INTRODUCTION

Community Plans, Neighborhood Plans, Corridor Plans, Redevelopment Plans -- in fact, all land use plans -- become real when they are reflected in land use regulations that govern the development and redevelopment of land. This course reviews the basic tools of land use regulation that help make plans happen -- or prevent them from happening. The operation and limits of each tool will be discussed, as well as the application of specific land use regulatory tools to development and redevelopment projects in Colorado. Topics to be covered in lectures and discussion include:

- Nuisances
- Use-based Zoning
- Form-based Zoning
- Hybrid Zoning
- Subdivision of Land
- Variances / Adjustments / Waivers / Warrants
- Planned Unit Developments
- Vested Rights and Entitlements
- Development Agreements
- Utility Facilities
- Site and Development Plans
- Environmental Reviews
- Building Permits / Certificates of Occupancy
- Urban Renewal

COURSE REQUIREMENTS AND EVALUATION

This course will include lectures and discussion, three review exercises, a mid-term exam, and a final exam. Attendance and informed participation in class discussions is required. Grades will be based 20% on class preparation and participation, 30% on the review exercises, 20% on the mid-term exam, and 30% on the final exam.

READINGS AND ASSIGNMENTS

The text for this course is the instructor’s book, A Better Way to Zone (Island Press). Other required readings -- including The Rules That Shape Urban Form and Colorado Land Planning and Development Law -- will be provided by the instructor.
DRAFT COURSE SCHEDULE

Aug 22: 1. Introduction and Background to Basic Governance Structures

Aug 29: 2. Nuisance and Early Zoning

Reading: A Better Way to Zone -- Chapters 1 and 5

Sept. 5: Labor Day – No Class

Sept. 12: 3. The Evolution of Zoning -- after WWII

Reading: A Better Way to Zone -- Chapters 2-4

Sept. 19: 4. Current Topics in Zoning -- Form & Sustainability

Reading: The Rules That Shape Urban Form – Chapters 1-2

Sept. 26: 5. The Limits of Zoning -- and Predictable Flexibility

Reading: A Better Way to Zone -- Pages 137-183
Guest: Paul Rice, Lakewood Community Development


Reading: Colorado Land Planning & Development Law – Chapter 4
Guest: ______________________________

Oct. 10: 7. Planned Unit Developments I

Readings: A Better Way to Zone -- PP 183-189 & Chapter 6
Guest: Brook Bell, Englewood Planning Department

Oct. 17: 8. Planned Unit Developments II

Reading: Colorado Land Planning & Development Law – Chapter 3
Guest: Mike Mallon, Thornton Community Development


Oct. 31: 10 Development Plans and Site Plans

Reading: A Better Way to Zone, pp 189-196
Guest: Ben Thurston, Greenwood Village
Nov. 7: 11. Vested Rights and Development Agreements

**Reading:** Colorado Land Planning & Development Law – Chapter 7
**Guests:** Sarah Rockwell, Kaplan Kirsch and Rockwell

Nov. 14: 12. Historic Preservation

**Reading:** Colorado Land Planning & Development Law – Chapter 11
**Guest:** Matt Goebel, Clarion Associates

Nov. 21: Fall Break – No Class

Nov. 28: 13. Environmental Review & Permitting

**Reading:** Colorado Land Planning and Development Law – Chapter 12
**Guest:** Barbara Green, Sullivan Green

Dec. 4: 14. Urban Renewal

**Reading:** Colorado Land Planning and Development Law – Chapter 10
**Guest:** Andrea Amonick, Aurora Urban Renewal

Dec. 11: 15. Final Exam