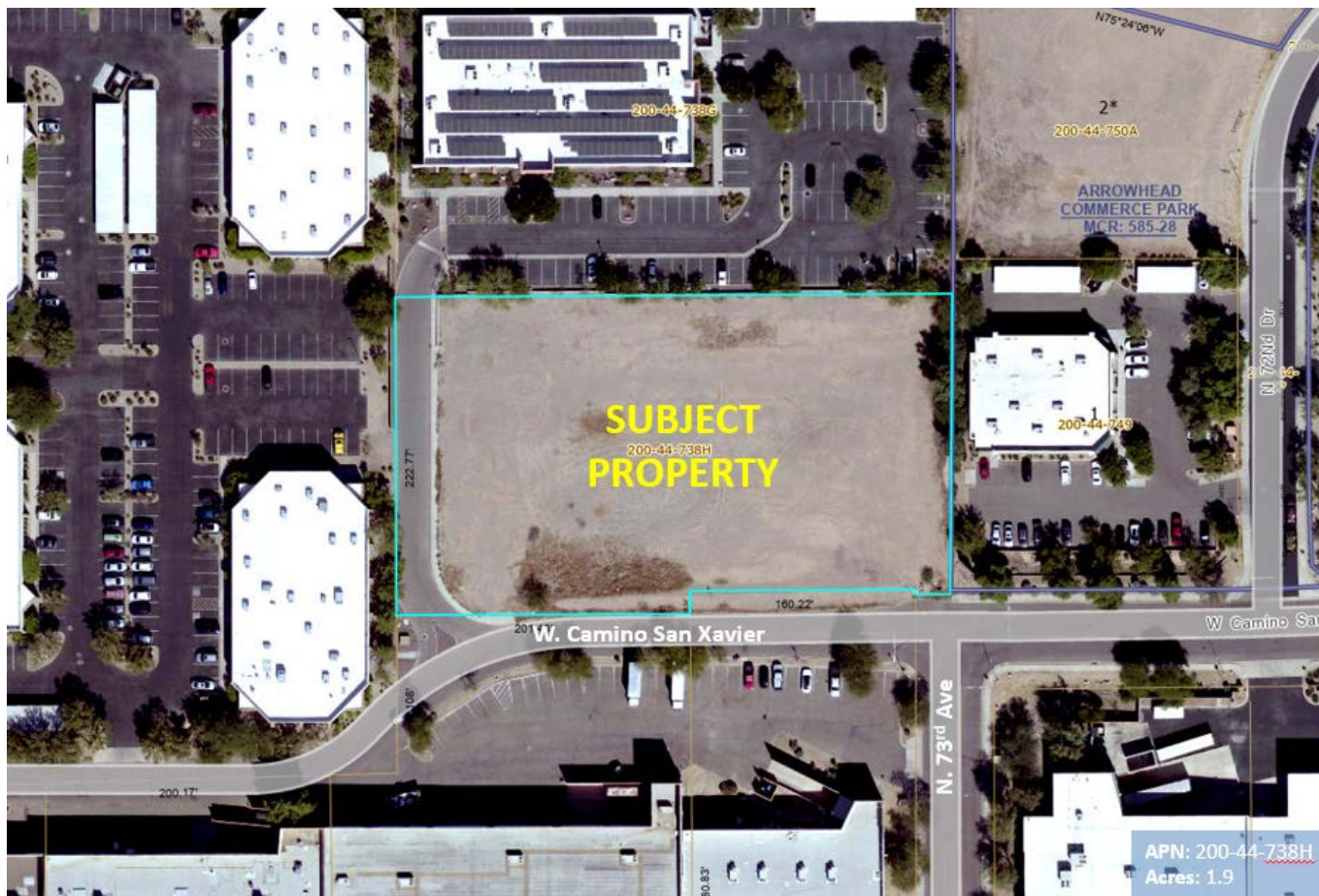


Modern Stay - StayAPT



March 15, 2023

**City of Glendale
Conditional Use Permit
Application Request**

**Representative:
Shaine T. Alleman**



Tiffany & Bosco, P.A.

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I. Purpose of Request

This Application request is for an approval of a Conditional Use Permit (“CUP”) by the City of Glendale (the “City”). The subject property consists of approximately 1.9 acres, generally located at the northwest corner of W. Camino San Xavier and N. 73rd Avenue and identified by the Maricopa County Assessor’s Office as APN 200-44-738H (the “Property”). (See *Exhibits A & B – Context Aerial Maps*)

The Property has remained vacant for many years, has been passed over for commercial development in the past, and is one of the last vacant parcels remaining in the Arrowhead Towne Center area. The approval of this Application will allow for the development of a hotel use on the Property with approximately 76 suites.

