



September 17, 2020

Development Services Department
Planning Division
215 E. Buffalo St.
Chandler, AZ 85225

Re: 1257 W. Warner Road Rezoning - Narrative

To Whom it may concern,

Our client is requesting a zoning change from PAD for PCO uses to PAD for PCO and Veterinary Clinic uses. The property is 1.23 acres and contains 2 buildings connected by covered walkways. The site is fully landscaped with a variety of trees and shrubs. There are 75 parking spaces (24 covered) on the site. Each building is 5,349.5 square feet for a total building area of 10,791 square feet. The current buildings materials consist of fluted concrete masonry block and stucco with a standing seam metal roof. Both Building "A" and Building "B" are occupied by office space. Building "B" will remain office space and there will be no changes to the existing hours of operation or number of employees. Building "A" will change from an office space to a veterinary clinic. The hours of operation for the new veterinary clinic will be Monday through Sunday from 8:00am until 9:00pm. The veterinary clinic will employ 45 people, although there will no more than 15 employees working at one time. There will be approximately 13 veterinary clients in the building at one time. The requested zoning change will be for the entire site including both building A and building B. Please don't hesitate to contact me if any additional information is needed.

Sincerely,

Colin Campbell
Project Manager

BDA Architecture, P.C.
Building Design for
Animals, LLC
901 Lambertson Pl NE
Albuquerque, NM 87107

(505) 858-0180
(505) 585-0111 Fax
info@bdaarc.com

