

**Minutes  
Development Review Commission  
Study Session  
April 25, 2017**

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 Summers

City Staff Present:

Suparna Dasgupta, Principal Planner  
Karen Stovall, Senior Planner  
Cynthia Jarrad, Administrative Assistant

Absent:

Alternate Commissioner Gerald Langston  
Alternate Commissioner Barbara Lloyd  
Alternate Commissioner Nicholas Labadie

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**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 – 7<sup>th</sup> & Forest (PL160265) – will request continuance

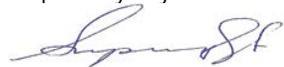
**DISCUSSION:** Ms. Manjula Vaz of Gammage and Burnham, PLC, along with Brian Kearney of Catellus, gave an update on the ASU Athletics Facilities District. She reviewed the district boundaries and explained that the parties involved had looked at establishing a Professional Review Committee for the approvals 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.

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

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta  
Suparna Dasgupta, Principal Planner

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