Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona

Present:
Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Angela Thornton
Commissioner Andrew Johnson
Commissioner Philip Amorosi
Commissioner Scott Sumners
Absent:
Alternate Commissioner Gerald Langston
Alternate Commissioner Barbara Lloyd
Alternate Commissioner Nicholas Labadie

City Staff Present:
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Cynthia Jarrad, Administrative Assistant

Chair Linda Spears began the Study Session at 5:30 p.m.

Review of March 28, 2017 Minutes
   Item #1 - Study Session Minutes
   Item #2 - Regular Meeting Minutes

Review of April 25, 2017 Regular Meeting Agenda
   Item #3 – Freedom Rio 2100 (PL170062) – consent agenda
   Item #4 – Friendship Village (PL170037) – consent agenda
   Item #5 – 7th & Forest (PL160265) – will request continuance

DISCUSSION: Ms. Manjula Vaz of Gammage and Burnham, PLC, along with Brian Kearney of Catellus, gave an update on the ASU Athletics Facilities District. She reviewed the district boundaries and explained that the parties involved had looked at establishing a Professional Review Committee for the approvals needed, but in further review with ASU and City Council, will not pursue that, but instead utilize the existing Joint Review Committee (JRC). The MU-Ed zoning classification was created with the Inter-Governmental Agreement (IGA) between ASU and the City in 2004 for private development on ASU-owned land. This project will be done in phases, with the first phase being the re-zoning of the parcels that are not currently MU-Ed, as well as a minor General Plan Amendment. Per General Plan 2040, some of the existing density designations for different parcels are up to 65 du/ac and some are greater than 65 du/ac. For consistency, the request is for a minor General Plan Update that will allow density that is 65 du/ac and greater. On May 9, 2017, the applicant will be requesting approval by the Commission for the minor General Plan Amendment and Rezoning only. At some later date, they will request (of the JRC) the text amendment to establish an overlay, to establish design guidelines, etc. The Commissioners asked a few questions about density, transportation improvement in the area, what exactly will come before the DRC, etc. Ms. Vaz explained they have been working with City of Tempe Public Works for about a year concerning feeder streets, changes to existing streets, etc. She stated that the design guidelines will come into play through the text amendment for the overlay and the IGA. In response to specific questions concerning quantity of available parking, office space being situated next to the stadium, etc., she reminded the Commission that the drawings they see tonight are conceptual in nature and will be refined further as the entire area will be developed in phases over the next 30 years.

Announcements: None.

The Study Session adjourned at 6:00 p.m.

Prepared by: Cynthia Jarrad
Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner