

CITIZEN PARTICIPATION REPORT
Modern Stay / stayAPT
Conditional Use Permit Application #CUP23-04

City of Glendale
May 2023

Applicant Name: Shaine T. Alleman, Tiffany & Bosco



2525 E. Camelback Road
Seventh Floor
Phoenix, AZ 85016
602.452.2712
sta@tblaw.com

CITIZEN PARTICIPATION REPORT
Modern Stay- StayAPT
CUP Conditional Use Permit Application

INTRODUCTION

On behalf of Modern Stay, LLC, Tiffany & Bosco, P.A. submits this Citizen Participation Report in association with the proposed application for a Conditional Use Permit #CUP23-04 for parcel number 200-44-738H located at the northwest corner of West Camino San Xavier and North 73rd Avenue (the “Property”).

The development team understands the importance of reaching out to the City and key stakeholders to discuss the project and ensure that positive relationships are created with citizens, property owners, business owners, homeowners associations, and other interested parties. Therefore, the Applicant held a neighborhood meeting to discuss the project and also conformed to the required notification procedures of the City of Glendale.

APPLICANT CONTACT

The coordinating party for the Citizen Participation Report is as follows:

Shaine T. Alleman
2525 E. Camelback Road, Seventh Floor
Phoenix, Arizona 85016-9240
602-452-2712
sta@tblaw.com

OUTREACH REPORT

To provide effective citizen participation from the City and relevant stakeholders, the following actions were taken:

Notification Letter

Using the attached *Outreach Notification Letter* as a template, a notification letter was sent out on April 10, 2023 to those parcels within 300’ of the Property and to those parties provided on the Interested Parties List (Citywide and Sahuaro District) provided by City staff, as required, informing them of the application and of the neighborhood meeting available for them to attend.

In addition to the attached outreach contact lists, we will also contacted the following:

City of Glendale Mayor’s Office
Mayor Weiers
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Councilmember Ray Malnar
5850 W. Glendale Avenue
Glendale, AZ 85301

City of Glendale Planning Department
Mathew Taylor, Senior Planner
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301

City of Glendale Planning Department
Diana Figueroa, Senior Secretary
5850 W. Glendale Ave., Suite 212
Glendale, AZ 85301



Neighborhood Meeting – April 26, 2023

A virtual neighborhood meeting was held on Wednesday, April 26, 2023, starting at 6:00 p.m. The outreach and neighborhood meeting notification letter was sent out to the contact lists listed in the Attachments below via First Class Mail on April 10, 2023 with information on how to connect to the virtual meeting and how to contact us if they had any issues. A summary of the neighborhood meeting is found below.

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco as well as Michael Dymski of Modern Stay, LLC to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Matthew Taylor, Senior Planner at the City of Glendale
- Erin Cole, Glendale Resident (17145 N. 73rd Avenue)
- Skip Crandall, Glendale Resident (7331 W. Angela Drive)
- Mr. and Mrs. Ray, Glendale Residents (7305 W. Angela Drive)
- Mr. and Mrs. Prather, Glendale Residents (7319 W. Angela Drive)

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is a general summary of the discussion points.

Erin Cole

Ms. Cole asked several questions about the proposed hotel and also shared her personal research about “extended stay” hotels. She stated a lot of misinformation that is not applicable to our proposed use.

When we attempted to discuss the proposed use and present information regarding the questions she posed and how the hotel use is differentiated from the extended stay hotels she was talking about, Ms. Cole laughed and didn’t want to listen to what we had to say.

We reiterated the quality of the hotel, safety/security information, and upscale/modern design and development of the hotel. We also discussed the proposed hotel business model and how it caters to professionals, medical staff, military, and leisure travelers.

Skip Crandall

Mr. Cole expressed concerns about the safety of the proposed use and that he believes the proposed hotel use will degrade his property values.

We again reiterated the quality of the proposed use, the 24/7 security that will be on the Property, the proposed safety protocols that are part of all the proposed hotel uses.

Mr. and Mrs. Ray

Mr. and Mrs. Ray expressed concerns about the height of the building and the potential for hotel patrons to view down into their backyard. They also expressed concerns about potential for foot traffic from the hotel use coming into their neighborhood at the entrance near their home. Mrs. Ray also asked for the City’s Review Comments from the CUP Application and we sent those to her after the neighborhood meeting.