Modern Stay, LLC intends on developing the first StayAPT hotel development in the western United States on the Property. StayAPT has been successfully operating franchised hotel locations in the eastern United States and has selected the City of Glendale for its first location in the western United States. StayAPT are hotel accommodations that are purposefully designed with attention to the details of everyday living. Modern Stay is dedicated to ensuring a quality project is developed on the Property and is committed to working with the City to provide an excellent development.

II. Surrounding Property Description

The Property is surrounded by developments within the Arrowhead Towne Center with a mixture of commercial retail and business uses.

The City General Plan map designates the Property as "Planned Commercial." This land use type allows for the proposed hotel land use on the Property (See *Exhibit C – City of Glendale General Plan Map*).

The Property is zoned as Arrowhead Towne Center PAD (Case #'s Z-89-09 and Z-99-09) ("Arrowhead PAD"). As shown on *Exhibit D – Arrowhead Towne Center PAD Zoning Map*, the Property is identified as "Parcel 15" and is allowed to develop with those land uses allowed under the General Commercial (C-2) zoning designation. As such, the Property can develop under the City Zoning Ordinance, Section 5.754.H as a "Hotel and Motels" land use subject to a CUP.

The Property has remained undeveloped for many years and is one of the last vacant parcels in the Arrowhead Towne Center area. The Property fronts onto W. Camino San Xavier and has easy access to Bell Road through N. 73rd Avenue and N. 75th Avenue. This proximity to major thoroughfares, and being situated within other business/commercial uses, provides a strategic location that will make the StayAPT development successful.

The following uses and properties are located adjacent to the Property:

- North:
 - Internal Revenue Services Building; Commercial office use
 - The property to the north is zoned as Arrowhead PAD and designated as Planned Commercial (PC) by the City's General Plan.
- East:
 - 4C Medical Group Building; Medical office use
 - The property to the east is zoned as Arrowhead PAD and designated as Business Park (BP) by the City's General Plan.
- South:
 - Arrowhead Commercial Center with users such as Michael's, Bed Bath & Beyond, and Spencer's TV & Appliance; Commercial retail use
 - The property to the south is zoned as Arrowhead PAD and designated as Planned Commercial (PC) by the City's General Plan.
- West:
 - Arrowhead Executive Center with a variety of commercial businesses; Commercial office use
 - The property to the south is zoned as Arrowhead PAD and designated as Planned Commercial (PC) by the City's General Plan.

Based on the review of the surrounding uses and the related development context, the proposed hotel use is compatible with all surrounding businesses. StayAPT will provide an exceptional use that will cater to both the nearby area businesses and the regional business, commercial, and entertainment uses.

III. Development Request

Based on the existing, adjacent entitlements, the future planned land uses, and the development in the area, the Property provides an ideal location for the development of the StayAPT hotel use. Therefore, Modern Stay requests the approval of this CUP Application to allow for the proposed project. The approval of this Application will provide the City with a compatible and prosperous use that will generate tax revenues for the City and be a much needed hotel amenity for this area.

Exhibit E - Conceptual Site Plan demonstrates the proposed layout of the hotel use on the Property. A full site plan document has also been provided with this Application and can be reviewed for additional detail. The hotel will consist of approximately 76 suites and 79 parking spaces on the Property. The main access to the development is provided at the southeast corner of the Property with a driveway from W. Camino San Xavier. A secondary access is provided at the northwest corner of the Property to the private drive west of the Property.

Each of the 500+ square-foot suites have a distinct living room with a sleeper sofa, a lounge chair, and a 55-inch television; a kitchen with a full-size stove, oven, dishwasher, microwave, and refrigerator; and a separate bedroom with a walk-in closet, separate TV, and workspace. The hotel also provides amenities for its patrons, which include a main lobby area, a common courtyard area, fitness facilities, lounge area, on-site laundry, and vending machines.

The proposed hotel building will be three-stories in height. StayAPT has a standard color and material palette as part of its building architecture. The architecture will be cohesive and provide variety to add to the pleasing nature of the established surrounding commercial/business development (See *Exhibit F - Conceptual Elevations*). Exhibit F provides a summary of the color elevations for the Property. Full elevations documents have also been provided with this Application and can be reviewed for additional detail.

Building setbacks and landscaping will be provided around the Property perimeter as required by the C-2 zoning designation. (See *Exhibit G - Conceptual Landscape Plan*). Exhibit G provides a summary of the conceptual landscape plan for the Property. A more detailed Conceptual Landscaped Plan has also been provided with this Application and can be reviewed for additional detail.

