

VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY
COLLEGE OF ARCHITECTURE AND URBAN STUDIES URBAN AFFAIRS AND PLANNING

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Office hours: by appointment (and whenever else I'm in the office)

UAP 5304: Land Use Planning
Fall Term 2007
MW 12:20-1:40 p.m.
AA111

OBJECTIVES: The land use planning course is designed to provide students with an overview of the tools, techniques and processes employed for government decision making related to real property use and land development.

Upon completion of the course, students will have:

- a working knowledge of basic land use planning tools and techniques, i.e., comprehensive plan, zoning ordinance, subdivision ordinance, development regulations, design guidelines, capital improvements plan, transportation plan, etc.
- an understanding of “advanced” or “nontraditional” tools (at least for Virginia, or maybe just for Montgomery County), i.e., clustering, historic preservation, impact fees, transfer of development rights, purchase of development rights, density bonuses, etc.

Students will be able to:

- apply these tools in the context of a village planning area in Montgomery County
- describe the process of preparation, adoption, implementation, monitoring and enforcement for various land use planning documents, e.g., master plan or sector plan, zoning ordinance, subdivision ordinance or other land use regulations, design guidelines, etc.
- identify and evaluate the basic components of a land use plan
- recognize that a variety of individuals and organizations are involved in planning and development processes, each with their own priorities and objectives
- use a basic land use planning vocabulary
- demonstrate an appropriate writing style and technical writing skills.

ORGANIZATION: The course is divided into four sections. The first section is dedicated to understanding the tools and techniques, while the remaining three are focused on the project application.

ASSIGNED TEXTS: Readings will be available on Blackboard.

GRADING REQUIREMENTS: Each student will be responsible for:

- completing the background readings (and any related assignments) on or before the day they will be discussed in class, and participating in class discussions
- contributing to the village zoning report for Montgomery County.

Student grades for the term will be determined by an exam on Section 1 (25%), the level of participation and engagement during class sessions (25%), and the quality of the village zoning/implementation tools

work turned in throughout the semester (50%). Particular emphasis will be placed on critical thinking and analysis, and especially on written and oral communication. Group project does not mean group grade.

Participation and engagement will be evaluated for each student, for each class session. Grades will be assigned as follows:

- A = Exceptional progress; always prepared
- B = Very good progress; prepared
- C = Below average progress; cause for concern
- D = No progress made; consistently unprepared
- F = No progress made; never prepared

In the context of the grade, the stated requirements for being “prepared” include:

1. maintaining a notebook or documents file that can be reviewed with the instructor
2. independently reviewing plans and ordinances from other localities that may form the basis for your own work
3. arriving on time for every class
4. bringing adequate and appropriate materials to the class, for yourself and to share with others.
5. having technical and other questions about the readings or the project that you would like to cover during the class

I keep notes on each student to document engagement and preparedness, and these are used to assign the final grade.

PLAGIARISM AND CHEATING: It is assumed that all materials submitted in fulfillment of course requirements will conform to the Honor Code and to the usual academic standards governing appropriate academic behavior and student conduct. More specifically, it is expected that all students will refrain from plagiarism and cheating, or will accept the penalty for being found guilty of such. It is each student's responsibility to find out what is meant by plagiarism and cheating; a plea of ignorance is not acceptable as a defense.

The reports and documents we prepare for this class generally will not use citations or references; however, should such documentation be required, you should refer to the guidelines in the [Publications Manual of the American Psychological Association](#). [NOTE: Please be certain you understand what is required for a complete web citation!]

ACCOMMODATIONS: If you need adaptations or accommodations because of a disability (learning disability, attention deficit disorder, psychological, physical, etc.), if you have emergency medical information to share with me, or if you need special arrangements in case the building must be evacuated, please make an appointment to see me as soon as possible.

SECTIONS AND ASSIGNMENTS

Introduction and Background (4 weeks). This is a basic primer on the tools of planning. It includes lectures and readings, culminating in an **examination**. We also use this section to begin the semester project on Village Zoning for Montgomery County.

Montgomery County's current comprehensive plan calls for the majority of future development to be located in the urban expansion areas around Blacksburg and Christiansburg, or in seven "village" locations around the county that now have, or will have, access to public water and sanitary sewer services: Belview, Elliston, Lafayette, Plum Creek, Prices Fork, Riner, and Shawsville. Because village planning is a new venture for the county, existing zoning does not adequately address the unique characteristics and needs of the villages (most or all are zoned A-1). Options for a traditional neighborhood district are being examined for the entire county, and a village overlay district has also been recommended (but not evaluated).

