

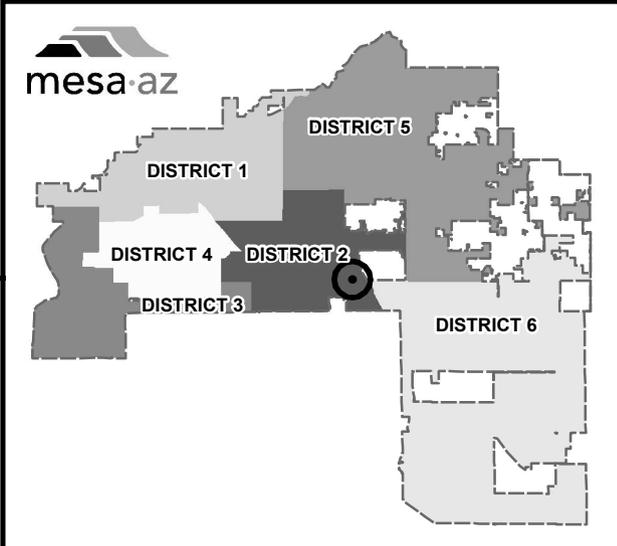
Z14-044

Z14-044

Z14-044

Z14-044

Z14-044



## PLANNING AND ZONING VICINITY MAP

**CASE:**  
Z14-044

**PROJECT:**  
1ST PET VETERINARY CENTERS

**ADDRESS:**  
5404 E SOUTHERN AVE - LOCATED EAST OF HIGLEY ROAD ON THE NORTH SIDE OF SOUTHERN AVENUE

**REQUEST:**  
REZONING FROM OC BIZ TO OC AND SITE PLAN MODIFICATION. THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A VETERINARY OFFICE. (PLN2014-00358)



# mesa·az

## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z14-044 (PLN2014-00358)  
**LOCATION/ADDRESS:** S404 E. Southern Ave.  
**GENERAL VICINITY:** Located east of Higley Road on the north side of Southern Avenue  
**REQUEST:** Site Plan Review and Rezone from OC-BIZ to OC.  
**PURPOSE:** This request will allow for the development of a veterinary office.  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Randy Spencer  
**APPLICANT:** BDA Architecture  
**STAFF PLANNER:** Kaelee Wilson

#### SITE DATA

**PARCEL NUMBER(S):** 141-83-712M  
**PARCEL SIZE:** 1.15± acres  
**EXISTING ZONING:** OC BIZ (Office Commercial with a Bonus Intensity Zone Overlay)  
**GENERAL PLAN DESIGNATION:** O (Office)  
**CURRENT LAND USE:** Vacant

#### SITE CONTEXT

**NORTH:** Existing residential subdivision- zoned RS-7  
**EAST:** Offices- zoned OC  
**SOUTH:** (Across Southern Ave) Existing residential subdivision- zoned RS-9PAD  
**WEST:** (Across 54<sup>th</sup> Street) Existing residential subdivision – zoned RS-6PAD

**STAFF RECOMMENDATION:** Approval with conditions  
**P&Z BOARD RECOMMENDATION:**  Approval with conditions.  Denial  
**PROPOSITION 207 WAIVER SIGNED:**  Yes  No

#### HISTORY/RELATED CASES

November 6, 1978: Annexed into the City of Mesa (Ord. # 1186)  
 June 2, 1986: Rezone from AG to R1-7, C-2 and Conceptual R-3 and R-S for a Development Master plan. (Z86-063)  
 May 21, 1990: Rezone from R1-7 (Conceptual O-S) to C-1 and O-S for the development of a commercial retail center and office building. The applicant tabled this case. (Z89-023)  
 September 22, 2003: Rezone from R1-7 to O-S PAD for the development of an office building. (Z03-030)

December 20, 2007: Rezone from O-S PAD to O-S BIZ and Site Plan Modification for a hospice facility.  
(Z07-121)

#### **PROJECT DESCRIPTION/REQUEST**

This is a request for Site Plan Review, and rezoning of a 1.15 acre site from Office Commercial with a Bonus Intensity Zone (OC-BIZ) to Office Commercial (OC) to accommodate a veterinary office building. The building will be approximately 8,740 square feet and will be constructed at the fifteen foot setback line along Southern Avenue. The veterinary office offers a 24 hour Emergency care, general practice services, physical therapy and surgery. There is also an outdoor yard on the south elevation for the animals that are under the care of the veterinary center. The outdoor yard will be a substantial distance from any residential use so dogs that are outdoors should not negatively impact any neighbors.

