

Project: Convert existing Adult Day Care to Holistic Veterinary Clinic

Location: 826 Sunset Drive Prescott, AZ 86301

About the site: The 7354 square foot building sits on two adjacent parcels (111-11-110B & 113) totaling approximately 1.0 acres. The building was built in 1985 with an addition in 1988. The parcels are located near the intersection of Fair Street and Sunset Avenue. The parcel is currently zoned MF-M and we are aware that the property will have to be rezoned to Business General (BG) to allow the use. The footprint of the building is in Zone AO while the parking lots are in FEMA designated Zone AE Floodway, Zone AE. We have contracted Ryan Roberts with Ryno Land Surveying to work on the Elevation Certificate. There are 25 parking spaces with additional 3 handicap spots.

About the renovations: Interior remodel consisting of adding the following: Expanding the waiting room, adding three exam rooms and Tech station, creating a procedure room with recovery, lab, cat room and kennel area, converting existing office to rehab/ozone therapy and activating the sprinkler system. Additionally, new flooring, paint and light fixtures.

About the applicants: Harmony Veterinary Care is an integrative full-service veterinary clinic currently located at 919 12th Place, Suite 6 in Prescott, Arizona. Harmony is privately owned. It is a local business and has been from inception. The majority of our patients are cats and dogs, although we have a very small occasional clientele that will bring other small mammals, including rabbits, mice, ferrets, et cetera. We do not see food animals, other than the occasional backyard chicken that people have as pets, but we do not see horses or cattle or goats at the clinic. We are integrative because we offer both traditional Western medicine and surgery, as well as acupuncture, Chinese herbs and other modalities, including ozone therapy and chiropractic manipulation and those less traditional, more Eastern practices.

Our office hours are Monday through Friday from 8:00 AM until 6:00 PM. We recently expanded our office hours due to the daytime closing of the local emergency clinic, in an effort to provide our clients with veterinary options at all hours, day and night. We are different than many other vet clinics in the United States and worldwide in that we offer 30 to 90 minute appointment times, which is nice because our waiting room is not a rotating door and our parking lot is not chaotic, as it often is in other places.

We have outgrown our current space and we would like to be on a quiet street in town. We do not need street visibility, simply because our clientele is not off the street. Everyone we see we have established relationships with over an extended period of time, and we do not have the need or the want to have walk-in new clients, new patients. So, street visibility is not a priority, nor is it wanted. We like the greenery and the quietness and solitude of the building on Sunset and feel that it would be the perfect location for our type of practice without upsetting existing neighbors or disrupting anyone's way of life.