



Modern Stay – StayAPT Conditional Use Permit CUP23-04

Planning Commission Hearing – June 22, 2023

Matthew Taylor
Senior Planner





Request

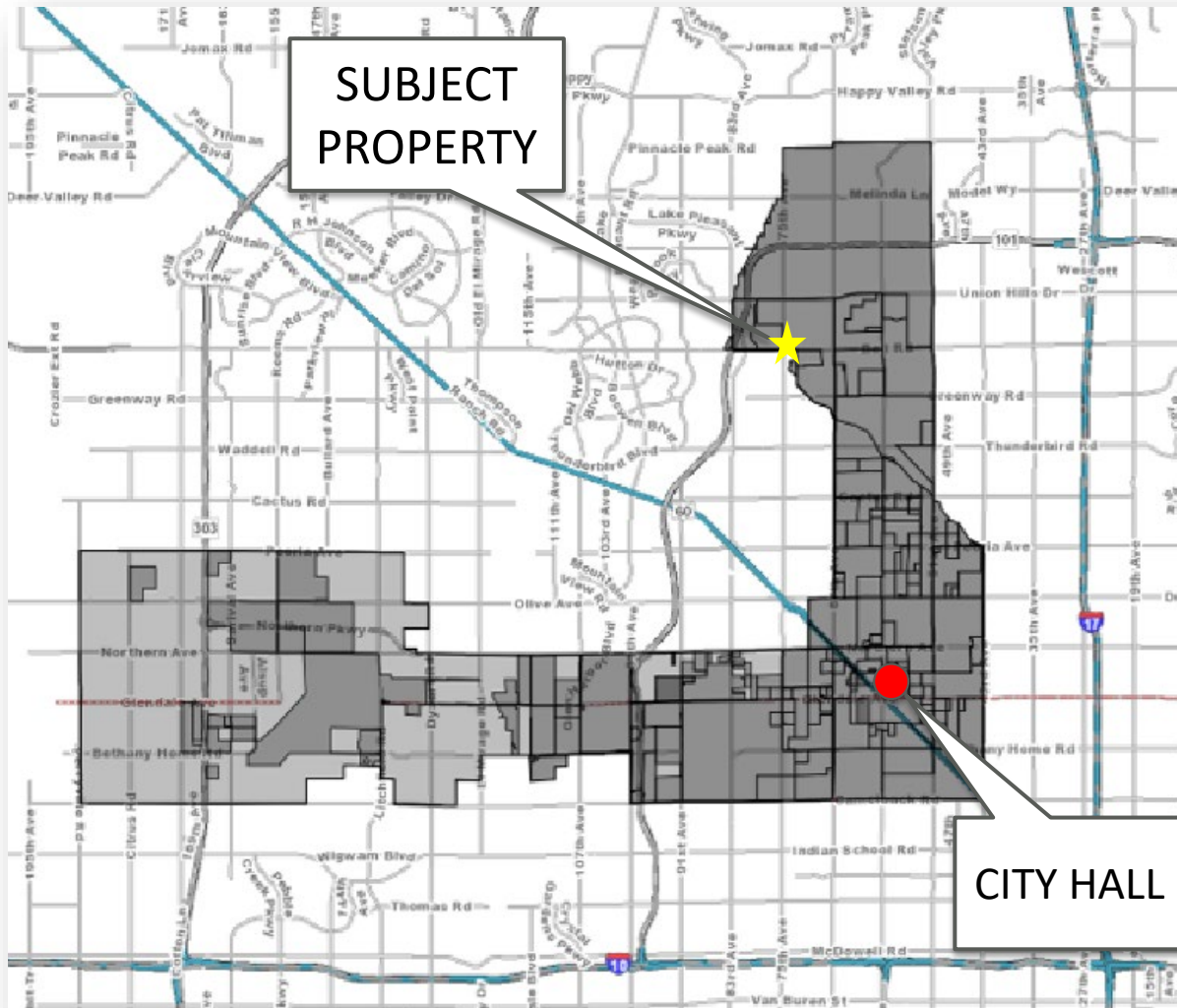
Planning Commission approval of Modern Stay – StayAPT hotel with stipulations.

