

Memorandum

Community Development

To: Mayor and Council

From: Dave Nakagawara, Community Development Director, (Ext. 8023)

Date: February 24, 2014

Subject: Development Design Standards

Mayor and Council would like to conduct a discussion regarding development and design standards for the City of Tempe. Projects are evaluated by staff, the Development Review Commission (DRC) and City Council for compliance with design standards and the City's vision for the particular development area in question. Many projects are proposed as Planned Area Development (PAD) Overlay Districts, which are given their own development standards. However, a discussion is desired to evaluate the City of Tempe's current design evaluation toolbox, to see if there are best practices used elsewhere that can be used in Tempe to better define and carry out its vision as outlined in the General Plan 2040.

To assist in this exercise, the following materials have been provided for reference:

1. Southwest Growth Study/Laveen: A Guide for Development, City of Phoenix
2. Desert Foothills Implementation Plan, City of Scottsdale
3. Southeast Chandler Area Plan, City of Chandler
4. Zoning and Development Code, Chapter 6, Transportation Overlay District, City of Tempe