CHARGE: You are to prepare a report and recommendations for zoning and land use regulation in one of village areas. Project work for this section to includes:

1. Review *Montgomery County 2025* which is available online at www.montva.com (and any other documents that may be relevant to your work). You need to focus on:
 - a. the County's assumptions about growth and the implications for future development in the villages
 - b. the village plan goals and policies, and the future land use map
 - c. the County's land use goals and policies
2. Visit the village to establish a context for your work. Document existing settlement patterns and road/street networks, and the location of community facilities (maps*, photographs, models, etc). Consider opportunities and constraints on infill and new development, mixed use and multiple use, etc.

* GIS information is available through the Virginia Tech libraries, at www.lib.vt.edu/help/subjects/maps/montgomery_gis.htm

DATE	MODULE	READINGS
Wed Aug 22	Module #1: The Context for Contemporary Land Use Planning	
Mon Aug 27	Module #2: The Comprehensive Plan and the Future Land	Virginia Planning and Zoning Enabling Legislation Montgomery County 2025 (available at www.montva.com ; focus on the introduction and land use sections, as well

	Use Plan	<p>as the village plans)</p> <p>Montgomery County Village Planning report and case examples</p> <p>Baer, William C., "General Plan Evaluation: An Approach to Making Better Plans." <u>Journal of the American Planning Association</u>, vol. 63, no. 3, Summer 1997, pp. 329-344</p> <p>Planning Commissioner's Journal primer on Comprehensive Plan, Visioning</p>
Wed Aug 29	Module #3: Zoning as an Implementation Tool	<p>Virginia Planning and Zoning Enabling Legislation</p> <p>Babcock, Richard F., <u>The Zoning Game: Municipal Practices and Policies</u> (Chapter I, "The Stage -- Historical and Current," Chapter VII, "The Purpose of Zoning," Chapter VIII, "The Principles of Zoning," Chapter IX, "The Interested Parties," Chapter X, "The Bases for Decision -Making")</p> <p>So, Frank S., <u>The Practice of Local Government Planning</u> (excerpt: Chapter 15, "Zoning" from 1979 – 1st edition; Chapter 9, "Zoning," from 1988 – 2nd edition). Washington, DC: ICMA.</p> <p>Montgomery County Zoning Ordinance (available at http://www.municode.com)</p> <p>Virginia Planning and Zoning Enabling Legislation</p> <p>Planning Commissioner's Journal primer on Zoning</p> <p>Lerabre, Charles, <u>Preparing a Conventional Zoning Ordinance</u>. PAS Report #460. Chicago, IL: APA Planners Press, 1995.</p> <p>Arendt, Randall, <u>Growing Greener: Putting Conservation into Local Plans and Ordinances</u>. Washington, CD: Island Press, 1999. (Chapter 4, "Conservation Zoning Techniques")</p> <p>Lassar, Terry Jill, <u>Carrots and Sticks: New Zoning Downtown</u> (Chapter 1, "Incentive Zoning," Chapter 5, "Zoning as Shaper of Building Design"). Washington, DC: The Urban Land Institute, 1989.</p> <p>Marcus, Norman, and Marilyn W. Groves, <u>The New Zoning: Legal, Administrative and Economic Concepts and Techniques</u>. New York: Praeger Publishers, 1970. (Appendixes C-E).</p> <p>Porter, Douglas R., Patrick L. Phillips and Terry J. Lassar, <u>Flexible Zoning: How it Works</u> (Chapter One, "Introduction to Flexible Zoning," Chapter Two, "Examples of Performance Provisions," Chapter Four, "An</p>

