

## University District Workshop 3 Summary: December 3<sup>rd</sup>, 2024

### **Memphis 3.0 Community Workshop Series**

As part of the update to the Memphis 3.0 Comprehensive Plan, a three-part community workshop series was conducted to gather input and guide the vision for the future of the district. Each workshop built upon the outcomes of the previous session to ensure a comprehensive, community-informed planning process.

#### **Workshop 1: Priorities and Anchors**

In the first workshop, participants reviewed and refined the district's *Priorities and Anchors*—key values and significant places originally identified in the 2019 adopted plan. Community members were asked to validate what still matters most and to identify any new priorities or places that have emerged in recent years.

*(Purpose: Confirm district priorities and identify important community places.)*

#### **Workshop 2: Future Land Use Vision**

Building on the feedback from Workshop 1 and the existing 2019 land use framework, this session focused on shaping an updated *Future Land Use Vision*. Participants discussed where and how different types of development should occur, helping to inform updates to the future land use map and overall development strategy for the district.

*(Purpose: Update the future land use map.)*

#### **Workshop 3: Zoning and Policy Recommendations**

The final workshop translated the ideas and visions from the first two sessions into actionable strategies. Participants provided input on how zoning rules and policy guidelines might need to evolve in order to support the desired future for the district. This included recommendations for changes to development regulations, land use policy, and implementation tools.

*(Purpose: Propose updates to zoning and policy to align with the community vision.)*

This document provides a detailed summary of **Workshop 3**. If you would like to review the outcomes of **Workshop 1** or **Workshop 2**, summaries are available on our website at [Memphis3point0.com](https://Memphis3point0.com).

**Policy Recommendations:** The following policy recommendations were identified by community members during Workshop 3 of the University District planning process. While not directly tied to zoning, these ideas reflect broader concerns and aspirations related to infrastructure, economic development, and community representation.

- **Equitable Neighborhood Investment: Preservation, Infrastructure, and Community Voice**

Residents emphasized the importance of preserving neighborhood character by maintaining small, dense lots and ensuring long-term affordability. They also expressed a desire to see protections in place for historic architectural features, beyond just symbolic recognition. Concerns were raised about adequate lighting and the need for intentional efforts to include existing residents as new populations move in.

- **Growth with Guardrails: Infrastructure and Enforcement**

Residents voiced strong support for increasing density on vacant properties but emphasized the need for thoughtful implementation and enforcement. They expressed concern about non-local developers and property owners who fail to follow regulations, and they called for stronger accountability measures. Infrastructure and safety improvements were also highlighted, including better lighting and enhanced pedestrian protections, particularly along major corridors. Specific suggestions included making streets more pedestrian-friendly and implementing safeguards to prevent vehicles from encroaching into bike lanes.

**Highlighted Places:** Areas that were highlighted by community members in the University District Workshop 3 meeting.

- Binghampton  
(Lester, Tillman, Sam  
Cooper)
- Poplar Plaza,  
Highland, and Oak  
Court

**Binghampton (Lester, Tillman Sam Cooper)**

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p><b>Anchor, Communities</b></p> <p><b>Existing Zoning:</b> Commercial Mainstreet-1 (CMU-1) the lowest intensity auto-centric land use district, Residential-6 (R-6) exclusively small lot single family development</p> <p><b>Recommendation:</b> Mainstreet 1 and 2 (MS-1 and MS-2) would support the goal of more walkability by allowing buildings that are closer to the street with rear parking and Residential Urban-2 (RU-2) would allow more diverse housing around the anchor on Tillman</p>	<p>Residents broadly support the current zoning changes on Sam Cooper and the overall zoning designation for the district. They recommend increased pedestrian safety measures on Sam Cooper, particularly by cautioning drivers against turning into bike lanes. In Binghampton and West Binghampton, residents prefer smaller, denser lots over large single-family properties to preserve neighborhood character and maintain affordability. Additionally, they support higher density development along Laurelwood to align with community growth goals.</p>

**Poplar Plaza, Highland, and Oak Court**

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p><b>Anchor</b></p> <p><b>Existing Zoning:</b> Commercial Mixed Use 1 and 3 (CMU-1 CMU-3) the lowest and highest auto-centric commercial uses respectively</p> <p><b>Recommendation:</b> Mainstreet 1 (MS-1) would allow for the continuation of walkable development on Highland near the University of Memphis and allow for new opportunities for walkable development near Poplar Plaza. Commercial mixed use 2 (CMU-2) would give flexibility to whatever new uses may come from Oak Court Mall</p> <p><b>Communities</b></p> <p><b>Existing Zoning:</b> Predominantly R-6, with instances of RU-1 and RU-3 around Poplar Plaza and Highland. Neighborhoods to the northeast of Poplar are predominantly R-8+, reflecting the larger lot sizes.</p>	<p>Residents generally support the proposed zoning redesignations and anchor changes, including the MS-1 designation near the University of Memphis and the shift from CMU-3 to CMU-2 at Oak Court. They favor strategies to increase density in vacant areas but express mixed views on the proposed RU-1 zoning, supporting it in some areas while opposing it elsewhere.</p> <p>Key concerns include the need for better lighting standards in the Greenview area, preservation of open space, and maintaining inclusivity between existing residents and incoming students. Residents also raised issues about absentee duplex owners and developers, calling for stricter enforcement of regulations. Additionally, they seek more communication with neighborhood associations and advocate for stronger architectural protections in areas like East Buntyn.</p>

<p><b>Recommendation:</b> The existing pattern of residential can largely be maintained with existing zoning boundaries. Developments that are currently non-conforming, in particular those along Poplar, should be correctly zoned as RU-1, -2, or -3.</p>	
--	--