

## ***PLS 527—Planning Theory and Planning Law***

***Fall 2007, Tuesday***

Instructor: Milan Dluhy, 117 Leutze

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Office hours: 3-5 pm, Tuesdays and Wednesdays

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***Course Description:*** Examines the history of planning, planning theory, and planning law in the U.S. and Western Europe. Students gain knowledge about the intellectual, cultural, and political underpinnings of planning and how to analyze the legal constraints placed on urban growth and development. Students will complete an applied project requiring a change in a planning or zoning.

### ***Goals:***

- To understand the evolution of planning concepts and planning theory
- To review the major planning tools available to control growth & development of land in urban areas
- To analyze the major legal constraints and government regulation of growth and development and their consequences
- To develop action strategies for changing and improving the public regulation of land use
- ***To prepare MPA students for an entry level planning position at the state or local level***

### ***Project requirement and class assignments:***

*Weekly assignments and presentations.....40%*

*Final class or field project.....20%*

*Final Exam...40%*

***Project Requirement:*** *This can be done in a group or individually. Ten page limit. How can we make one of the four places or areas below better places to live? What needs to be done from a planning, zoning, ordinance, policy, or program perspective? Spend some time in the paper describing the area and its problems and assets before you recommend how to make it a better place to live. Presentation and paper is due October 10.*

- *Downtown Wilmington*
- *Market Street Corridor from College to Hamptead*
- *The area over the Bridge going into Brunswick County (about 5 five miles reaching to Magnolia Green)*
- *Beach and commercial areas in W.B. and Carolina Beach.*

**Books ordered:**

- *Richard Babcock (1985) The Zoning Game Revisited. Lincoln Institute of Land Policy: Cambridge, Mass. **This is on reserve in the library. Two copies.***
- *Stanley Brunn (2003). Cities of the World: World regional Urban Development. third edition. Rowman and Littlefield Publishers : New York: **One copy on reserve in the library.***
- *Alexander Garvin (2002). The American City: What Works What Doesn't. Second Edition. McGraw Hill: New York. **One copy on reserve in the library.***
- *John DeGrove (2005). Planning and Politics: Smart Growth and the States. Lincoln Institute of Land Policy: Cambridge, Mass.*
- *Jane Jacobs (1992). The Death and Life of Great American Cities. Vintage Book: New York. **This is on reserve in the library. Two copies.***
- *Eric Damian Kelly and Barbara Becker (2000). Community Planning: An Introduction to the Comprehensive Plan. Island Press: Washington, D.C.*

## ***Class Schedule, Readings, and Assignments:***

***August 28***

***History of Planning Theory and Urban Planning Movement***  
*Careers in Planning, AICP*  
*Key Concepts and Terms in Planning, a basic vocabulary*  
*Beginning Discussion of Critical Design Principles in Planning*  
*World skylines and visual/esthetics*

***Read: start skimming the Jane Jacobs book, Death and the Life of the Great American Cities***

***Assignment:*** *Field project. Class will visit Leutze Hall, the Fisher Center, Watson School of Education, and Morton Hall. Everyone will take notes on good and bad design principles used. Focus on Roofs and facades, windows and doors, landscaping and use of open space on the entire site, parking, pedestrian commons, etc. Fill out form given in class on design and bring to class the following week for discussion, August 29.*

***September 4***

***Further discussion of major design principles in cities***  
*Regional and Cultural differences in development patterns*  
*Comparing regions in the world*  
*Comparing physical and social and economic design patterns*  
*Does form follow function? (Architecture 101?)*

***Reading:*** *Finish Jane Jacobs. Read Chapter 1 in Brunn. You will be assigned a regional part of the world in class to read about. Skim other sections but be prepared to present on your region.*

### ***Assignments:***

- 1. From Jacobs and Brunn indicate 5 things that make a great city. Focus on land use patterns, physical designs, population densities, population diversity, etc. Two page limit, bullet style.*
- 2. Do a 10 minute power point presentation on your assigned Region of the World. Presentation should cover key urban development characteristics/patterns (i.e. In U.S. Sprawl), major land use, social and economic, and design issues, and finally some major policy solutions that are absolutely mandatory in that part of the world (ie. mass transit).*

- September 11**      *(Continued) Discuss 5 things that make cities great  
Complete Presentations on the regions in the World*
- September 18**      ***Comprehensive Community Planning***  
*Concepts central to planning  
History of Planning in U.S. and Europe  
Key tools the planner uses to develop and regulate growth  
The Planning Profession*
- Reading:** *Kelly and Becker, chapters 1-15. And 20, 21, 22.  
Garvin 16, 18.*
- Assignment:** *Bring to class a Master Plan and Zoning Ordinance  
from any city of your choice. However, you can not bring  
Wilmington. Be prepared to give a 10 minute overview of the Plan  
and the ordinance. Make sure you pick a city that has a Master  
Plan. Every city will have a zoning ordinance but not necessarily  
a Master Plan. Try web-site **Municode.Com***
- September 25**      ***Complete Presentations on Master Plan and Zoning Ordinances***
- Obstacles to Good Planning and the Use of Comprehensive  
Ordinances***
- Learning Planning Roles and providing expert advice***
- October 2**      ***Specialized Functional Areas or sub-parts of Master Plan***  
*Parks and Recreation  
Civic Centers and Palaces  
Retail Shopping  
Urban Redevelopment  
Pedestrian planning*
- Read:** *Garvin, Chapters 1-7.*
- Assignment:** *One half the class will make a 10 minute, power  
point presentation on the “best practice” principles to use when  
working in a specialty area. That is, what to void but more  
importantly what practice principles to follow. Make or give some  
visual look at “best practice” from a city that is doing it well. Do  
not do Wilmington.*

- October 16**                      ***Specialized Functional Areas (Continued)***  
*Affordable Housing*  
*Housing Rehabilitation*  
*Clearing Slums*  
*Revitalizing neighborhoods*  
*New Towns*  
*New Urbanism*
- Read:** Garvin, Chapters 8-15.
- Assignment:** The other half of the class will make their 10 minute power point presentation on “best practice” principles.
- October 23**                      ***Field Project Presentations (10 minutes)***
- October 30**                      ***The States and Smart Growth***  
 State laws and policies that improve land use development  
 Good practice principles  
 Political feasibility of Regional and State policies and laws
- Read:** DeGrove. Skim entire book
- Assignment: You will be assigned a state to make a 10 minute power point presentation on. Focus on what they have done positively in their state and the prospects for the future. Mention briefly the failures in their state but try to stick to what will work for other states.
- November 6**                      ***Complete Presentations on Smart Growth***
- November 13**                      ***The Politics of Zoning***  
 How to make zoning fit Master plans  
 The disconnect between Planning and Zoning  
 Why the courts do not support comprehensive planning
- Read:** Babcock skim all cases but analyze your designated one.
- Assignments:** You will be assigned a case to analyze in the book You will present your case analysis. An outline will be given to you.
- November 20**                      ***Finish case presentations from Babcock.***

*November 27*

*Urban Land Use Reform*

*New Towns*

*Urban Growth Boundaries*

*Low Impact Development Ordinances*

*Moratoria and Density Restrictions*

*Impact Fees*

*Mixed Use Development, PUD*

*Course Summary and review for final*

*December 4*

*Final Exam*