		Approach to Flexible Zoning”). Washington, DC: The Urban Land Institute, 1988.
Mon Sept 3	Module #4: The Subdivision Ordinance	<p>Virginia Planning and Zoning Enabling Legislation</p> <p>Montgomery County Subdivision Ordinance, available at http://www.municode.com</p> <p>Planning Commissioner’s Journal primer on Subdivision Regulations</p> <p>Freilich, Robert H., and Michael M. Shultz, <u>Model Subdivision Regulations: Planning and Law, 2nd edition</u> (“The History of Subdivision Regulations”). Chicago, IL: APA Planners Press</p> <p>Arendt, Randall, <u>Growing Greener: Putting Conservation into Local Plans and Ordinances</u>. Washington, DC: Island Press, 1999. (Chapter 5, “Conservation Subdivisions”)</p>
Wed Sept 5	Module #5: Alternative (nontraditional) and Complementary Planning Strategies	<p>Virginia Planning and Zoning Enabling Legislation</p> <p>Habraken, N.J., <u>The Structure of the Ordinary: Form and Control in the Built Environment</u>. Cambridge, MA: MIT Press, 1998. (excerpts)</p> <p>Katz, Peter, <u>The New Urbanism: Toward an Architecture of Community</u> (excerpts). NY: McGraw-Hill, Inc., 1994</p> <p>Nelessen, Anton Clarence, <u>Visions for a New American Dream</u> (Chapter 1, “The Process,” Chapter 2, “Definitions and Program Characteristics”). Chicago, IL: APA Planners Press</p>
Mon Sept 10	Module #8: Capital Facilities Planning and Budgeting (and Growth Management)	<p>Virginia Planning and Zoning Enabling Legislation</p> <p>Planning Commissioner’s Journal primer on Capital Improvements Plan</p> <p>Duncan and Associates, “Adequate Public Facilities Regulations” (report for Rockville, MD) at http://www.ci.rockville.md.us/mc/agendas/03/apf_reprt5.pdf</p> <p>Florida Department of Transportation, “Florida’s LOS Standards.” From the 1998 Level of Service Handbook. Tallahassee, FL: author</p> <p>Virginia Chapter, American Planning Association, <u>Virginia’s Growth Management Tools</u>. Richmond, VA: author,</p>

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Wed Sept 12	EXAM	
Mon Sept 17 through Wed Sept 26	<p>Village Development Capacities (2 weeks). These two weeks are dedicated to mapping and calculation of total area, environmental constraints, build-out, etc.</p> <ol style="list-style-type: none"> 1. Calculate the development capacity of the village, accounting for existing development, topography and other environmental constraints, facility capacities, etc. Compare your calculations with those in the County comprehensive plan, as well as with the County's goals and policies for villages 2. Review the Montgomery County zoning ordinance for the districts that are now part of your village, noting the strengths, weaknesses and opportunities in existing district requirements. Also note any discrepancies between existing zoning and the goals in the village plan. Diagram, map and calculate build-out for the village based on this language <p>READINGS:</p> <p>National Center for Smart Growth Research and Education, University of Maryland. (2005, August). Estimating Residential Development Capacity: A Guidebook for Analysis and Implementation in Maryland</p> <p>Massachusetts Office of Environmental Affairs. Where do you want to be at buildout?</p> <p>Moudon, Anne Vernez (2001). Estimating and Analyzing Land Supply and Development Capacity. Lincoln Institute of Land Policy Working Paper</p>	
Mon Oct 1 through Mon Oct 29	<p>Scenario building and testing of implementation tools (4 weeks). This section includes:</p> <ol style="list-style-type: none"> 1. Develop tools for implementing the goals in the village plan. The only limitation on your approach is that the tools must be enabled by Virginia statute. You will need to: <ol style="list-style-type: none"> a. select at least one parcel from each future land use type b. create multiple development scenarios for each parcel – each scenario must accomplish a specific goal stated in the village plan, e.g., maintain views, minimize environmental impact, create a village core, and so forth; start with individual goals, and then combine them for additional scenarios c. draft some district standards, ordinance language, development regulations, or design guidelines based on each scenario 3. Meet with county officials and village community representatives as needed to gather information or garner feedback on interim and final 	

	<p>products</p> <p>READINGS:</p> <p>Natural Lands Trust. (1997). Growing Greener: Putting Conservation into Local Codes</p> <p>Southern Tier Central Regional Planning & Development Board (2002, September). The Rural Design Workbook: Rethinking conventional development.</p> <p>Canadian Mortgage and Housing Corporation. (2006). Applying Fused Grid Planning in Stratford, Ontario.</p> <p>Benedict and McMahon. Green Infrastructure: Smart Conservation for the 21st Century.</p> <p>Best practices recommendations and case examples from Fall 2006 land use class.</p>
<p>Wed Oct 31 through Wed Dec 5</p>	<p>Refinement and recommendations (5 weeks). Prepare a report and presentation for the Montgomery County Planning Commission that summarizes your work, including recommendations for future action, which may include strategies for the entire county (for example, developing an historic preservation program and related overlays, instituting a traditional neighborhood floating zone, or modifying the requirements for existing districts), one or more “universal” village districts or districts specific to individual villages, etc. Your proposals should be consistent with Virginia law and should be compatible with the overall planning program of the county. You may also want to prepare a separate set of educational materials for dissemination to village residents who will be impacted by your proposals, if implemented.</p>