

CITY COUNCIL REPORT



Meeting Date: *June 27, 2023*
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 30-LL-2023 Eleanor (244581). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application for a Series 12 (Restaurant) State liquor license for a new location and new owner.

OWNER

Clayton Eleanor, LLC

APPLICANT CONTACT

Jeffrey Craig Miller

LOCATION

3207 N Hayden Rd. Scottsdale AZ 85251

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 liquor license for a new location and new owner.

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 6 AM and 3 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

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. This establishment is 2,155 sq. ft. in size, a proposed 1,523 sq. ft. patio. The bar service area is 462 sq. ft. or 12.5% of gross floor area, and the kitchen area is 1,300 sq. ft. or 35% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The proposed patio, on the East side of the building, is 1,523 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned C-1 (Neighborhood Commercial). The C-1 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.

Parking and Traffic

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

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 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 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)

Karissa Rodorigo, Planning Specialist, krorigo@scottsdaleaz.gov
Planning and Development Services
Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY

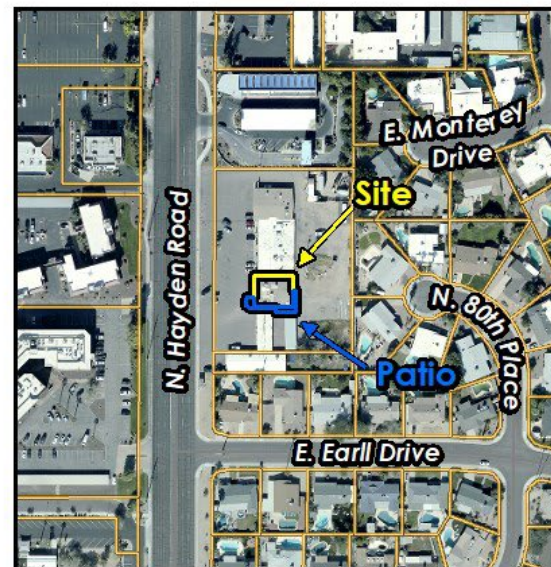
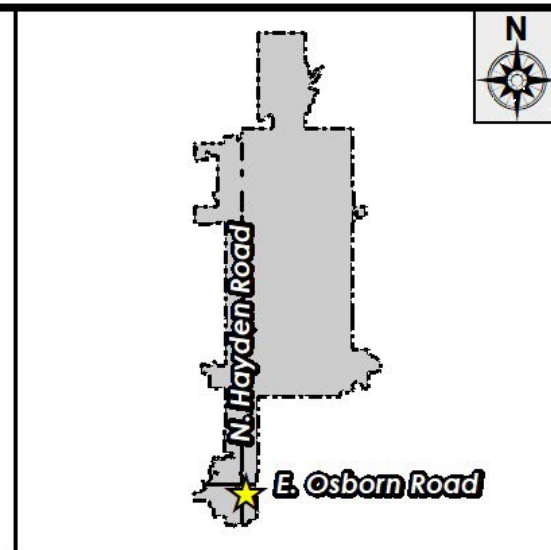


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/7/2023
Date

ATTACHMENTS

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



Q.S.
15-47

G.I.S. Orthophoto 2022

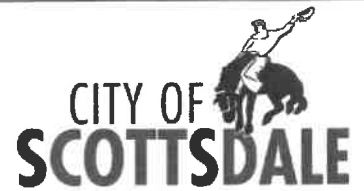
30-LL-2023

Eleanor (244581)

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: Eleanor

Business Address: 3207 N Hayden Rd Scottsdale AZ 85251

Total Gross Square Footage of Establishment (Minus the Patio): 2155

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 1523

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 2023

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: 462
(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: 1300

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? 6am-3pm 7 days

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

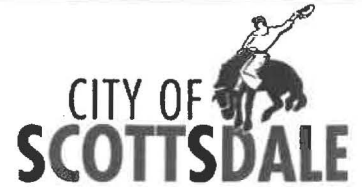
Planning and Development Services

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

Liquor License Questionnaire

(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:

Currently own other restaurants in the valley.

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

We will bringing an enjoyable venue to sit down relax and enjoy the atmosphere.

3. Please describe your business:

The Eleanor will serve breakfast and brunch to the local neighborhood.

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: Rhonda Rodriguez Signature:  Date: 5/23/2023

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 05/18/2023 @ 08:05:50 AM

Local Governing Body Report

LICENSE

Number: _____ Type: 012 RESTAURANT
Name: ELEANOR
State: Pending
Issue Date: _____ Expiration Date: _____
Original Issue Date: _____
Location: 3207 N HAYDEN ROAD
SCOTTSDALE, AZ 85251
USA
Mailing Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: _____
Email: LIQUORLICENSE@AZLIC.COM

AGENT

Name: JEFFREY CRAIG MILLER
Gender: Male
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: _____
Email: LIQUORLICENSE@AZLIC.COM

OWNER

Name: CLAYTON ELEANOR, LLC
Contact Name: JEFFERY CRAIG MILLER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23403653 State of Incorporation: AZ
Incorporation Date: 07/28/2022
Correspondence Address: PO BOX 2502
CHANDLER, AZ 85244
USA
Phone: (480)730-2675
Alt. Phone: _____
Email: LIQUORLICENSE@AZLIC.COM

Officers / Stockholders

OPEN EVERYDAY



23 APR 19 Lic. Lic. PM 4 03

7AM - 2PM

Standards

DRIP COFFEE	\$5
dark roast, medium roast, or decaf	
COLD BREW	\$6
cold brew iced coffee	
CAPPUCCINO	\$4
espresso with milk & foam	
AMERICANO	\$3
espresso with water	
MACCHIATO	\$4
espresso poured over milk	
CORTADO	\$4
equal parts espresso & milk	

Whole Latte Love

REGULAR \$4	CHAI \$4
espresso with milk	chai tea, milk, cinnamon
MOCHA \$5	VIETNAMESE \$5
espresso, milk, dark chocolate	espresso, milk, dark chocolate
HONEY LAVENDER \$5	MINT \$4
espresso, milk, lavender syrup, honey	espresso, milk, mint syrup
WHITE CHOC MAC \$6	CINNAMON ROLL \$5
espresso, milk, white chocolate & macadamia syrup	espresso, milk, cinnamon, brown sugar, vanilla syrup
SEASONAL LATTE \$6	
ask your barista about our seasonal latte	
FLAVOR ADD-INS: (\$.75)	MILK OPTIONS: (\$1)
vanilla, hazelnut, caramel, honey	oat, almond, soy, coconut, 2%, whole

AM Booze

MIXED UP MIMOSA	\$7
juice options: orange, grapefruit, cranberry, pineapple, peach	
MIMOSA FLIGHT	\$16
select three juice options	
O.G. BLOODY MARY	\$10
vodka, tomato juice,	
MICHELADA	\$11
vodka, tomato juice, mexican lager	
CARAJILLO	\$12
licor 43, espresso shot	

Craft Cocktails

GINGER'S A PEACH \$13	WHAT UP DOC! \$14
vodka, prosecco, peach liqueur, Domaine de Canton	tequila, cointreau, carrot juice, grapefruit juice
EL BLANCO \$14	ALAMEDA MOJITO \$13
white wine, citrus vodka, peach liqueur	lime vodka, mint, jalapeños, club soda
EL ROJO \$14	STONE SOUR \$13
red wine, cognac, grand marrier	bourbon, orange juice, egg white
CUMBERSOME MELON \$13	OAXACAN WORD \$14
gin, St Germain, watermelon, bitters, sprite	mezcal, green chartreuse, maraschino liqueur



LET'S BE FRIENDS!
@THEELEANORAZ

www.theeleanor.com

The Bakery

- | | |
|----------------------------|-----------------------------------|
| CINNAMON ROLL \$5 | JALAPEÑO CHEDDAR BAGEL \$5 |
| SEASONAL MUFFIN \$4 | PLAIN BAGEL \$4 |
| POP TART \$5 | EVERYTHING BAGEL \$5 |
| COFFEE CAKE \$4 | SCONE \$3 |

Classics

- | | |
|---|--|
| SUNRISE SAMPLER \$14
three eggs, choice of protein, roasted potatoes, noble bread | |
| BISCUITS & GRAVY \$15
house-made buttermilk biscuits, sausage gravy, two eggs | |
| CHILAQUILES \$13
corn tortilla chips smothered in green chile de la zona, queso fresco, crema, fried eggs, add chicken tinga (\$5) or pork carnitas (\$5) | |
| HUEVOS RANCHEROS \$17
chile braido egg, fried eggs, black beans, queso fresco, tortilla, avocado, salsa roja, chile sauce | |
| DECONSTRUCTED HASH \$16
short rib, roasted broccoli sprouts, pariflower, green chili potatoes, arugula, two eggs, olive mayo | |
| EGGS BLACKSTONE \$13
thick cut made bacon, grilled tomato, poached eggs, Meyer lemon hollandaise | |
| SALMON BENEDICT \$16
house smoked salmon, cucumber, pickled red onion, egg, Meyer lemon hollandaise | |

Lighter Side

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| GOLDILOCKS OATS \$12
choose from strawberry banana with flax & condensed milk, or cinnamon apple with almond butter, dates & brown sugar | |
| MORNING CRUNCH \$12
seasonal fruit, granola, local honey, yogurt | |
| AVOCADO TOAST \$14
Noble toast, smashed avocado, ricotta cheese, tomato relish | |
| BREAKFAST DATE \$13
Noble toast dates, goat cheese, crushed hazelnuts, honey | |
| EGG WHITE OMELETTE \$14
three egg whites, tomatoes, spinach, avocado, served with choice of protein & toast | |
| VEGGIE OMELETTE \$13
corn, arugula, tomato, scallion, avocado, goat cheese | |
| MUSHROOM OMELETTE \$13
roasted mushrooms, gruyere cheese, spinach, fresh herbs | |

Between Bread

- | | |
|--|--|
| TURKEY & SWISS \$14
sliced turkey, Swiss cheese, peppadews, arugula, chili mayo | |
| HUMMUS & VEGGIE \$13
hummus, cucumber, roasted pepper, carrot, tomato, pickled onion, spring mix, Swiss cheese | |

Sweet Treats

APR 19 12:41 PM '13

- | | |
|--|--|
| OG PANCAKES \$13
served with maple butter, add chocolate chips for \$2 | |
| BLUEBERRY PANCAKES \$14
blueberry compote, cinnamon streusel, maple butter | |
| STRAWBERRY BANANA PANCAKES \$14
fresh strawberry & banana coconut flakes, maple butter | |
| FRENCH TOAST \$15
two slices of Noble challah, fresh strawberries, maple butter | |
| CHURRO FRENCH TOAST \$16
Noble challah stuffed with Nutella, dusted with cinnamon sugar, topped with berry compote | |

Sides

- | | |
|--------------------------|--------------------|
| CRISPY BACON \$4 | YOGURT \$3 |
| SAUSAGE PATTY \$4 | DATS \$4 |
| TWO EGGS \$5 | FRUIT \$5 |
| SHORT STACK \$5 | BISCUIT \$3 |
| POTATOES \$5 | TOAST \$3 |

from the Market

Served with a side of crispy breakfast potatoes

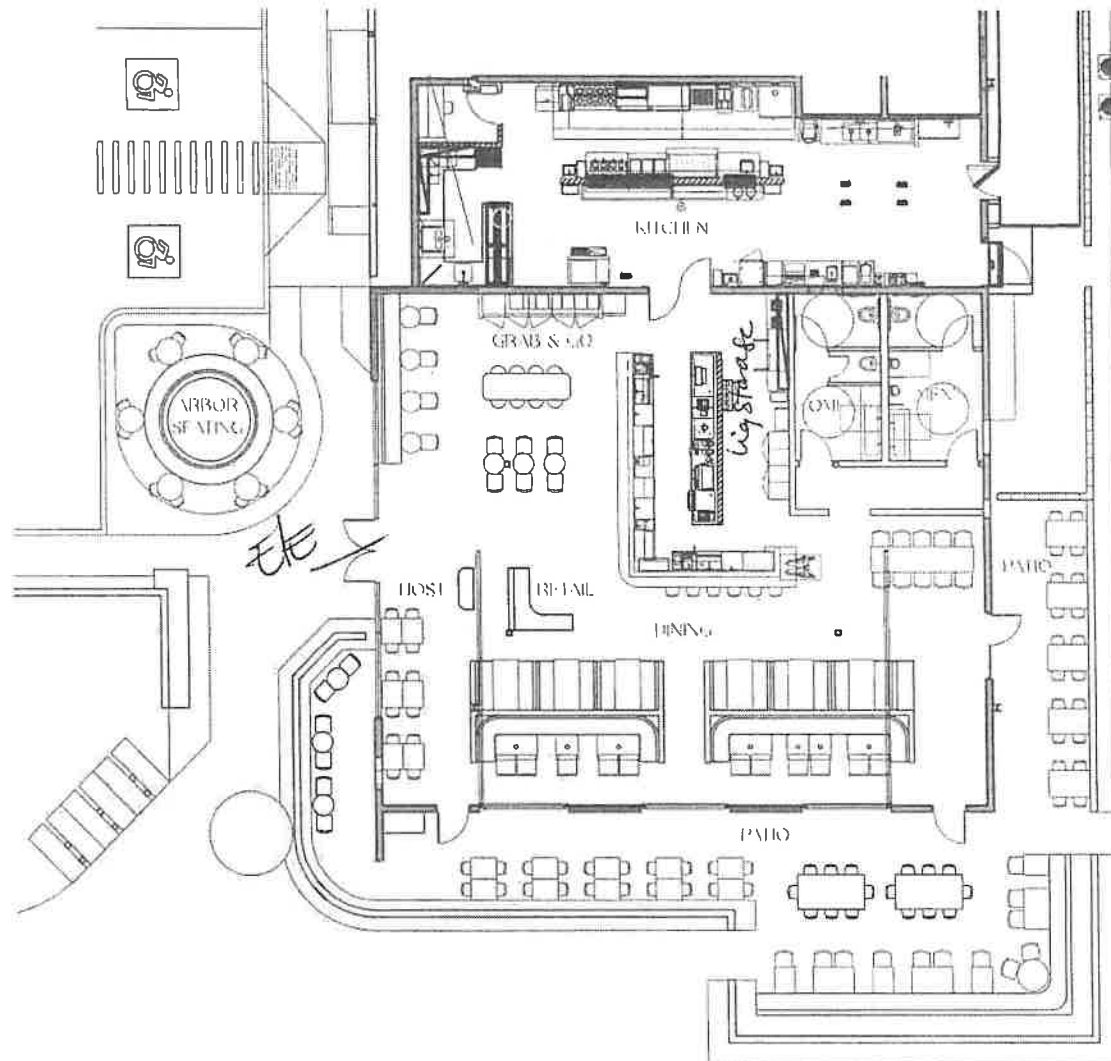
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|--|--|
| THE BODEGA \$15
just like in NY - two eggs over hard, bacon, American cheese, mayo on a warm Kaiser roll | |
| SAUSAGE SAMMY \$14
pork sausage patty, two eggs over hard, American cheese, house-made honey mustard on a warm Kaiser roll | |
| AVO, EGG, CHEESE \$14
two eggs scrambled, cheddar cheese, avocado on a warm Kaiser roll | |
| THE BEAR PAW \$16
two eggs over hard, bacon, sausage, potatoes, Swiss cheese, chili mayo on toasted Noble bread | |
| PAPAS Y CHORIZO BURRITO \$14
chorizo, fries, egg (cooked how?) pepper jack cheese in a warm flour tortilla | |
| STEAK & EGG BURRITO \$16
steak, scrambled eggs, fries, avocado, cheddar cheese, pico in a warm flour tortilla | |

Arvens

- | | |
|--|---|
| KALE SALAD \$16
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| CAESAR SALAD \$13
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| CHICKEN SALAD SANDWICH \$14
granny smith apple, celery, onion, whole grain mustard yogurt dressing, Swiss cheese, spring mix | |
| STACKED BLT \$15
bacon, iceberg lettuce, tomato, avocado vin on toasted sourdough bread | |

23 MAY 11 11:47 AM 3 43



2155
 1523 patio
 3678 sq ft.

SEAT COUNTS

QSR	46
Dining:	74
Dining Patio:	86
TOTAL:	+/- 206

THE ELEANOR I FLOOR PLAN

N.T.S.

THE ELEANOR I FLOOR PLAN

ATTACHMENT 4