

UP 6260

Land Use Policy and Planning

Winter 2023

Thursdays 5:30-8:00pm,
280 Manoogian Hall

Carolyn Loh
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Office Hours:

Monday, 11:30-12:30pm on zoom,
and by appointment

Learning Outcomes:

Upon completion of this course students will be expected to have developed:

- A thorough understanding of the theoretical and practical motivations for land use planning and regulation
- A solid grounding in all aspects of the land use planning and regulatory process, from planning to zoning to implementation
- An exposure to practicing land use professionals and the kinds of issues they encounter
- An awareness of the equity, environmental, and economic implications of various land use policies

Prerequisites:

You must have taken UP 6650, Planning and Development Law, in order to take this course. I strongly recommend that you take UP 6700, Intro to Geographic Information Systems, beforehand as well.

Course Materials

Berke, Philip, et al. Urban Land Use Planning, 5th ed. Urbana-Champaign: University of Illinois Press. 2006.

Other readings will be available on Canvas.

Course Requirements:

Midterm Roundtable Exam	15%
Homework Assignments	20%
Land Use Plan (includes existing conditions)	50%
Attendance and Participation	15%

Land Use Plan

This semester, each student will create a future land use plan for a Detroit neighborhood, incorporating existing conditions and population forecasts. We will be working on this project throughout the semester.

Communications

I will do my best to answer emails by the next “business day.” Office hours are an even better way to get questions answered!

Disability

If you have a documented disability that requires accommodations, you will need to register with Student Disability Services for coordination of your academic accommodations. The Student Disability Services (SDS) office is located at 1600 David Adamany Undergraduate Library in the Student Academic Success Services department. SDS telephone number is 313-577-1851 or 313-577-3365 (TTY). Once you have your accommodations in place, I will be glad to meet with you privately during my office hours to discuss your special needs. Accommodations cannot be retroactively applied so please make arrangements as soon as possible.

Course Policies

Plagiarism from the internet, another student, or any other source, or the use of AI such as ChatGPT will result in, at minimum, an F on the assignment. Depending on the severity of the situation, you may receive an F for the entire course. If you are an Urban Planning student, a note will be placed in your departmental file. If you are not an Urban Planning student, your department chair or program director will be notified. Please come talk to me, no questions asked, if you are unsure how to correctly use and cite sources.

Deadlines for all assignments are the beginning of the class period unless otherwise stated. Late assignments will be marked down 10%, then an additional 10% for every 24 hours after the assignment was due. This can quickly turn a decent grade into a much lower one. If you think you might have trouble getting your assignment in on time, talk to me in advance.

Attendance and Participation

This course is a seminar and depends on student preparation, attendance, and participation to run effectively. You may miss one class meeting during the semester for any reason without penalty. Because this is not a lecture course, there will be no zoom option or recording of class meetings.

COURSE OUTLINE

Date	Topic	Readings	Assignments
January 12 Week 1	Course introduction Land use theories	Platt, Ch. 1-2 (Canvas) Campbell, “Green Cities, Growing Cities, Just Cities” (C)	
January 19 Week 2	What justifies planning? Goals and values of land use planning	Hopkins, Ch. 1 & 2 (C) Berke et al. Ch. 1-3 Michigan Planning Enabling Act (C)	
January 26 Week 3	The planning process and the role of the planner	Berke, Ch. 10 Loh (2012). “Four Potential Disconnects in the Local Planning Process.” <i>Journal of Planning Education and Research</i> 32(1), 33-47. (C)	
February 2 Week 4	What is a land use plan? Part 1: Existing conditions Guest: Jessica Brooke Williams, Executive Director, The Heidelberg Project	Berke, Ch. 5-7 City of Ypsilanti Master Plan, Chapter 3 (C)	In-class exercise Land use project introduction
February 9 Week 5	What is a land use plan? Part 2: Future land use Plan evaluation	Berke, Ch. 11-14 Bunnell & Jepson (2011). “The Effect of Mandated Planning on Plan Quality.” <i>Journal of the American Planning Association</i> 77, 4. Berke & Godschalk (2009). “Searching for the Good Plan : A Meta-Analysis of Plan Quality Studies.” <i>Journal of Planning Literature</i> 23, 3.	
February 16 Week 6	Lab: population forecasts, buildout analysis and fiscal analysis	Berke Ch. 9 Campoli & Maclean (C)	Plan evaluation homework due
February 23 Week 7	Advanced scenario planning	Explore http://envisionutah.org/ Chakraborty et al. (2011). “Robust Plans and Contingent Plans.” <i>Journal of the American Planning Association</i> 77(3), 251-266. (C)	In-class exercise Lab due
March 2 Week 8	Why do we regulate land use? What justifies regulation? How do regulations modify property rights?	Hopkins, Ch. 6 (C) Platt Ch. 7 & 8 (C)	
March 19 Week 9		Midterm Roundtable	
March 16		SPRING BREAK	

March 23 Week 10	Zoning and form-based codes Guest lecture: Rod Arroyo, Principal, Giffels Webster	Levine Ch. 3 (C) Kelly and Becker 9-11 (C) Zoning at 85 (C)	Existing conditions analysis due
March 29 Week 11	Growth management, smart growth, and regional planning	Ewing, et al., "Is Los Angeles-Style Sprawl Desirable?" (C) Pendall—"Chain of Exclusion" (C) Kelly and Becker, Ch. 12 (C) Linkous (2016). "Transfer of Development Rights in Theory and Practice." <i>Land Use Policy</i> 51, 162-171. (C) LEED neighborhood development	
April 6 Week 12	Inclusionary zoning, incentives, PUDs, mixed use	Wegmann, Jake. (2020) Death to Single-Family Zoning...and New Life to the Missing Middle, <i>Journal of the American Planning Association</i> , 86:1, 113-119. Chakraborty, Arnab. (2020) Calls to End All Single-Family Zoning Need More Scrutiny, <i>Journal of the American Planning Association</i> , 86:1, 123-124 Schuetz, Jenny, Rachel Meltzer, and Vicki Been. "31 Flavors of Inclusionary Zoning: Comparing Policies from San Francisco, Washington, DC, and Suburban Boston." <i>Journal of the American Planning Association</i> 75, no. 4 (Autumn 2009): 441-456 Optional: Loh, Carolyn and Rose Kim. 2020. "Are We Planning for Equity?" <i>Journal of the American Planning Association</i> . Online first.	
April 13 Week 13	Site plan workshop Guest lecture: Joe Tangari, Senior Planner, Giffels Webster		
April 20 Week 14	Land use planning/zoning in legacy cities Guest lecture: Kevin Schronce, Design Director - Central District, City of Detroit	Ryan, B. D., & Gao, S. (2019). Plan implementation challenges in a shrinking city: A conformance evaluation of Youngstown's (OH) comprehensive plan with a subsequent zoning code. <i>Journal of the American Planning Association</i> , 85(4), 424-444.	
April 27 Week 15	Land use plan presentations		Land use plan due