This Bonus Intensity Zone (BIZ) overlay was added to the property in 2007 as part of case Z07-121 to accommodate deviations from code. The majority of the deviations were related to foundation base and landscaping requirements. As proposed, the veterinary office meets all of the code requirements; thus, the BIZ overlay is no longer needed.

Elevations and landscaping were discussed by the Design Review Board at their June, 4<sup>th</sup> 2014 work session. Overall the Board was supportive of the design of the building and only had several comments concerning the sign and internalizing the downspouts. The Board's comments will not impact the site plan.

#### **NEIGHBORHOOD PARTICIPATION**

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list of all property owners within 1,000 feet of the site and HOA's and neighborhood contacts within a mile. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and the Planning & Zoning Board Hearing date.

The applicant has received one response to the letters of notification. The neighbor informed the applicant there was a spelling error on the site plan and did not mention a concern for the project.

#### **CONFORMANCE WITH THE GENERAL PLAN**

The adopted Mesa 2025 General Plan designates this site as Office (O). The intent is to encourage office developments to serve as a buffer between arterial roadways and residential uses. The veterinary office serves as a transitional buffer between Southern Avenue and adjacent residential homes.

**Goal LU-4:** *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*

**Objective LU-4.2** *Encourage the development of commercial type uses that support a fiscally sound community.*

**STAFF ANALYSIS:**

Staff has concerns about the size of the trees the applicant is proposing to plant along all property lines. Per 11-33-3-6, a minimum of twenty-five percent of the trees shall be 36 inch box, fifty percent shall be 24 inch box and no trees shall be smaller than fifteen inch box when adjacent to roadways. Per 11-33-3-B, all of the trees adjacent to the residential uses to the north shall be 24 inch box. Per 11-33-3-B-2, fifty percent of all of the trees along the east property line should be 24 inch box. The applicant is proposing all fifteen inch box trees. Staff is adding a condition of approval to address this concern which will require all the trees to comply with code requirements.

The project is well designed and will transform a lot that has been vacant for many years. Staff recommends approval of the case with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the project narrative and as shown on the plans and elevations submitted.
2. Compliance with all conditions of the Design Review approval, DR14-018.
3. Compliance with all City development codes and regulations.
4. All landscape material sizes shall be in conformance with Section 11-33-3 of the Zoning Ordinance.



**Owner**

MR. RANDY SPENCER, D.V.M.  
1233 W. WARNER ROAD  
CHANDLER, AZ 85224  
PHONE: (480) 732-0018

**Architect**

BDA ARCHITECTURE  
901 LAMBERTON PL. NE  
ALBUQUERQUE, NM 87107  
PHONE: (505) 858-0180  
FAX: (505) 858-0111  
E-MAIL: info@bdaec.com

**Retention Calculations**

**Required Retention Basin 'A'**

On-site Weighted Run-off Coefficient

Surface	C	Area (A)	C*Area (A')
Roof	0.85	8,985	8,422
Asphalt Pavement	0.65	8,840	5,746
Concrete/Gravel	0.65	5,827	3,788
Desert L.S. (2"-3" Thick, 3/4" Gravel 40% voids)	0.70	14,578	10,205
Landscape Turf Areas	0.15	0	0
<b>Totals</b>		<b>38,019</b>	<b>28,060</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.83$$

On-site Weighted Run-off Coefficient for 8th Street

Surface	C	Area (A)	C*Area (A')
Asphalt Pavement	0.65	7,359	4,782
Concrete/Gravel	0.65	2,987	1,942
Desert L.S. (see underlain)	0.70	0	0
<b>Totals</b>		<b>10,346</b>	<b>6,724</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.85$$

**Required Retention Volume**

Design Storm: 100-yr, 3-hr, @ 2.2712" (per NOAA Atlas 14 Peak Exceedance Frequency Estimates)

On-Site Area	38,019
V <sub>100yr, 3hr</sub> = C <sub>w</sub> x d x A = 0.83 x 0.183 x 38,020 =	5,818
On-Site Area	10,346
V <sub>100yr, 3hr</sub> = C <sub>w</sub> x d x A = 0.85 x 0.183 x 10,346 =	1,748
<b>Total Volume Required</b>	<b>7,566</b>

**Required Retention Basin 'B'**

On-site Weighted Run-off Coefficient

Surface	C	Area (A)	C*Area (A')
Roof	0.85	0	0
Asphalt Pavement	0.65	10,401	6,861
Concrete/Gravel	0.65	1,629	1,059
Desert L.S. (2"-3" Thick, 3/4" Gravel 40% voids)	0.70	8,871	6,210
Landscape Turf Areas	0.15	0	0
<b>Totals</b>		<b>21,001</b>	<b>14,130</b>

$$C_w = \frac{\sum C \cdot A}{A_t} = 0.79$$

**Required Retention Volume**

Design Storm: 100-yr, 3-hr, @ 2.2712" (per NOAA Atlas 14 Peak Exceedance Frequency Estimates)

On-Site Area	21,001
V <sub>100yr, 3hr</sub> = C <sub>w</sub> x d x A = 0.81 x 0.183 x 21,001 =	3,190
<b>Total Volume Required</b>	<b>3,190</b>

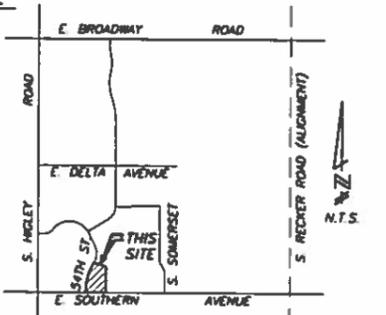
**1ST PET VETERINARY CENTER**

**Designated Retention Basin A (Surface Retention)**

Contour Elevation	Area	Volume	Basin Volume
1324.8	4.48	3,857	
1323.8	1.55		3,857
<b>Total Retention Volume</b>			<b>3,857</b>
<b>Total Surface Retention Volume</b>			<b>3,857</b>

**Designated Retention Basin B (Surface Retention)**

Contour Elevation	Area	Volume	Basin Volume
1326.25	4.27	642	
1325	3.27	1,986	
1323	650		2,828
<b>Total Retention Volume</b>			<b>2,828</b>
<b>Total Surface Retention Volume</b>			<b>2,828</b>



**Vicinity Map**

**Legend**

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- Exist AC Pavement
- Exist Concrete
- W Water Line
- SS Sanitary Sewer Line
- E Electric Line
- OHE Overhead Electric Line
- OP Power Pole
- SL Street Light
- TSP Traffic Signal Pole
- TS Traffic Sign
- ET Electrical Transformer
- CB Cable Box
- TR Telephone Riser
- SM Sanitary Sewer Manhole
- SD Storm Drain Manhole
- WV Water Valve
- FH Fire Hydrant
- WM Water Meter
- BWP Backflow Prevention Device
- ICV Irrigation Control Valve Box
- Fd Found
- B.C. Brass Cap
- M.H. Manhole
- T Township
- R Range
- Sec. Section
- Cor. Corner
- Dkt. Docket
- Doc. Document
- Pg. Page
- R/W Right-of-Way
- I.D. Identification
- C.D.M. City of Mesa
- P.U.E. Public Utility Easement
- P.U.F.E. Public Utility & Facilities Easement
- L.S. Land Surveyor
- M.C.R. Maricopa County Recorder
- Easement
- C.V.A.E. Controlled Vehicular Access Easement

**Benchmark**

CITY OF MESA BRASS TAG LOCATED ON THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF HIGLEY ROAD & SOUTHERN AVENUE (ELEVATION = 1318.58 (MWD 88 DATUM))

**Area:**

NET AREA: 1.154 Ac. (50,261 S.F.±)  
Net Area Excludes R/W

**CURVE TABLE**

NUMBER	RADIUS	DELTA	LENGTH
C1	25.00'	41°05'02"	17.83'
C2	25.00'	53°07'48"	23.18'

P:\140420-1st Pet Veterinary Centers\Drawings\Preliminary\Drawings\140420PreCDbase.dwg  
Jun 16, 2014 - 2:41pm

REVISIONS:

**PRELIMINARY GRADING & DRAINAGE PLAN**  
**1ST PET VETERINARY CENTERS**  
5404 E. SOUTHERN AVENUE



**Standage & Associates, Ltd.**  
Consulting Engineers  
409 S. El Dorado  
Mesa, Arizona 85202  
(480) 892-8080

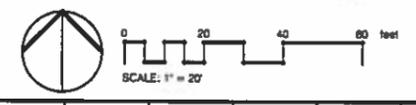
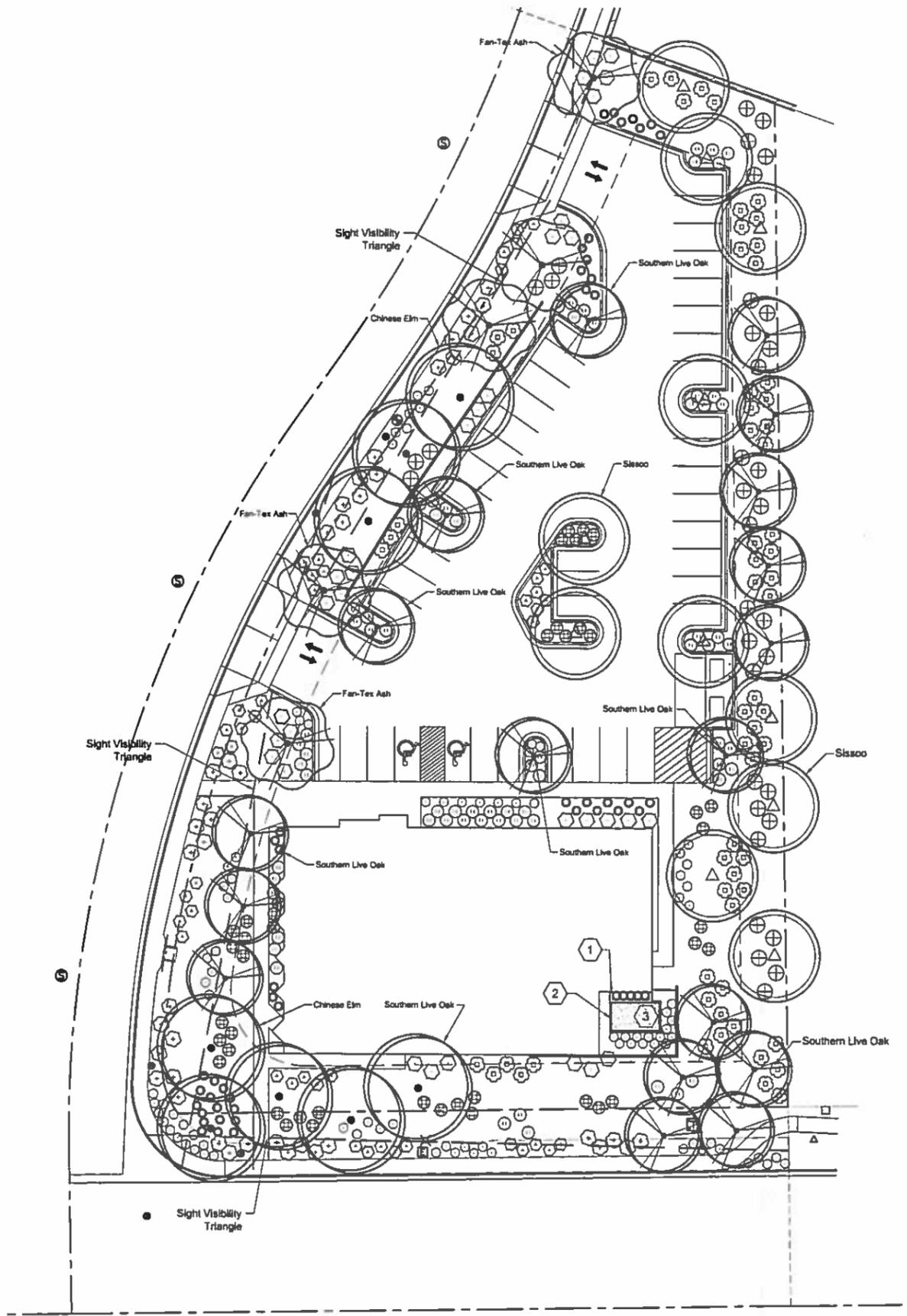
SHEET: 1  
OF: 1  
PROJECT NO.: 140420  
SCALE: 1" = 20'  
DATE: 6/16/14  
DRAWN BY: WHS/BWB

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
	Daibergeria sissou / Sissoo	15 gal	11
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	15 gal	5
	Quercus virginiana / Southern Live Oak	15 gal	15
	Ulmus parvifolia / Chinese Elm	15 gal	5
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	Calliandra californica / Red Baja Fairy Duster	5 gal	42
	Convolvulus creorum / Bush Morning Glory	5 gal	44
	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal	52
	Lantana camara 'Gold Mound' / Gold Mound Lantana	5 gal	54
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 gal	63
	Muhlenbergia capillaris 'Regal Mist' TM / Misty	5 gal	50
	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 gal	36
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 gal	42
	Ruellia peruviana / Wild Petunia	5 gal	65
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
	Cynodon dactylon 'TifGrand' / Shade Tolerant Bermuda Grass	flat	143 sf

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY.
	INSTALL NEW 18 INCH SEAT WALL	
	NEW SIX INCH MOW STRIP	
	INSTALL TIFGRAND SHADE TOLERANT SOD	