Applicant / Owner:

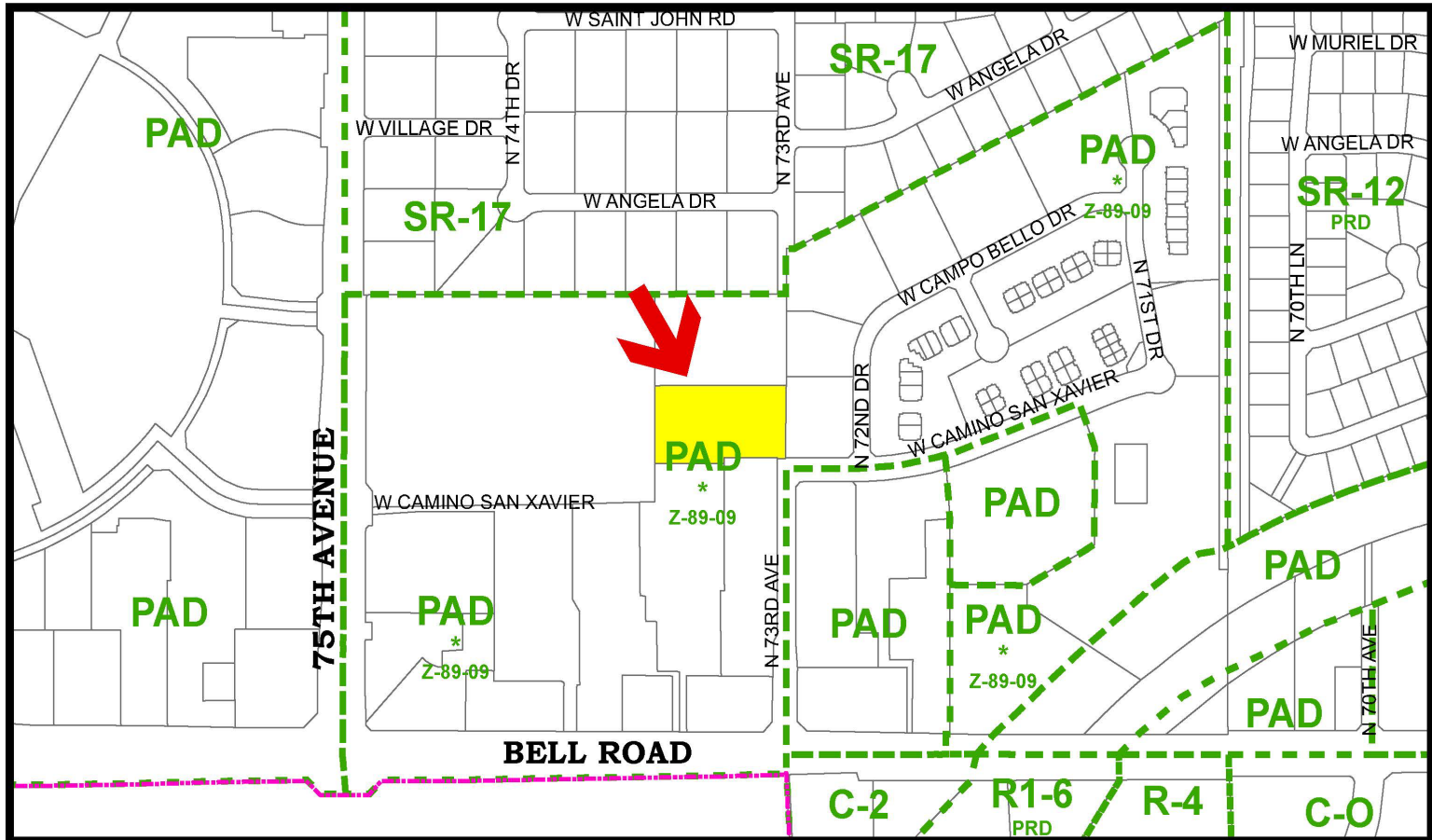
Shaine Alleman, Tiffany & Bosco, P.A. / E&V Investments, LLC

Vicinity Map

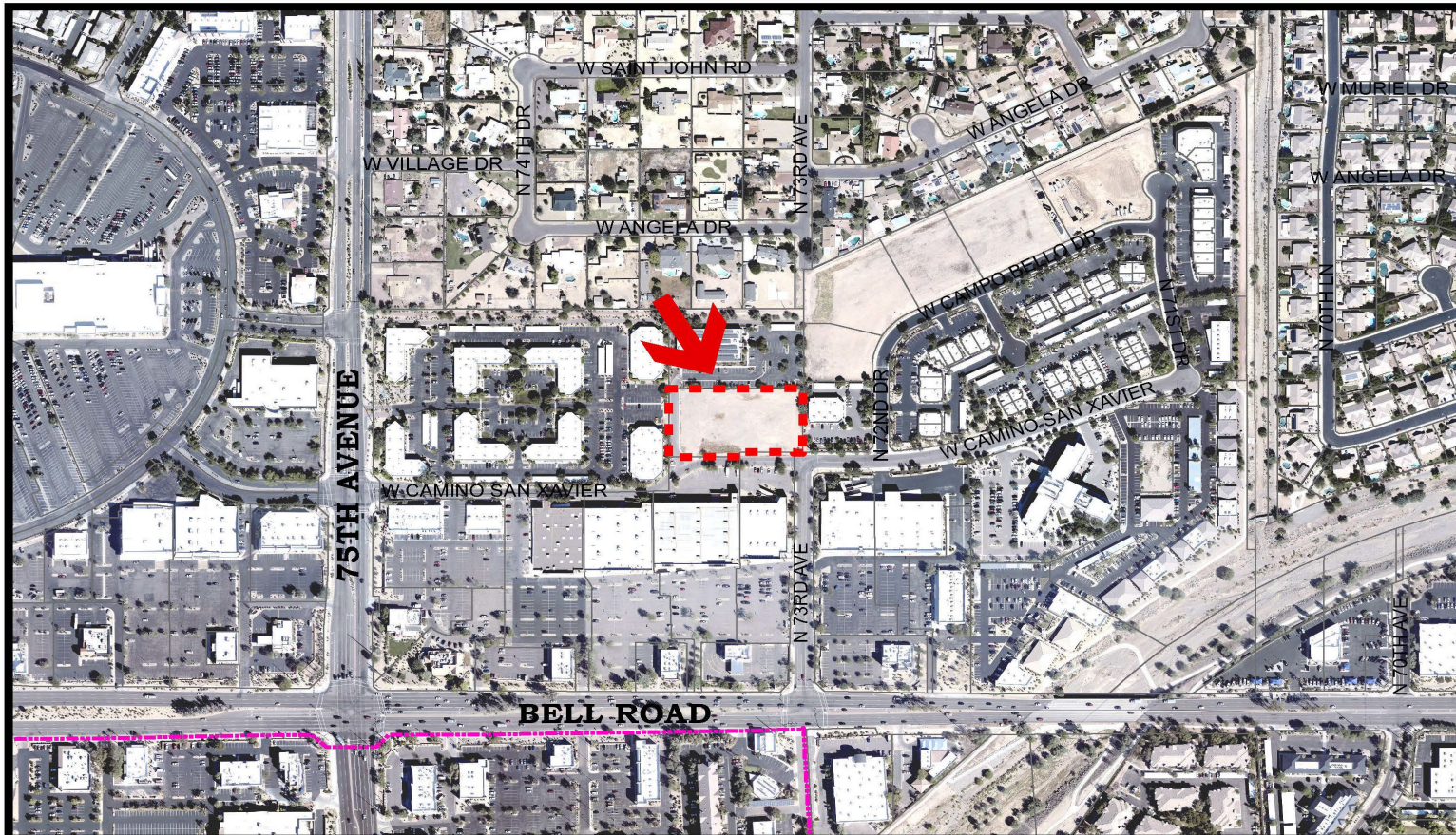
NWC OF
NORTH 73RD
AVENUE &
WEST
CAMINO SAN
XAVIER



