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
- Subdivision / Development Agreements
- Growth Management Systems
- 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*

**Oct. 3:** 6. Subdivision of Land / Streets and Connectivity

*Reading: Colorado Land Planning & Development Law – Chapter 4
Guest: Jim Sayre, Aurora Planning Department*

**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. 24:** 9. Mid-term Exam

**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