



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 16 JUN 2010 Project No.: 351-PA-10  
 Coordinator: GREG BLOEMBERG Case No.: \_\_\_\_\_  
 Project Name: CLANCY'S

Project Location: 4432 N. MILLER RD #107

### Property Details:

Single-Family Residential     Multi-Family Residential     Commercial     Industrial

Current Zoning: PNC Proposed Zoning: \_\_\_\_\_

Number of Buildings: 1 Parcel Size: 600,510 SF

Gross Floor Area/Total Units: 3,354 SF Floor Area Ratio/Density: N/A

Parking Required: 25 SPACES Parking Provided: 25 SPACES

Setbacks: N - N/A S - \_\_\_\_\_ E - \_\_\_\_\_ W - \_\_\_\_\_

### Description of Request:

PLEASE SEE ATTACHED...

### Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**15-UP-2010**  
**1<sup>st</sup>: 6/21/2010**



16JUN2010

## PROJECT NARRATIVE

Clancy's  
4432 N. Miller Rd. #107  
Scottsdale Arizona 85251

### **Pre Application Number 351-PA-10 Conditional Use Permit Application**

This project represents a request to build a small patio addition adjacent to an existing patio at Clancy's restaurant/ bar in Scottsdale. The intent of this project is to add additional outdoor space for Clancy's customers in order to enhance their business, while also increasing their current status as an asset to the existing shopping center and surrounding neighborhood. Every effort has been made to design this patio so that it blends in with the existing architectural character of the shopping center; new finishes are specified to match existing, while the new fixtures have been selected to enhance Clancy's aesthetic appeal. Existing traffic patterns, including accessible routes and parking arrangements, have been respected and will remain. Clancy's has been a favorite among its customers for some time now, and this location has existed as a bar/ restaurant since the shopping center was constructed, ca. 1978.

Per the City of Scottsdale's Zoning Ordinance, section 1.401;

- The granting of this conditional use permit will not be materially detrimental to the public health, safety or welfare. The existing use of this property has remained the same since about 1978, and Clancy's does not allow damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination. Clancy's does not create an impact on the surrounding areas resulting from an unusual volume or character of traffic. Clancy's is a small neighborhood gathering place, and will remain as such.
- The characteristics of this proposed use are compatible with the types of uses in the surrounding areas. Clancy's exists in a neighborhood shopping center, noted for its wide range of businesses that are all a great asset to the surrounding area. There are several additional bars and restaurants in the immediate area as well, and Clancy's fits in quite well with the existing surrounding businesses.

Per the City of Scottsdale's Zoning Ordinance, section 1.403C.1;

- This use is existing and does not cause any change to the existing balance of daytime and nighttime uses.
- This use does not disrupt pedestrian- oriented daytime activities. Existing traffic patterns have been respected as part of this design.
- This use is located within the Downtown Overlay District and does not encourage displacement of daytime retail uses.
- The required parking for this business is located directly adjacent to this business.
- An active management and security plan is currently in place and provided by the property owner.



**SCOTT OSTEEN PROJECTS, LLC**

ARCHITECTURAL AND DESIGN INNOVATIONS  
4144 EAST CORONADO ROAD · PHOENIX ARIZONA, 85008  
602.377.2973 · VOX 602.466.2441 · FAX · scott@osteenprojects.com

- The exterior refuse control plan does not change as part of this request. Garbage dumpsters are existing on this property in screened enclosures.
- Noise and light are mitigated as part of this use with extremely dark tinted windows and by the fact that this business faces the interior of the shopping center, away from any residential areas. Noise and light as part of this use are minor, and kept at a reasonable level.
- Parking calculations have been provided as part of this submittal; this use meets all requirements.
- This is not an after- hours establishment.

If there are any questions or additional information required as part of this submittal, please do not hesitate to contact me.

Thank You,

Scott Osteen  
Owner, Scott Osteen Projects LLC