

- *4-c Z16-036 District 1.** 2626 East University Drive. Located west of Lindsay Road on the north side of University Drive. (1.16± acres). Rezoning from OC-PAD to NC-PAD, PAD Modification and Site Plan Review. This request will allow repurposing of the existing building to an outpatient surgical facility. (PLN2016-00486).

Staff Planner: Andrew Spurgin

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 Dahlke and seconded by Boardmember Astle to approve case Z16-036 with conditions:

That: The Board recommends the approval of the case Z16-036 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, elevations and landscape plan submitted.
2. Compliance with all City development codes and regulations except as modified with this PAD.
3. Compliance with requirements of Design Review case DR99-058, including the landscape plan, except where modified with this approval.
4. Signage shall require separate approval and permitting for location, size, and quantity.
5. **Noise impact of the proposed emergency generator shall be minimized as follows:**
 - a. Installation of an 8-foot solid masonry screen wall and sound muffling devices to meet City noise limits.
 - b. Periodic testing of the generator shall occur only between the hours of 8am and 8pm.
6. Final design review approval by the Planning Director of the landscape plan and modifications to the building exterior.

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