We presented a View Line Sight Exhibit that demonstrated that there are minimal privacy concerns with the Property being over 400' feet from their home. Additionally, the proposed hotel use will be 35' in height, which is the allowed height for any building within the Arrowhead Center PAD areas and there is also the IRS building to the north of the hotel with a carport and vegetation to provide additional screening.

NOTE: After the neighborhood meeting, the Application review the proposed hotel use and was able to shift the hotel building 65' to the west of the original location. This places the proposed hotel even more behind the IRS building and shields most, if not all, of the hotel building from any views to the residential uses to the north.

Mr. and Mrs. Prather

Mr. and Mrs. Prather also expressed concerns about the height of the building and the potential for hotel patrons to view down into their backyard. They also suggested reviewing the elevation colors to see if something different could be done to match the neighborhood.

See notes for Mr. and Mrs. Ray regarding how the Applicant addressed the building height concerns.

After reviewing the neighborhood architectural and color pallete, it was clear that there is no uniform architectural or color scheme and we actual saw some homes in the neighborhood that have blues and grays as part of the house paint colors.

Ongoing Communications

Any communications that we receive from the public or other interested parties has been promptly provided to the City of Glendale Planning staff.

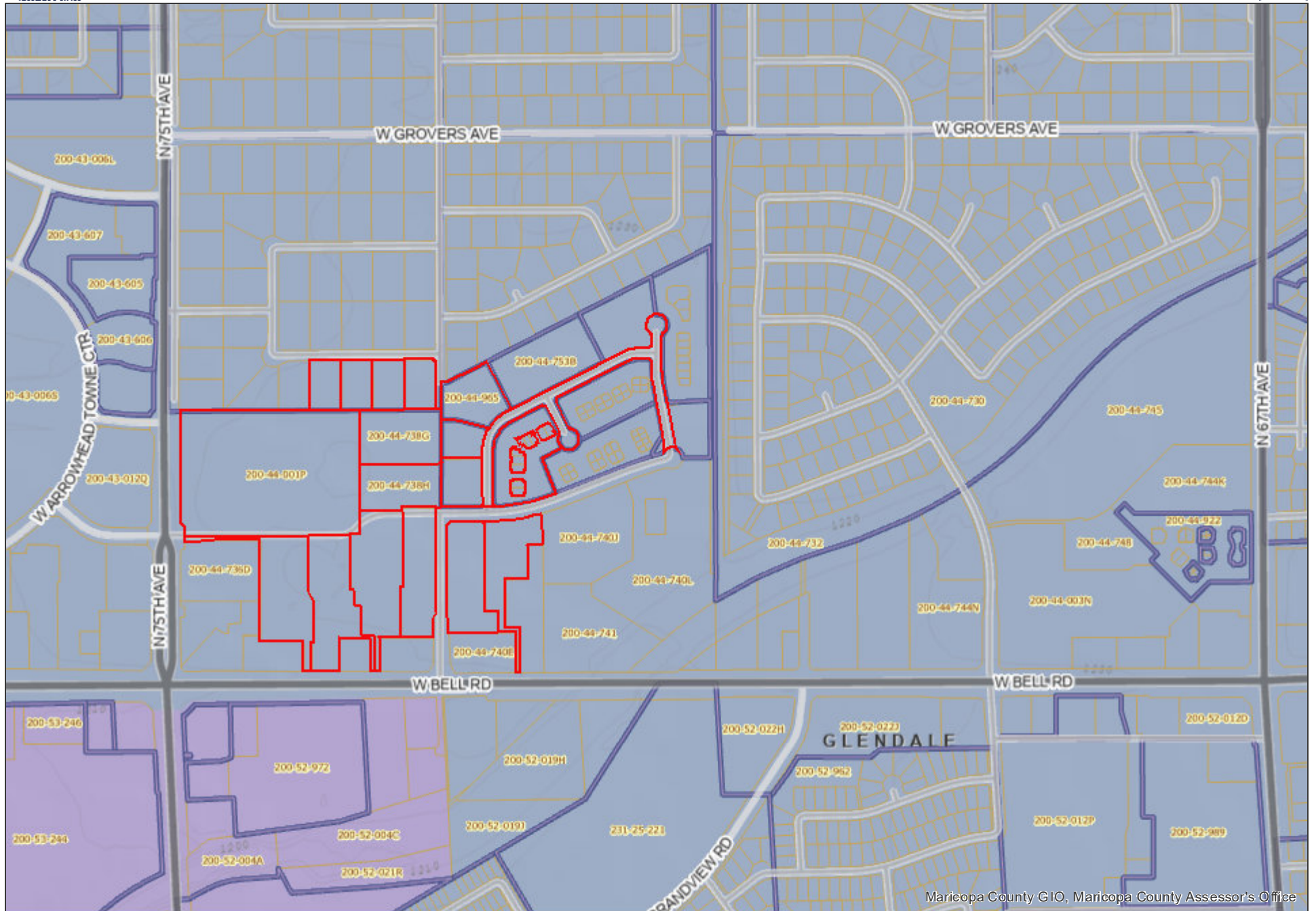
Since the neighborhood meeting on April 26, 2023, we received a phone call from George Gaspar (7318 W. Angela Drive) and he stated that he couldn't attend the neighborhood meeting. He had questions regarding the building height and concerns that patrons might be able to view into his backyard. Since he is on the north side of Angela Drive, I explained the view line exhibit that we performed and told him that there should be no privacy concerns for his home.

CONCLUSION

Each Citizen Participation and Outreach requirement set forth by the City of Glendale Zoning Ordinance has been met. As stated above, should any additional commentary be received, we will promptly provide it to the City. We are committed to addressing and understanding any issue that may arise from the proposal, therefore, an open dialogue will continue.

Attachments:

- Citywide & Sahuaro District Interested Parties Notification List
- Property Owners List & Map (within 300' of Subject Property)
- Neighborhood Meeting Notification Letter, sent April 10, 2023





April 10, 2023

RE: Modern Stay-StayAPT; NWC of W. Camino San Xavier & N. 73rd Avenue, Glendale, Arizona 85308; Conditional Use Permit Application 23-04

Dear Neighbor:

Our Firm submitted a Conditional Use Permit (CUP) application for approximately 1.9 acres generally located at the northwest corner of West Camino San Xavier and North 73rd Avenue identified by the Maricopa County Assessor's Office by parcel number 200-44-738H (the "Property").

The Property is vacant, has been passed over for in the past, and is one of the last vacant parcels remaining in the Arrowhead Towne Center area. The approval of the CUP will allow for the first StayAPT hotel development in the western United States (U.S.). StayAPT has successfully operated franchised hotels in the eastern U.S. and has selected the City of Glendale for its first location in the western U.S. StayAPT provides hotel accommodations that are purposefully designed with attention to the details of everyday living. The Applicant 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.

You are invited to a virtual neighborhood meeting to learn more about this project, which will be conducted during the date and time below. During this time, we will be available to answer any questions you may have.

Wednesday, April 26, 2023 - 6:00 p.m.
Microsoft Teams – Virtual Meeting

Link to join virtual meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 266 231 109 720

Passcode: TE5RV5

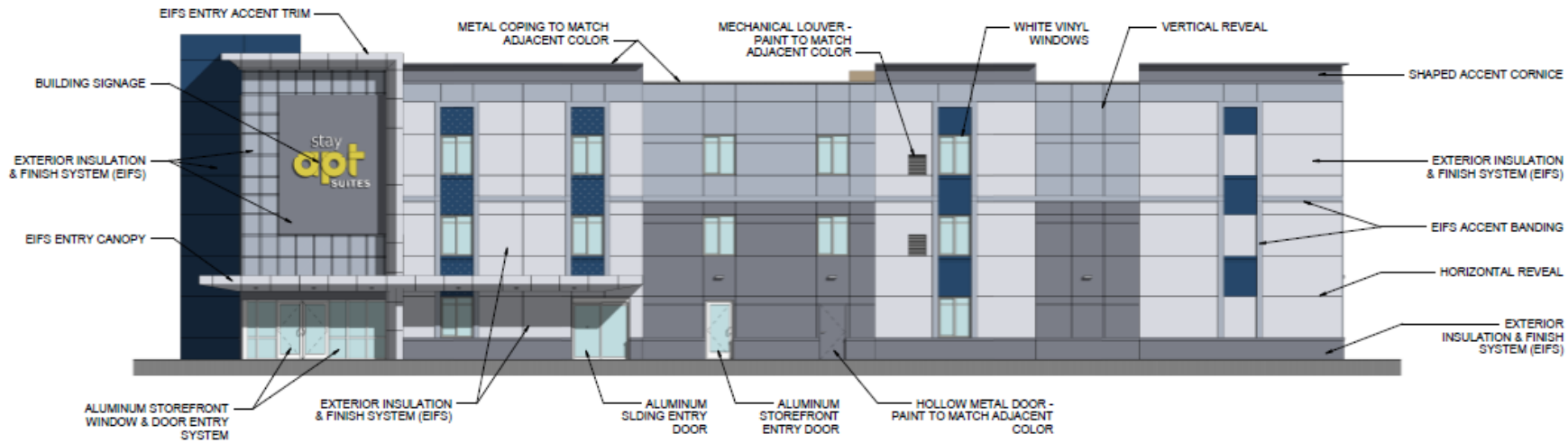
***** We recommend that you download the Microsoft Teams application at least 45 minutes prior to meeting and make sure you can connect to the meeting. If you have any issues with connecting to the virtual meeting, please call 602-452-2712 ******

Your input is welcome regarding the proposed development. If you have any questions regarding the CUP Applications, please call or email me your questions at (602) 452-2712 or sta@tblaw.com. You may also contact Matthew Taylor with the City of Glendale at (623) 930-2805 or mtaylor@glendaleaz.com.

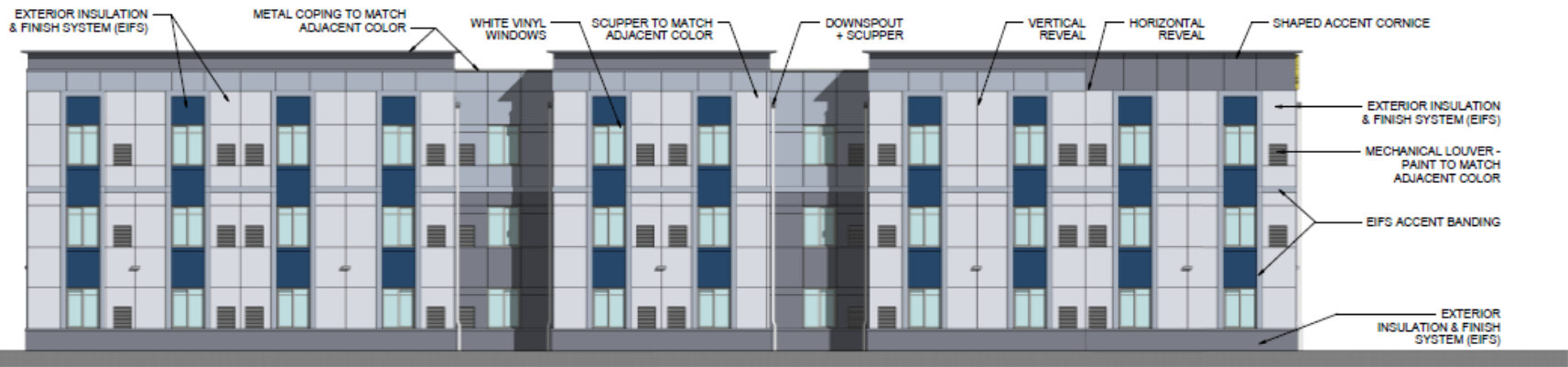
A copy of the CUP Application and accompanying Project Narrative detailing the request are on file with the City of Glendale Planning Department. Hearings before the Glendale Planning Commission will be scheduled by City Staff in the future. You should receive a subsequent mailing identifying the date and location of those hearings when they are scheduled.

Sincerely,

Shaine T. Alleman



① FRONT ELEVATION



② RIGHT ELEVATION



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL