**Land Use and Development**

This technical committee has been working and meeting steadily since February 2017

The Land Use and Development technical committee has defined their topic areas:

* **Transit-oriented development, or TOD**
	+ TOD is a form of development that intentionally focuses higher density development, around, and near a committed high-quality transit system
* **Mixed use and walkable communities**
	+ Walkable can mean: the understood 5-10 minute walk from home or work, properly designed streets—including ADA accessibility and friendliness, and walk appeal
* **Land use types and mix**
	+ Land use types are the way in which land is zoned and used, mix refers to meshing different land uses together
* **Infrastructure capacity and upgrades**
	+ Infrastructure, is the circulatory system for our city—streets, water lines, sewer lines, bridges, etc.
* **Density**
	+ Density can relate to the number of people inhabiting a given urbanized area or the amount of built infrastructure in an area
* **Zoning and unified development code (UDC) amendments**
	+ Memphis currently is governed by the UDC which serves as the zoning and subdivision code for the city
* **Development finance and incentives**
	+ Instruments providing encouragement or motivation through funds or values to help the developers develop or revitalize an area they would have otherwise not considered

In addition to the work regarding the focus areas, the technical committee members have been contributing supplemental information to the Memphis 3.0 process. Their supplied individual research relates to topics such as:

* Pink codes, codes that help streamline the development process, that is, by making red-tape lighter
* PAPAs or Post Amendment Plan Amendment
* Current development incentives for the state of Tennessee, Shelby County, and the City of Memphis including topics such as:
	+ The EDGE program (Economic Development Growth Engine)
	+ PILOTs (Payment in lieu of taxes)
	+ TIFs (Tax incentive financing)

The supplemental information has been aiding the Land Use and Development technical committee in the process of creating their background report for which will be available for public distribution and comment. This report includes detailed information as it relates to each of its topic areas and is ultimately the state of the city for each of them. Also included is the alignment report—an aspect that shows Memphis’s position with Land Use and Development as it compares to other technical committees, other initiatives, and existing plans within the city.

Land Use and Development’s next steps are to continue to work on the background report, and begin to approach Phase 2 using input gathered through public meetings and other forms of public engagement of the Memphis 3.0 comprehensive planning process: Goals and Future Growth.

**How do our current land uses impact your everyday life?**