

MINUTES OF THE MARCH 20, 2013 PLANNING AND ZONING MEETING

Item: **Z13-07 (District 5)** The 7800 to 7900 blocks of East University Drive (south side) and the 200 to 300 blocks of South 80th Street (west side) (24± acres). District 5. Modification of the Villas at Montana Vista PAD. This request will allow modification to the development standards of single-residence lots. Eightieth & University Inc., owner; Ralph Pew, applicant. (PLN2013-00003)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z13-07 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Villas at Montana Vista Ordinance #4372, except as modified by this case (Z13-007)
3. Compliance with the Residential Development Guidelines:
4. Compliance with development standards in the Zoning Ordinance for residential product design.
5. Compliance with all City development codes and regulations.
6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whichever comes first.
7. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
8. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 6 – 0 (Boardmember Clement absent)

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Note: *Audiotapes 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*