

- \*4-d Z16-031 District 3.** 1919 West Main Street. Located at the southeast corner of Main Street and Dobson Road. (5.65 ± acres). Council Use Permit to allow Large Format Retail within the LI district. David Kim, Corbel Architects, Inc., applicant; Ilyeon Kwon, owner. (PLN2016-00395)

**Staff Planner:** Lisa Davis

**Staff Recommendation:** Approval with Conditions

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Ikeda to approve case Z16-031 with conditions:

**That: The Board recommends the approval of the case Z16-031 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan.
2. Compliance with all City development codes and regulations.
3. All dead, dying or missing landscape material adjacent to the store, along the street frontage and within the parking area of the site must be replaced at a minimum to the numbers and sizes as was approved in the construction documents associated with case SPR88-022.
4. Administrative Design Review approval by the Planning Director shall be required for the landscape plan and the exterior building paint color changes prior to issuance of Certificate of Occupancy.

**Vote: 7-0**

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***Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)***