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Simplicity. Clarity. Beauty.

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Project Narrative for Preliminary Application

PA25-0012

Project Name: Arizona Animal Dentistry

Project Address: 9494 W Northern Ave, Suite #112, Glendale, AZ 85305 (Existing Building)

This is a commercial interior remodel (in an existing building) of an existing open retail space (medical scrub uniforms) for an animal dentistry office providing miscellaneous dental work to pets (mainly dogs). Customers bring their pets in for same-day exams and treatment. There is no overnight boarding and no outdoor dog yard/dog run. *The hours of operation will be: Monday and Tuesday 7am – 5pm, Wednesday Closed, Thursday and Friday 7am – 5pm, Weekends Closed.* The Applicant is seeking a Conditional Use Permit.

The existing Peoria General Plan Use at this existing property/building is Mixed Use Neighborhood Village Center. This project is a Type 'B' medical office use, consistent with the existing adjacent Type 'B' office/medical use Suites (physical therapy, barber shop, FedEx and Mattress Firm). There is an existing Navy Federal, Armed Forces Career Center and a NextCare Urgent Care in the building to the west on the same property. There is also a **Petco** in the building at the north end of the parking lot of this project, which is a compatible use to this project.

This property is at the far Southwest corner of a larger General Plan Mixed Use commercial development extending east to 91st Ave and containing restaurants and retail shopping.

The existing surrounding Peoria Land Uses to this property are: Mixed Use Main Street to the west on the other side of the 101 Freeway; Public Use to the Northwest; Employment Business Commerce to the North; a small Commercial Land Use to the southeast and a large Traditional Residential a few blocks to the east which serves as part of a community customer base for this project's animal dentistry use.

Because this project occurs within an existing commercial building development, all infrastructure and improvements are existing, including several hundred parking spaces at the north portion of the property (including ADA) with drive aisles and refuse enclosures, and sidewalks on all 4 sides of the building for entry/exit.