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**CITY COUNCIL COMMITTEE OF THE WHOLE (COW)**  
**New Item for Review and Consideration**

Meeting Date: 11/03/2016  
Agenda Item: 4B1

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**Issue Description:** Incentives to Limit R-3 Zoning Development

**Presented by:** Kolby Granville

**What are you looking to accomplish?** Creation of development tools in City code to encourage under-development of R-3 zoning land by owners.

**Background Information:** Recent development projects of R-3 Zoning have made it clear there are times when the City may want to encourage landowners to build under the allowed limits of R-3 Zoning. However, there is currently little economic incentive for a developer to under-build. I would like to research potential tools in the ways of waivers, expedited approvals, or economic incentives to under-develop R-3 property.

**What stakeholders should be engaged with this process?** Developers, Residents, Neighborhood Chairs

**Anticipated Timeframe and Staff Resources:** 15-20 hours. City Attorney, Development Services

*The Tempe City Council is committed to:*

- 1. Ensuring a safe and secure community through a commitment to public safety and justice.*
- 2. Developing and maintaining a strong community connection by emphasizing the importance of open government, customer service and communication with community members.*
- 3. Enhancing the quality of life for all Tempe residents and workers through investment in neighborhoods, parks, the arts, human services, and city amenities, with an emphasis on equity and diversity.*
- 4. Implementing sustainable growth and development strategies, including improving Tempe's public transit system to meet future needs, by actively seeking innovative technologies and leading the way in creating a more sustainable community.*
- 5. Maintaining long term financial stability and vitality by focusing on economic development, business retention and generating employment to create a robust and diverse economic base.*