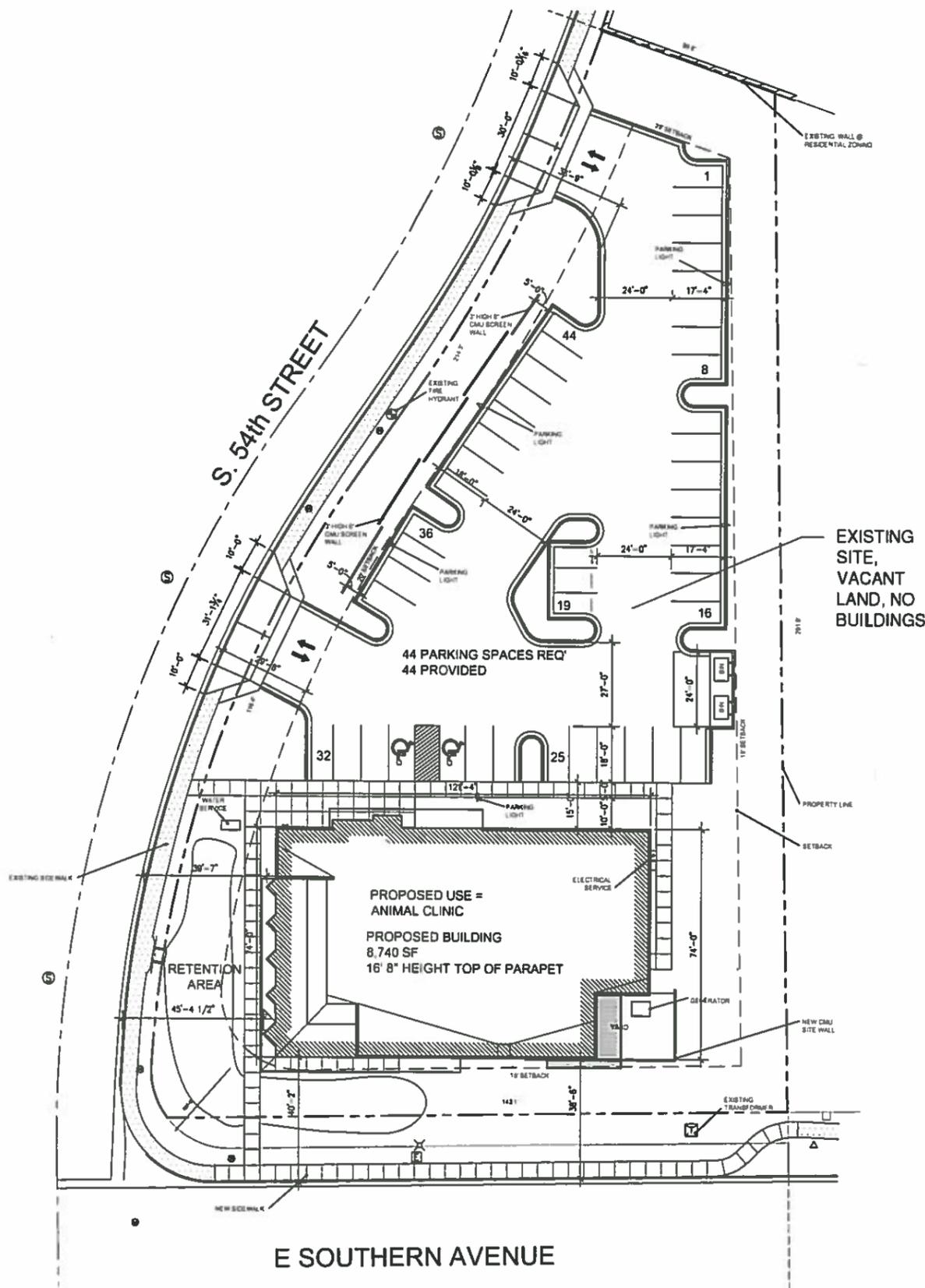
**1ST PET VETERINARY CENTERS**  
5404 E. SOUTHERN AVE., MESA, ARIZONA



Mark & Date (D-M-Y)  
\_\_\_\_\_  
\_\_\_\_\_  
Project Number  
2313-38  
Sheet Title:  
**PRELIMINARY  
LANDSCAPE  
PLAN**

Sheet:  
**L1.0**

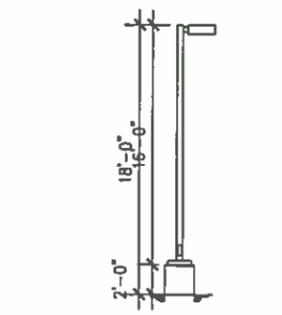
Exec Date: June 26, 2014, 5:30 PM, Cdm  
 Plot Date: August 13, 2014, 4:51 PM  
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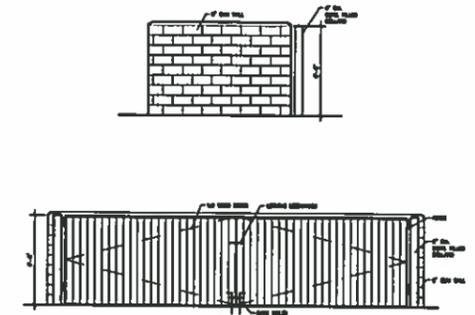
**2 ARCHITECTURAL SITE PLAN**  
 1" = 20'-0"



