



VEG Glendale Conditional Use Permit CUP25-01

Planning Commission Hearing – April 24, 2025

**Joseline Castaneda
Planner**





Request

Planning Commission approval of VEG Glendale (CUP25-01) with stipulations.

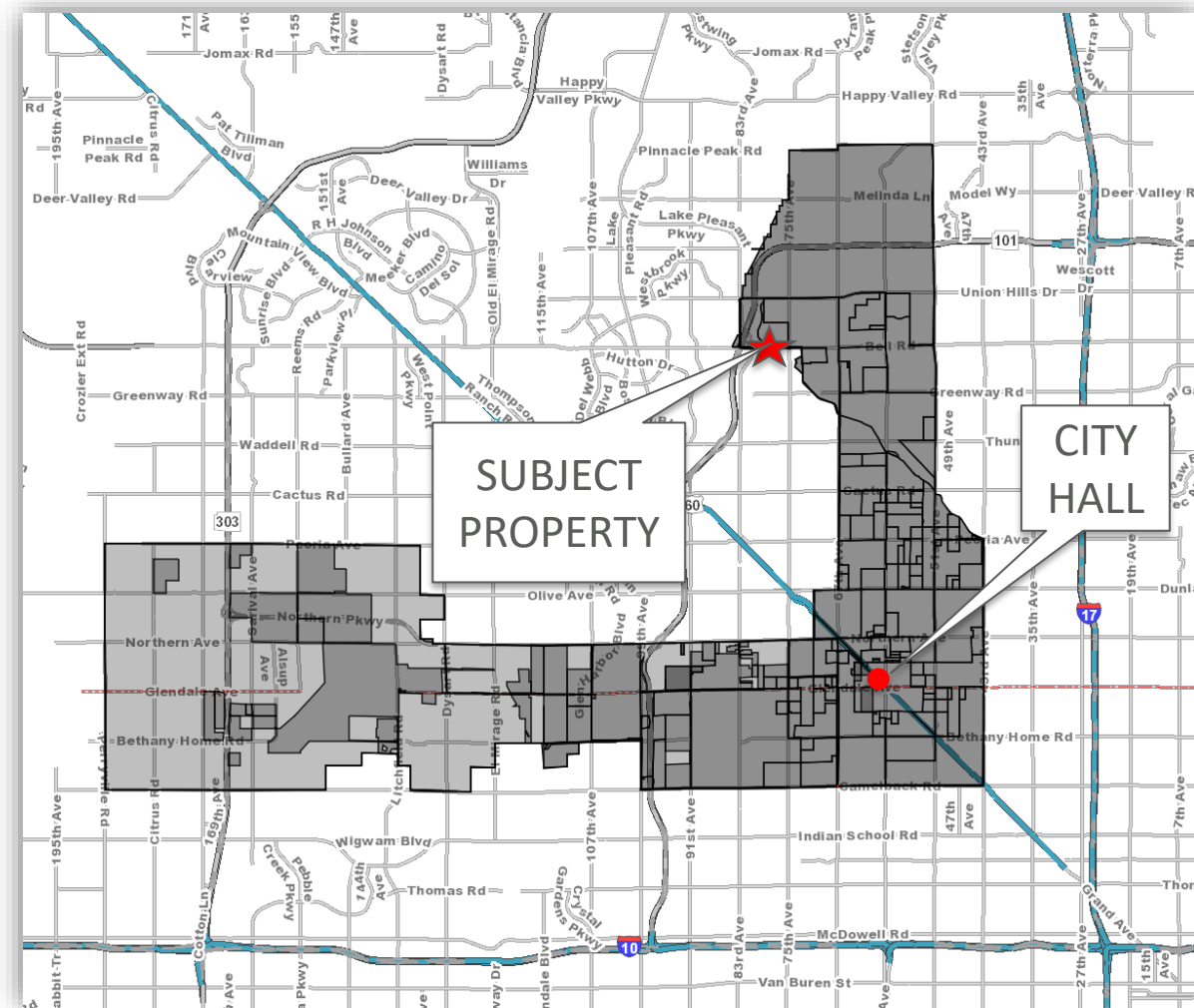
Applicant / Owner:

Devon Arnold - Kimley-Horn / LOJA GLENDALE LLC




Vicinity Map

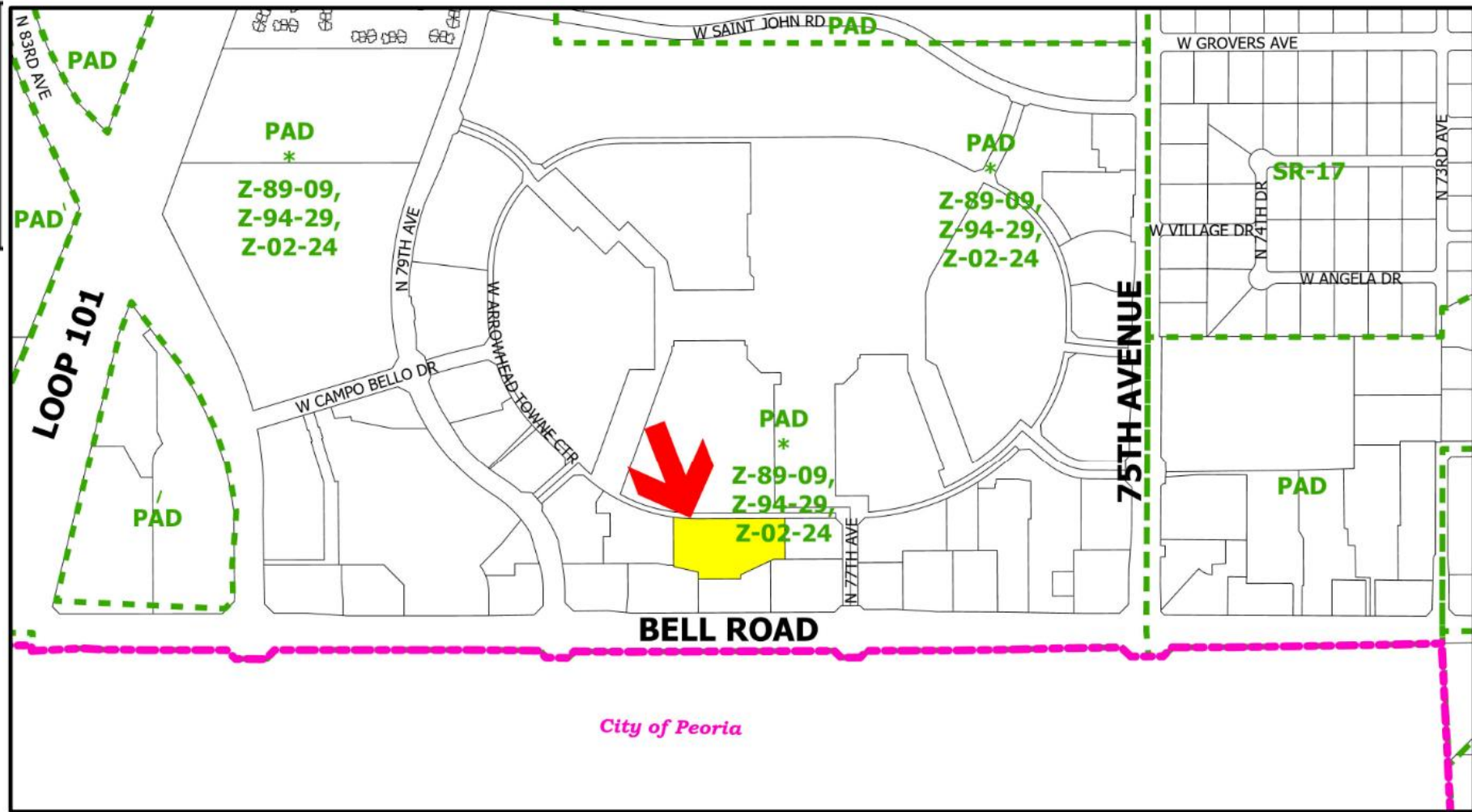
Northwest of
77th Avenue
and Bell
Road



Zoning Map

 **VEG GLENDALE
CONDITIONAL USE PERMIT
(CUP25-01)**

LOCATION
7720 W. BELL ROAD



Aerial Map



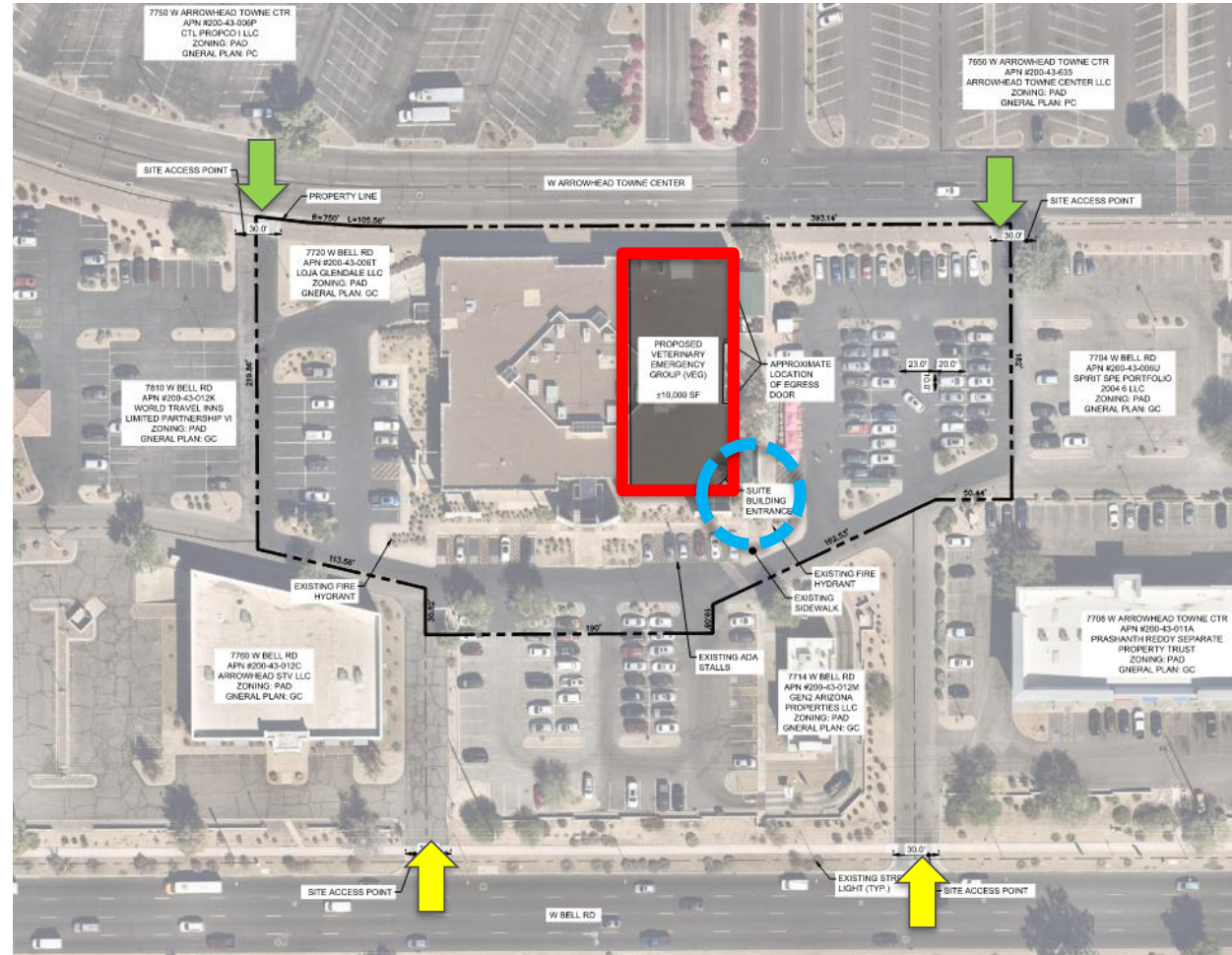


Project Details

- Emergency Veterinary Hospital
- Operate 24 hours, 7 days per week
- 9,752 square foot suite
- Up to 20 staff members, at least 5 are always onsite



Conceptual Site Plan





Public Involvement

- Notices mailed January 20, 2025
- Neighborhood meeting not required
- Hearing notices sent March 28, 2025
- Property posted April 9, 2025



Findings & Analysis

- Consistent with General Plan and Zoning district
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor 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 CUP25-01 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and narrative date stamped March 5, 2025.
2. The use shall meet Supplemental Use Regulations per Section 35.3.103.FF of the UDC (Unified Development Code) and applied at construction plan submittal.



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