Zoning Map



Aerial Map



Aerial Date: October 2021

Project Details

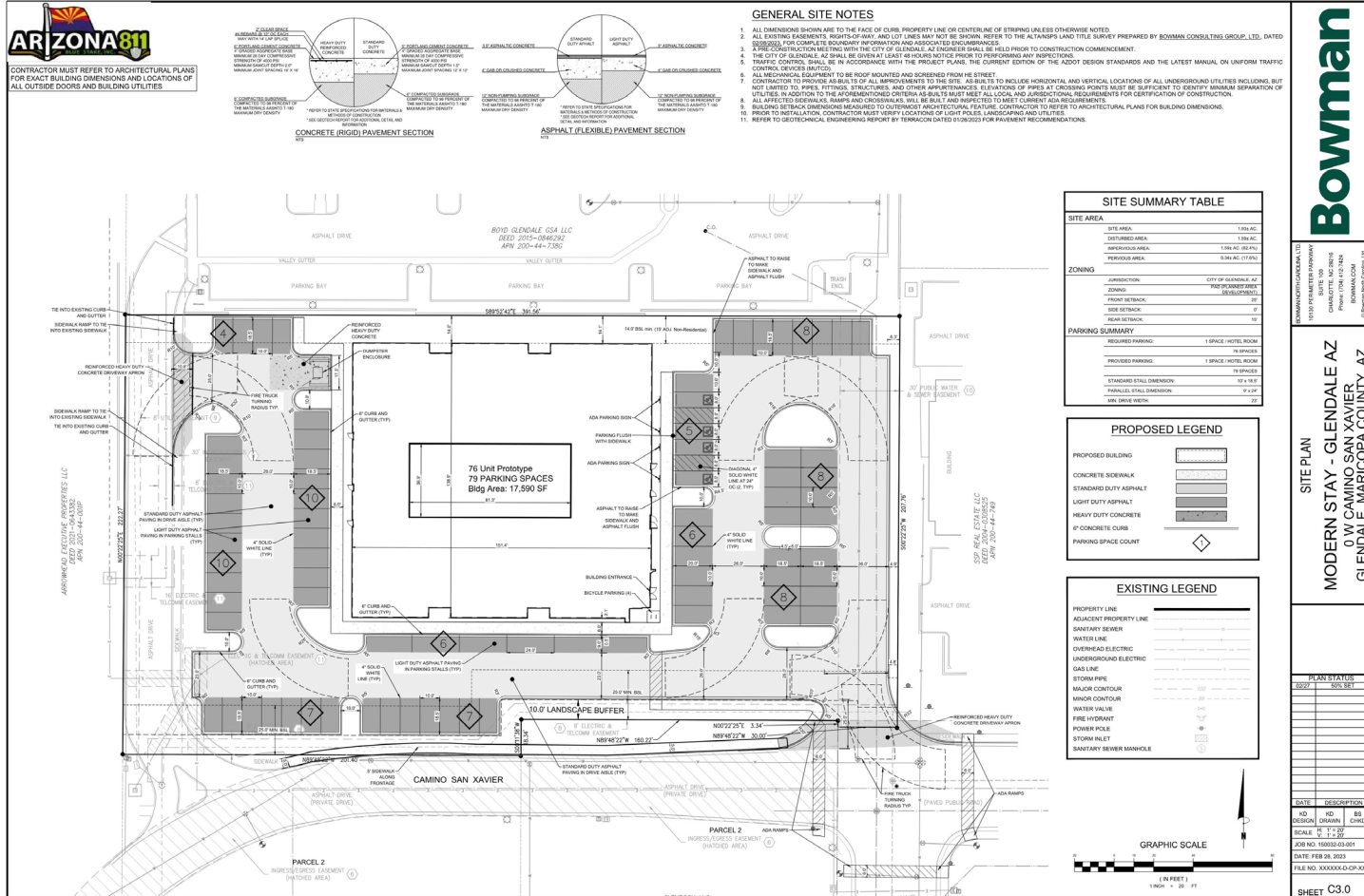




Project Details

- Zoning and General Plan
- Property Information
- Project Summary

Site Plan



Bowman

10100 FARMER PARKWAY
GLENDALE, AZ 85305
PH: 602.437.4374
WWW.BOWMAN.COM

SITE PLAN
MODERN STAY - GLENDALE AZ
0.1 W/ CAMINO SAN XAVIER
GLENDALE, MARICOPA COUNTY, AZ



Public Involvement

- Neighborhood notice April 10th
- Neighborhood meeting Apr 26th
- Hearing notices May 26th
- *Arizona Republic* May 31st
- Property posting June 7th

Staff received multiple comments in opposition



Findings & Analysis

- General Plan consistency
- Not detrimental to health, safety, or general welfare; no adverse effects on surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of CUP23-04 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan date stamped May 18, 2023.
2. CUP23-04 approval is specific to Modern Stay – StayAPT hotel as described in the project narrative date stamped March 31, 2023.



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