**1 VICINITY MAP**



**3 PARKING LIGHT**  
 3/16" = 1'-0"



**3 TRASH ENCLOSURE**  
 3/16" = 1'-0"

**PROJECT DATA**

**ZONING**  
 EXISTING ZONING = OC-BIZ  
 PROPOSED ZONING = OC  
  
**ADJACENT PROPERTY ZONING**  
 NORTH = R-7  
 WEST = R-6  
 SOUTH = R-9  
 EAST = OC

**AREAS**  
 SITE GROSS AREA = 50,258 SF  
 PROPOSED BUILDING AREA = 8,740 SF  
 SITE NET AREA = 41,608 SF  
  
 SITE AREA = 1.154 ACRES

**NOT FOR CONSTRUCTION**

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**ARCHITECTURAL SITE PLAN**

REV	DATE	DESCRIPTION

**REVIEWS**

INITIALS	DATE	REVISION

SPENCER  
 PROJECT NO: 1315  
 DRAWN: [blank]  
 DATE: 06/19/14  
**AS101**  
 OF

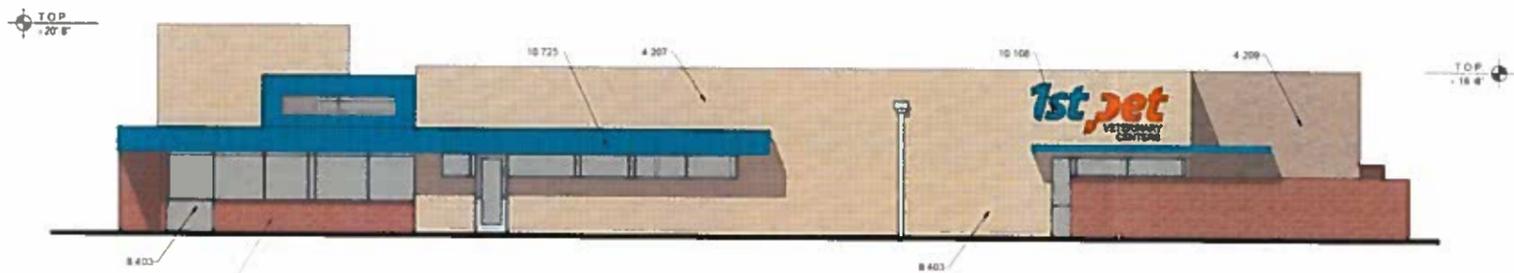
3DA  
 3DA ARCHITECTURE PC  
 5404 E. Southern Avenue  
 Mesa, Arizona 85206  
 Randy Spencer, D.V.M.  
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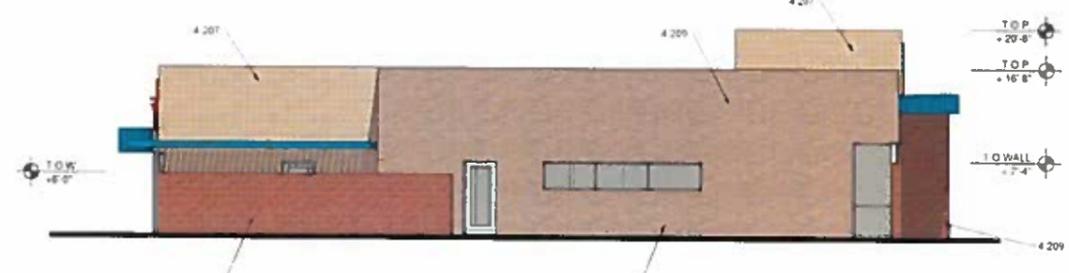
Sheet Date: May 2, 2014 11:10 AM - JSP/rev  
 Drawing Name: C:\projects\2014\1315\1315\_Schematic\BDA\_2014\2014 Exterior Elevations.dwg



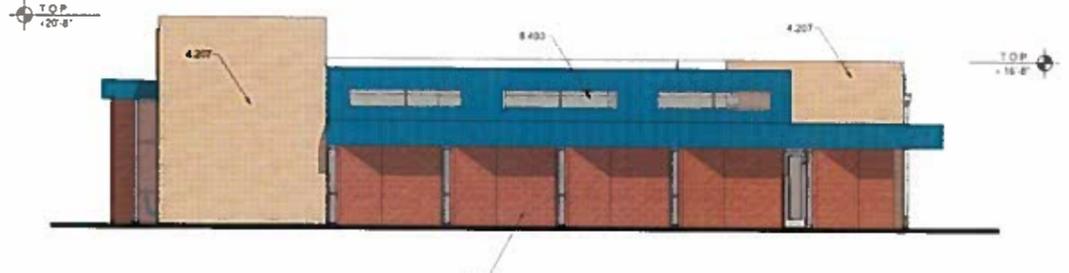
**F3 NORTH ELEVATION**  
 1" = 1'-0"



