

CITY COUNCIL REPORT



Meeting Date: September 8, 2020
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Liquor License Request for 61-LL-2020 Clovr Life Spa (114650). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for a new location and new owner.

OWNER

Arizona Spa Partners II LLC

APPLICANT CONTACT

Robert Donald Harris

LOCATION

8877 North Scottsdale Road, Suite 404

BACKGROUND

This request is for a Series 7 (beer and wine bar) liquor license for a new location and new owner.

APPLICANT'S PROPOSAL

The applicant is seeking a favorable recommendation on a Series 7 (beer and wine bar) liquor license. This 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

The applicant has indicated that this establishment will serve liquor between the hours of 11:00 AM and 8:00 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

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.

Retail/Beer and Wine Bar

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

This owner intends to operate this location as a retail day spa with an accessory use of a bar/tasting. This establishment is 3,600 sq. ft. in size. The bar service area is 1,700 sq. ft. or 47.2% of gross floor area. The operational characteristics and floor plan qualify as a retail day spa.

Zoning

This site is zoned C-2 PCD (Central Business Planned Community District). The C-2 PCD district allows retail as a permitted use. The applicant has been notified of the City's expectation that the business will operate as retail with an accessory use of a bar/tasting room 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

A.R.S. Section 4-207. Restrictions on Licensing premises near school or church buildings (within 300 ft.).

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.

There are no school buildings or church buildings within 300 feet. Other surrounding uses are compatible.

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 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

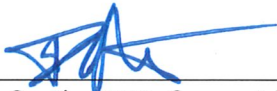
The City Council’s recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

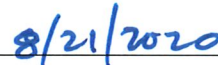
Chris Zimmer, Planning Specialist, czimmer@ScottsdaleAZ.gov
Planning and Development Services

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

APPROVED BY



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



Date

ATTACHMENTS

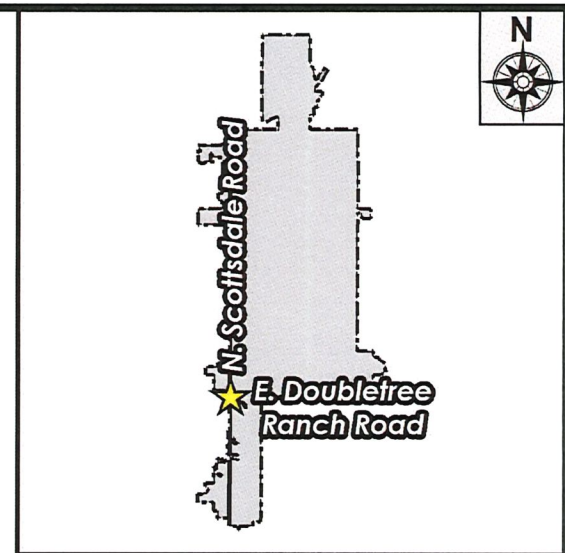
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Q.S.
26-45

G.I.S. Orthophoto 2018

61-LL-2020

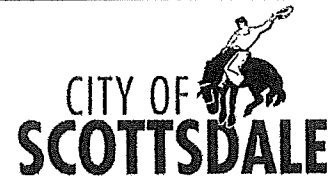


Clovr Life Spa (114650)

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: Arizona Spa Partners II, LLC (dba CLOVR Life Spa)

Business Address: 8877 N. Scottsdale Rd, Ste 404, Scottsdale, AZ 85258

Total Gross Square Footage of Establishment (Minus the Patio): 3,600 sf

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? _____

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: 1,700 sf
(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: N/A - it's a day spa, no kitchen
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? M-T: closed; W-Th: 11am-7pm; F: 9am-8pm; S-S: 9am-5pm

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

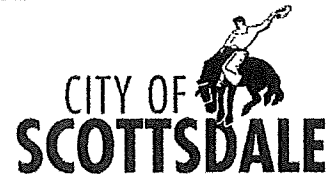
Planning and Development Services

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:

I am knowledgeable relative to state liquor laws, have recently completed both basic and management liquor law training from a certified instructor and am a law-abiding member of the community.

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

it will provide enjoyment and relaxation to our day spa customers just as it has at our two other AZ locations (Phx & Gilbert).

3. Please describe your business:

CLOVR Life Spa brings the resort-style spa experience to a retail location by providing an assortment of wellness and beauty services (i.e. skin care, manicure, pedicure, massage, waxing, meditation).