Parking counts will adhere to the City requirements. Administrative relief is being requested as part of this CUP related to parking space size, which will allow for a variance to the standard parking stall size from 10' x 20' to 10' x 18.5' as described in Section IV. below.

The Property owner will work with the City to ensure all required development standards, landscaping, and other applicable City requirements are adhered to.

Overall, the proposed development is compatible with the surrounding development and future proposed land uses in the area. Modern Stay and StayAPT will ensure that any required mitigation measures will be provided to ensure a seamless transition of land uses in the area.

IV. Administrative Relief – Parking Space Size

Per the Glendale Zoning Ordinance §7.402.A, each parking space for the proposed hotel use on the Property must be 10' x 20'. As shown on the Conceptual Site Plan, most of the parking space sizes are proposed to be 10' x 18.5'.

The Applicant requests administrative relief to allow for the 10' x 18.5' parking spaces for the development. Based on the proposed use for the Property, many of the patrons will be from out of town and they typically rent smaller, sedan-type vehicles while visiting in town for business, entertainment, or leisure. The proposed parking space reduction will accommodate these vehicles and it is anticipated that no negative effects will occur due to this parking space reduction.

V. Conditional Use Permit Findings

This proposed CUP will permit a compatible hotel use for the area and meets the general findings as contained in the Glendale Zoning Ordinance §3.904 as follows:

1. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.

The City General Plan map designates the Property as “Planned Commercial.” This land use designation is defined by the City as follows:

The Planned Commercial designation provides for commercial retail development that is planned, constructed and operated as a single entity. The intent is to provide neighborhood, community and regional destination shopping that incorporate a pedestrian orientation within the development. Planned Commercial projects require a master development plan to show the relationship between buildings, driveways and internal circulation, pedestrian circulation, gathering areas, parking and landscaped areas. Planned Commercial accommodates several retail businesses within one or more functionally related buildings that share a common architectural theme. These businesses share driveways, identification signs, parking, and a common landscaping theme. Key factors for commercial activity are: minimize development and land use conflicts, maintain appropriate transportation access and parking, ensure development where adequate municipal services are present, and provide community connectivity and convenience.

As described, the proposed hotel use will conform to this land use designation and will fit in with all of the surrounding commercial land uses, creating a compatible and seamless infill development for the Property.

The Property is zoned as Arrowhead Towne Center PAD with the Property being identified as “Parcel 15,” which is allowed to develop with those land uses allowed under the General Commercial (C-2) zoning designation. The proposed development will conform to the C-2 commercial development standards.

2. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation.

The proposed hotel use is in conformance with the General Plan and the intent of PAD zoning. Additionally, the hotel use is compatible with all of the surrounding land uses and will be complementary to those surrounding established uses. It is anticipated that there will be no negative or adverse effects on any of the adjacent properties.

3. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met.

The rectangular shaped Property provides an ideal location for the proposed hotel use with adequate access and connectivity to the surrounding parcels. The proposed use will meet all C-2 development standards except for the parking space size, which has been requested for administrative relief as outlined in Section IV. above.

4. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.

As demonstrated on the Conceptual Site Plan, adequate access and circulation has been provided for to allow for the free flow of traffic to and from the Property. There is also adequate traffic lane spacing on-site to accommodate any emergency vehicles or large City vehicle (i.e. trash trucks) that may need to visit the Property.

A Traffic Impact Statement, completed by Lokahi Traffic Engineering, has been provided with this Application. As noted in the traffic statement, Lokahi found that the additional traffic generated by the proposed hotel development is anticipated to result in minimal traffic related impacts to the existing roadway network and the surrounding area.

5. That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to insure that any anticipated detrimental effects can be mitigated.

It is not anticipated that any detrimental effects will be produced from the proposed hotel use and that conditions or stipulations will not be required to mitigate any concerns. However, the Applicant will work with the City in the event that these concerns are identified during the CUP application review.

VI. Conclusion

The Applicant recognizes that there is an exceptional opportunity in this area to create a development for the vacant parcel and capitalize on the strategic location of the Property. The proposed development is located near a multitude of commercial retail, business, and medical uses. This provides an ideal location for the proposed hotel use, which will synergize with and support the surrounding area.

As stated above, the proposed CUP is consistent with many of the policies and goals in the City of Glendale's General Plan and the Arrowhead Towne Center PAD zoning designation for the Property. The proposed StayAPT project will develop an underutilized site while providing a much needed hotel use in the area that will further the City of Glendale's goals.

We look forward to working the City on this development and the forthcoming development applications.