



**Veterinary Emergency Group (VEG)
Conditional Use Permit (CUP25-01) - Project Narrative
City of Glendale
March 05, 2025**

I. Introduction

Kimley-Horn and Associates, Inc. are the engineering consultants applying on behalf of the Veterinary Emergency Group (VEG). VEG is a 24-hour emergency veterinary hospital interested in opening a location at 7720 W Bell Road, Suite 100, Glendale, AZ 85308. The site is located adjacent to the Arrowhead Towne Center and is between the intersections of W Bell Rd and N 77th/79th Ave. It is an existing building that was previously occupied by a retail use.

Due to the site being zoned Planned Area Development (PAD) – Arrowhead Towne Center with an underlying General Commercial (C-2) zone, a Conditional Use Permit is required to allow the veterinary hospital use.

II. Applicant's Proposal

This application seeks approval of a Conditional Use Permit to allow the veterinary hospital use. Pursuant to Section 35.2.502 of the City of Glendale Unified Development Code, a veterinary hospital use requires approval of a Conditional Use Permit. This Conditional Use Permit application is for the entire 9,752 SF leasable area as shown on the Site and Floor Plans. This leasable area includes the 6,475 SF build-out portion and the 3,277 SF of unfinished space, which will be used for a potential future expansion of the veterinary hospital or storage.

VEG provides emergency veterinary care 24 hours per day, 365 days per year. When clients and their pets enter VEG doors, the animal is seen by a doctor right away. VEG hospitals are equipped to house the newest veterinary technology to handle emergencies with radiology suites, surgery sites, and in-house diagnostics. All operations are done inside the facility, and clients are able to stay with their pet through all phases of treatment.

This proposed VEG location is anticipated to have 16 to 20 staff members. Staff is on site 24 hours a day and typically 5 to 8 staff members are on site at a time. Busiest time is anticipated to be 6:00 pm to 10:00 pm. Approximately 2 to 3 patients are seen per hour.

The Applicant is excited to bring a 24-hour veterinary clinic operation to the City of Glendale. The intensity of the use is appropriate to serve the residents of Glendale and their pets that may need emergency veterinary care. No residential zones abut the property, and there are no foreseen adverse effects of the use on the surrounding neighborhood. The impact to traffic will be minimal, if any, to the surrounding area. Access points and the on-site circulation layout will remain existing. There are no planned physical exterior changes to the site.

III. Conclusion

The proposed Conditional Use Permit will provide an allowance for necessary emergency veterinary care for Glendale residents that otherwise have limited options for 24-hour emergency care. Accordingly, the Applicant respectfully seeks approval of its proposed use.

Sincerely,

Devon Arnold, Kimley-Horn
Mikayla Feil, Kimley-Horn
Soojin Jang, Kimley-Horn