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: Robert D. Harris Signature: Date: 8/14/20

Planning and Development Services

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State of Arizona
Department of Liquor Licenses and Control

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Local Governing Body Report

LICENSE

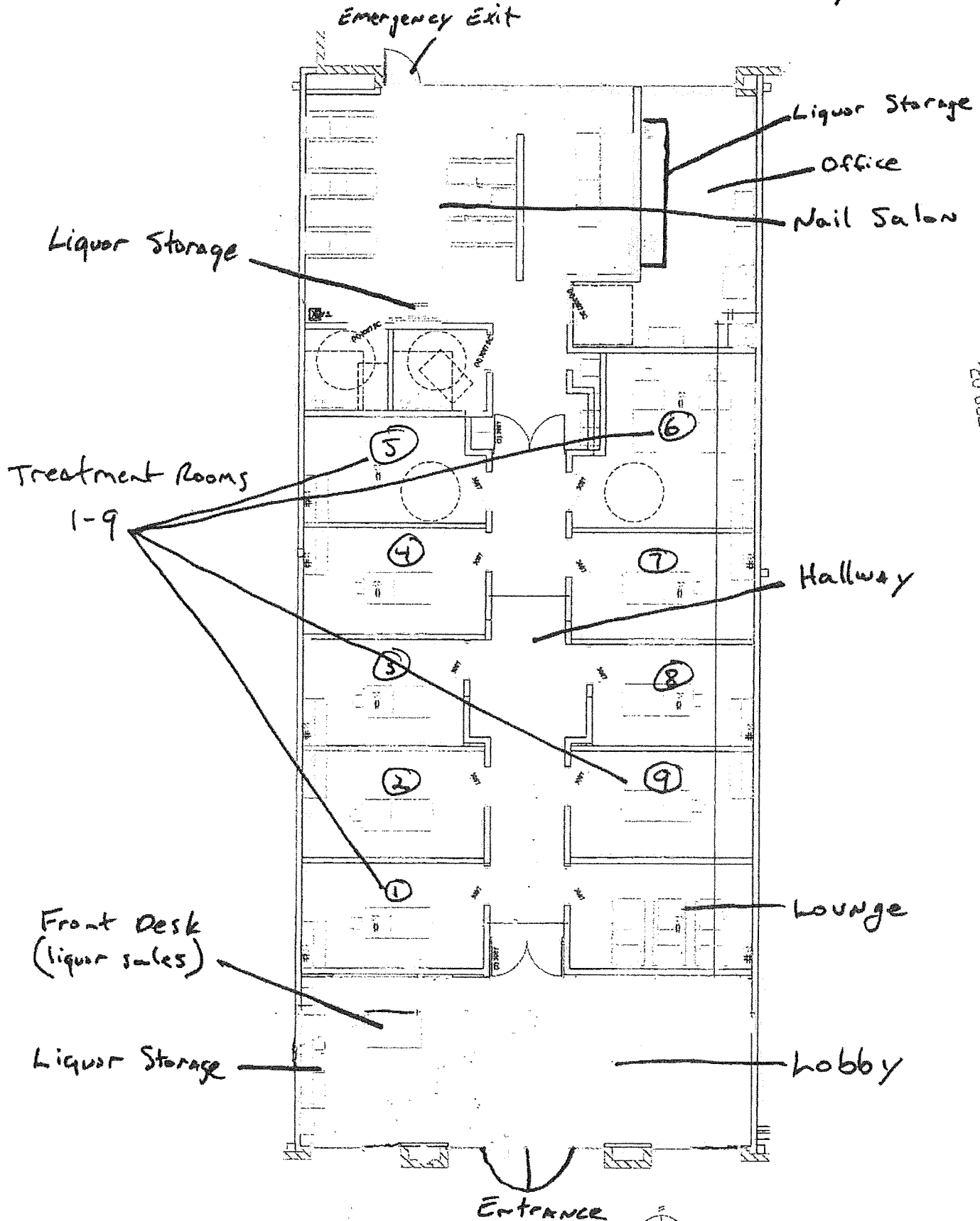
Number:		Type:	007 BEER AND WINE BAR
Name:	CLOVR LIFE SPA		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	8877 N SCOTTSDALE ROAD #404 SCOTTSDALE, AZ 85258 USA		
Mailing Address:	8877 N SCOTTSDALE ROAD #404 SCOTTSDALE, AZ 85258 USA		
Phone:	(480)948-7474		
Alt. Phone:	(602)999-9775		
Email:	RHARRIS@CLOVRLIFESPA.COM		

AGENT

Name:	ROBERT DONALD HARRIS
Gender:	Male
Correspondence Address:	8877 N SCOTTSDALE ROAD #404 SCOTTSDALE, AZ 85258 USA
Phone:	(602)999-9775
Alt. Phone:	
Email:	RHARRIS@CLOVRLIFESPA.COM

OWNER

Liquor service will occur in the Lobby, Lounge and Nail Salon, as well as Hallway. Storage in Office, Nail Salon & Lobby.



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CLOVER LIFE SPA - FLOOR PLAN - SCOTTSDALE

3,600 Sq. ft.