**E3 SOUTH ELEVATION**  
 1" = 1'-0"



**C3 EAST ELEVATION**  
 1" = 1'-0"



**A3 WEST ELEVATION**  
 1" = 1'-0"

**REFERENCE KEYNOTES**

- DIVISION 04 - MASONRY**
- 4.200 UNIT MASONRY
  - 4.205 - 8" CONCRETE MASONRY UNIT ACCENT COLOR COLOR 2
  - 4.207 - SCORED FACE CONCRETE MASONRY UNIT COLOR 3
  - 4.209 - SPLIT FACE CONCRETE MASONRY UNIT FIELD COLOR 1
- DIVISION 08 - OPENINGS**
- 8.400 - STOREFRONTS, CURTAIN WALLS AND ASSEMBLIES
  - 8.401 - STOREFRONT SYSTEM
  - 8.403 - STOREFRONT WINDOW SYSTEM
  - 8.405 - NEW STOREFRONT WINDOW
- DIVISION 10 - SPECIALTIES**
- 10.100 - DISPLAY AND SIGNAGE
  - 10.108 - LOGO SIGN - O.F.C.I.
  - 10.700 - EXTERIOR
  - 10.725 - CANOPY METAL PANEL

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**EXTERIOR ELEVATIONS**

REV #	DATE	COMMENTS
REVISION		

INITIALS	REVISIONS
BDA DSGN REV	
BDA TECH REV	

SPENCER  
 PROJECT NO: 1315  
 DRAWN DS  
 DATE: 5/5/2014  
**A201**  
 OF

981 Lumberton Pl, NE  
 Albuquerque, NM 87117  
 Phone: (505) 998-6100  
 Fax: (505) 998-6111  
 Email: bda@bdaarch.com

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**1ST PET VETERINARY CENTERS**

5404 E. Southern Avenue  
 Mesa, Arizona 85206  
 Randy Spencer, D.V.M.  
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August 19, 2014

## **Project Narrative**

### **1<sup>st</sup> Pet Veterinary Centers – Mesa Building Project**

5404 E. Southern Avenue  
Mesa, Arizona 85206

1<sup>st</sup> Pet Veterinary Centers seeks to construct a new veterinary hospital at 5404 E. Southern Ave. Our veterinary hospital is currently located in the Entrada Professional Complex at 1423 S. Higley Road, Suite 102. We are a 24 hour veterinary hospital that provides emergency pet care and general practice care to pets and their owners in Mesa and Gilbert 365 days a year. Our current 2700 square foot facility has become inadequate for our needs and so we seek to move into a larger facility. We have two other 24-hour hospitals – in Chandler and in North Phoenix. Our website is: [www.1stpetvet.com](http://www.1stpetvet.com)

In order to build at this location, we need to eliminate the BIZ designation that is currently an overlay to the OC zoning.

We have a great working relationship with the City of Mesa Police Department and are often utilized by them to drop off stray pets in the middle of the night so they can be disbursed to appropriate facilities during normal working hours.

We have a veterinarian and trained veterinary staff in hospital 24 hours a day to provide the very best in patient care for those who need it. This new facility will increase our capacity to serve the pets and the public. We believe that it will allow us to grow and add 30-50 additional employees over the next 5 years. We will provide the following services:

- 24 Hour Emergency Care
- General Practice Services
  - Sick and injured pet care
  - Vaccinations
  - Preventative care
  - Spay and Neuter
  - Dentistry
- Physical Rehabilitation (Physical Therapy) for pets
- Surgery and Internal Medicine

We will not be providing grooming or boarding services at this location. The only pets we house are those that are sick or are on medical treatments and these are kept in the interior of the building.

We believe it will be a service and facility that will reflect well on the City of Mesa.

Respectfully,

Randy Spencer, DVM

## 1<sup>st</sup> Pet Veterinary Centers Citizen Participation Report

August 19, 2014

The citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for 1<sup>st</sup> Pet Veterinary Centers were notified of our project and to contact us by phone or email if they have any questions or concerns. This site is located at 5054 E. Southern Avenue east of Higley and on the north side of Southern.

Thus far, there have been no phone calls and only one email. The substance of that email referenced a misspelling on the site plan and follows in its entirety:

**"Hello Doc spencer. Im a resident behind the 54th street and southern land that your going to build on. I got in the mail a copy of the drawing for your new place. After reading over it I seen a word that was spelled wrong so I didnt know if that would affect your plans to be approved. So I called the people in new mexico that did the drawing for you and explained to them and they said they would fix the issue. The word Im talking about is retention and they have it as retension. Its on the drawing on the sw corner behind the bldging. Im just letting you know in case they have something to say about it. Im just thinking you pay good money for the drawings so at least someone proof read them and make it right. Well good luck.**

**Randall szmanesky"**

My response was as follows:

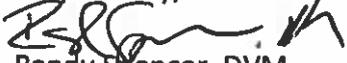
"Mr. Szmanesky,

Thanks so much for your attention to that detail. I appreciate it and will make sure it is corrected.

Randy Spencer, DVM  
1st Pet Veterinary Centers"

If there are any more comments from those citizens and others notified, we will provide those to the City of Mesa as they come in.

Respectfully,

  
Randy Spencer, DVM  
1<sup>st</sup> Pet Veterinary Centers

1<sup>st</sup> Pet Veterinary Centers  
Citizen Participation Plan  
July 31, 2014

Date: July 31, 2014

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for 1<sup>st</sup> Pet Veterinary Centers. This site is located at 5054 E. Southern Avenue east of Higley and on the north side of Southern. This is a site review. This plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Dr. Randy Spencer  
1233 W. Warner Rd.  
Chandler, AZ 85224  
480-732-0018  
email: [drspencer@1stpetvet.com](mailto:drspencer@1stpetvet.com)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on April 14, 2014 at 9:00am. Staff reviewed the application and asked us to participate in a Design Review on June 4, 2014 and to notify the surrounding neighborhood of this meeting.

**Design Review Board:** The Design Review Board met on June 4, 2014. Only one neighbor attended this meeting and she was very favorable toward the project.

**Action Plan:**

1. Develop a contact list of the following:
  - a. All interested neighbors within 1,000 feet
  - b. All registered neighborhood associations within one mile.
  - c. Homeowners Associations within one half mile
  - d. Businesses within one half mile
  - e. Interested parties that have been identified by the City of Mesa
2. Send out notification
3. Respond to interested neighbors

**Schedule:**

Notification and request for comments to be sent out August 7, 2014

Email and phone contact will be given for interested neighbors to respond.

Replies from interested neighbors will be given a deadline of August 31, 2014

Replies will be forwarded to the City of Mesa

Submission of Citizen Participation Report and Notification material – September 4, 2014

Planning and Zoning Board Hearing – September 17, 2014

**Proposed development:** 1<sup>st</sup> Pet Veterinary Centers –Mesa Building Project  
**Address:** 5404 E Southern Ave, Mesa, AZ 85206  
**Parcel Number:** 141-83-712M

Dear Neighbor,

We have applied for City of Mesa approval for development at the above mentioned location.

This letter is being sent to all neighboring property owners within 1000 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within ½ mile of the site as required by the Planning Division.

1<sup>st</sup> Pet Veterinary Centers seeks to construct a new veterinary hospital at 5404 E. Southern Ave. Our veterinary hospital is currently located in the Entrada Professional Complex at 1423 S. Higley Road, Suite 102. We are a 24 hour veterinary hospital that provides emergency pet care and general practice care to pets and their owners in Mesa and Gilbert 365 days a year. Our current 2700 square foot facility has become inadequate for our needs and so we seek to move into a larger facility. We have two other 24-hour hospitals – in Chandler and in North Phoenix. Our website is: [www.1stpetvet.com](http://www.1stpetvet.com)

In order to build at this location, we need to eliminate the BIZ designation that is currently an overlay to the OC zoning.

We have a great working relationship with the City of Mesa Police Department and are often utilized by them to drop off stray pets in the middle of the night so they can be disbursed to appropriate facilities during normal working hours.

We have a veterinarian and trained veterinary staff in hospital 24 hours a day to provide the very best in patient care for those who need it. This new facility will increase our capacity to serve the pets and the public. We believe that it will allow us to grow and add 30-50 additional employees over the next 5 years. We will provide the following services:

- 24 Hour Emergency Care
- General Practice Services
  - Sick and injured pet care
  - Vaccinations
  - Preventative care
  - Spay and Neuter
  - Dentistry
- Physical Rehabilitation (Physical Therapy) for pets
- Surgery and Internal Medicine

We will not be providing grooming or boarding services at this location. The only pets we house are those that are sick or are on medical treatments and these are kept in the interior of the building.

We believe it will be a service and facility that will reflect well on the City of Mesa.

Respectfully,

Randy Spencer, DVM