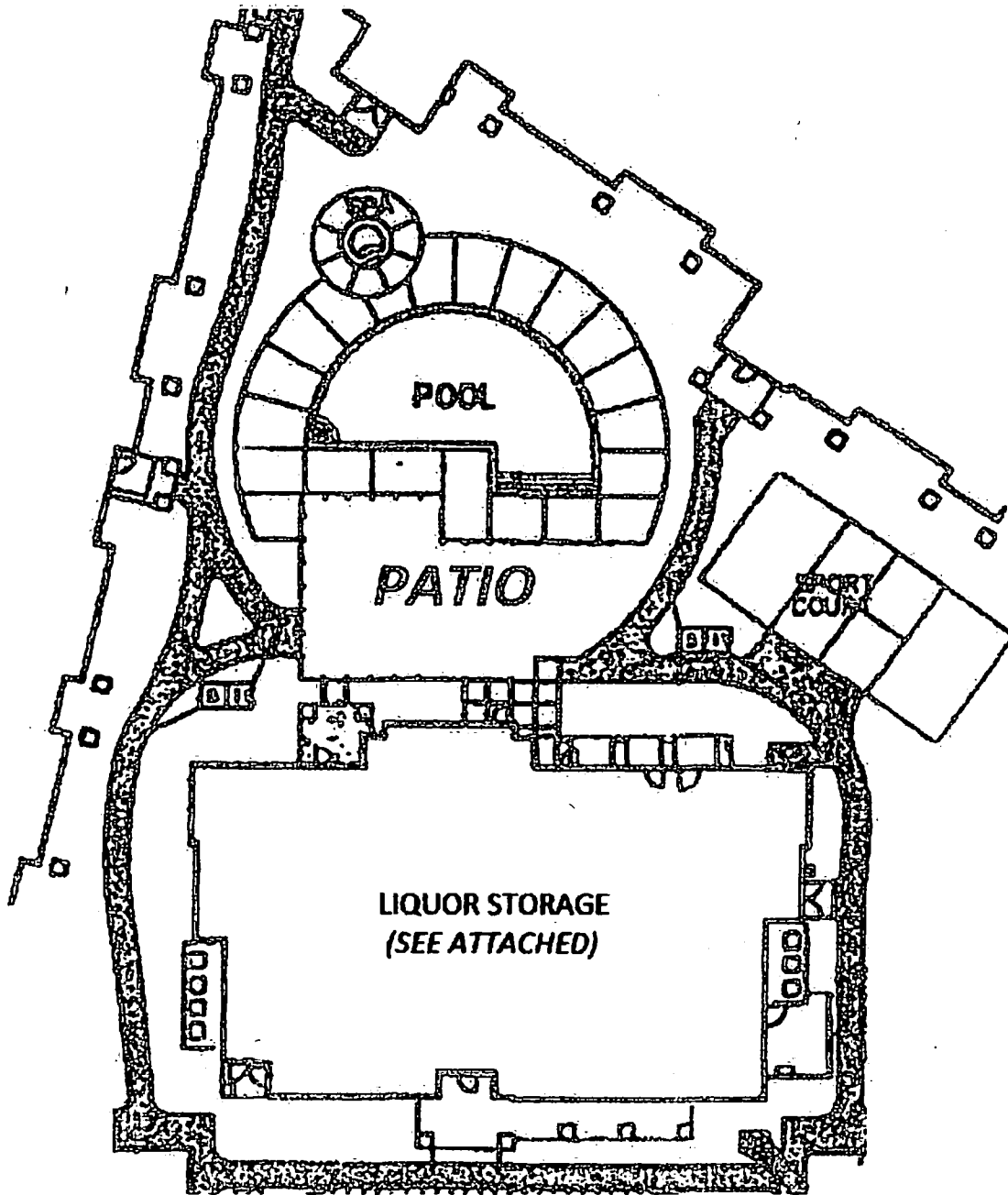
Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA
Phone:	(602)200-7222
Alt. Phone:	
Email:	ANDREA@LEWKLaw.COM

OWNER

ATTACHMENT 4

23 MAY 26 1997, LIC. # 1152

MARRIOTT RESIDENCE INN
17011 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
95,000 S.F.



23 MAY 26 Ugr. Lic. PM 1 52

MARRIOTT RESIDENCE INN
17011 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

INTERIOR

