



Citizen Participation Final Report
for
VEG Glendale

7720 W Bell Rd, Suite B, Glendale, AZ 85308
CUP25-01
February 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 B, 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, which includes approval of a Citizen Participation (CP) Plan, 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 leasable area as shown on the Site Plan.

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.

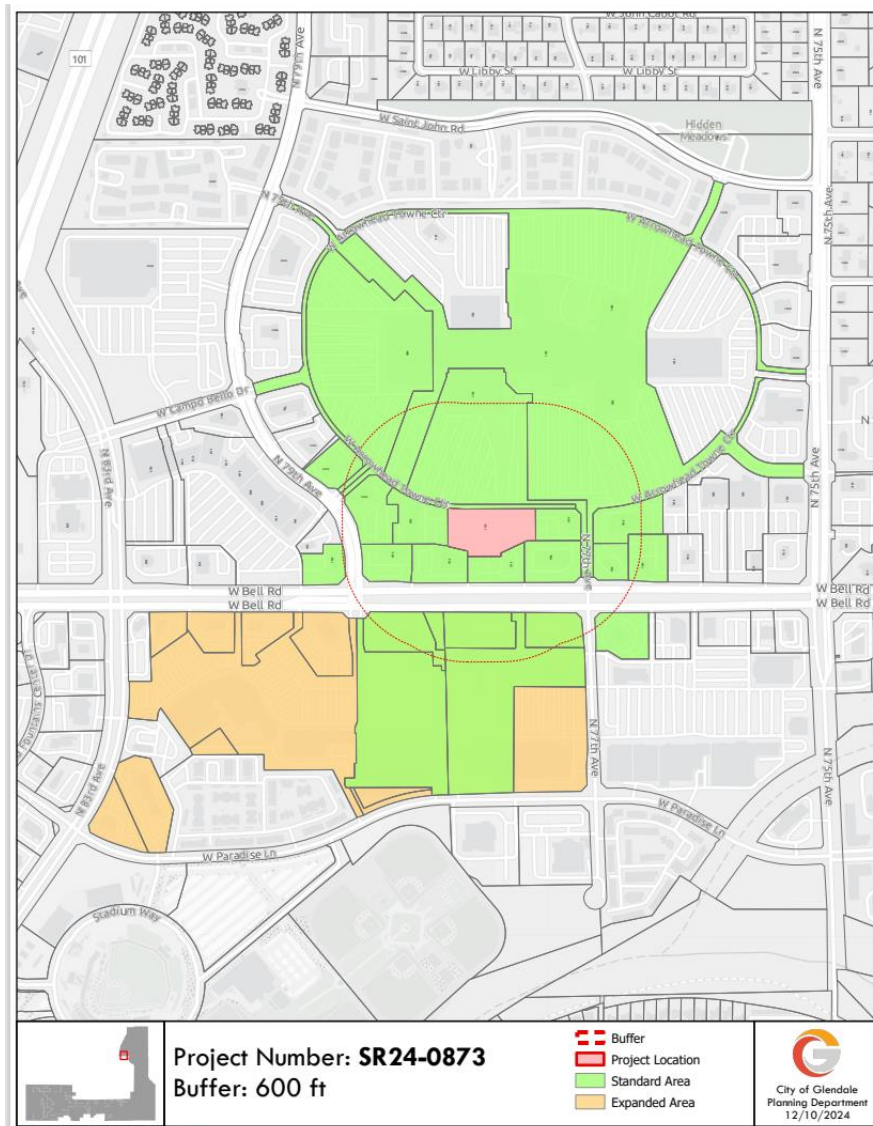
This proposed VEG location is anticipated to have 16 to 20 staff members. Staff is on site 24 hours a day and typically 5 to 8 staff members are on site at a time. Busiest time is anticipated to be 6:00 pm to 10:00 pm. Approximately 2 to 3 patients are seen per hour.

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.

III. Citizen Participation Plan Reflection

The CP Plan detailed the process of mailing letters to potentially affected property owners, neighborhood groups, and interested parties. Elements of the CP Plan included a notification area map (see Appendix A), a list of notified parties (see Appendix B), a copy of the approved notification letter (see Appendix C), an identification of possible public concerns, and methods of collecting and reporting citizen input. The notification letters were mailed on January 20, 2025, and an Affidavit of Mailing was submitted as confirmation (see Appendix D). A total of 75 individuals were notified. No citizen input via mail, phone, or email was returned during the 10-day notification period. We did not receive any feedback regarding issues or problems concerning this proposal and have confirmed with our project planner that they did not receive anything on their end either.

NEIGHBORHOOD NOTIFICATION AREA	
NAME / TYPE OF REQUEST:	VEG Conditional Use Permit
LOCATION:	7720 W Bell Road, Glendale, AZ
REQUEST:	The applicant is requesting approval of a Conditional Use Permit (CUP) by the Planning Commission to allow a veterinary hospital on the property zoned PAD (Planned Area Development).
ZONING DISTRICT: PAD	COUNCIL DISTRICT: Sahuaro
FORMAL APPLICATION SUBMITTED: No	



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Appendix C: Approved Notification Letter (with attached Site Plan)



January 20, 2025

RE: *Veterinary Emergency Group (VEG) – Conditional Use Permit Application*

Dear Neighbor,

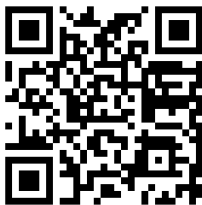
This letter is to inform you that Kimley Horn, on behalf of Veterinary Emergency Group (VEG) is applying for a Conditional Use Permit Application (CUP) with the City of Glendale. The property is located at 7720 W Bell Road, Glendale, AZ 85308 in the Sahuaro council district.

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 leasable area shown on the Site Plan.

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.

VEG proposes to occupy the existing retail suite at 7720 W Bell Road. No exterior improvements besides signage are proposed as part of this application.

A site plan is included with this letter. You may write, email, or call using the contact information provided or by contacting Joseline Castaneda for the City of Glendale at 623-930-2823. Comments must be received by February 03, 2025.



Sincerely,

Soojin Jang, Kimley-Horn

Please contact via:

Mail: See return address on mailing envelope

Email: Soojin.Jang@kimley-horn.com

Phone: 571-438-9213



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

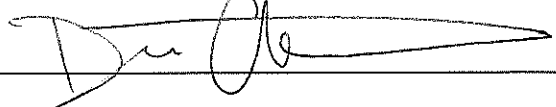
AFFIDAVIT OF MAILING

Case No. (if available) CUP25-01

Project Name: VEG Glendale

I, Devon Arnold (Kimley-Horn) certify that I am the authorized applicant /


representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

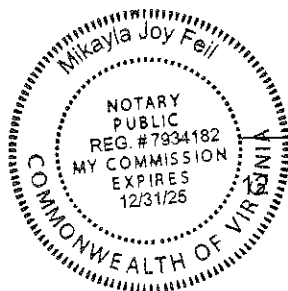
~~STATE OF ARIZONA~~
Commonwealth of Virginia SS.

~~COUNTY OF MARICOPA~~
Fairfax

The foregoing instrument was acknowledged before me this 20th day of January 2025.


Notary Public

My Commission Expires:
12/31/25



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