

DEPARTMENT OF URBAN AND REGIONAL PLANNING

COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

URPL 6200: Land Development Regulations

Instructors: Don Elliott, FAICP
Tareq Wafaie, AICP

Fall Semester 2021

In-Person Class

Monday, 5:15 pm, Room 470

COURSE SYLLABUS

(as of 4-8-21)

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 – with particular focus on equity, housing affordability, and sustainability/resilience impacts of different tools. The operation and legal limits of each tool will be discussed, as well as the application of specific land use regulatory tools to development and redevelopment projects. Several guest speakers will address specific class topics, which include:

- Race, Equity, and Ethics in Land Use Regulation
- Nuisances
- Use-based Zoning
- Form-based Zoning
- Hybrid Zoning
- Subdivision of Land
- Planned Unit Developments
- Development Plans
- Site Plans
- Variances, Adjustments, and Waivers
- Vested Rights and Entitlements
- Development Agreements
- Historic Preservation
- Urban Renewal

COURSE REQUIREMENTS AND EVALUATION

This course will include online lectures and discussion with three ungraded in-class exercises two graded writing assignments, 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 written assignments, 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, Colorado Land Planning and Development Law, and The Color of Law (permission pending) -- will be provided by the instructor.

DRAFT COURSE SCHEDULE

Aug 23: 1. Governance, Race, Equity, and Ethics

Reading: The Color of Law, Chapter 3 Racial Zoning
AICP Code of Ethics and Professional Conduct
A Better Way to Zone – Chapter 1

Aug 30: 2. The Origins of Zoning

Reading: A Better Way to Zone -- Chapters 2 and 3
Iowa City Nuisance Fact Sheet

Sept. 6: Labor Day – No Class

Sept 13: 3. The Evolution of Zoning

Reading: A Better Way to Zone – Chapter 4; The Rules That Shape Urban Form – Chapter 1

Guest: _____

Sept. 20: 4. Current Topics in Zoning

Reading: The Rules That Shape Urban Form – Chapter 2
Guest: Paul Rice, Lakewood Community Development
Virtual In-Class Group Exercise #1 (Ungraded)

Sept. 27: 5. The Limits of Zoning

Reading: A Better Way to Zone – Chapter 5

Guest: _____

Oct. 4: 6. Subdivision of Land – Connectivity – Special Districts

Reading: Colorado Land Planning & Development Law – Chapter 4

Guest: Carol Kuhn, Greeley Planning Department
Virtual In-Class Group Exercise #2 (Ungraded)

- Oct. 11: Mid-term Exam**
Timed – completed independently from home – no attendance required
- Oct. 18: 7. Planned Unit Developments -- Greenfield**
Readings: A Better Way to Zone – PP 183-189 and Chapter 6
Guest: Jacob Nichals, Arvada Community Development
- Oct. 25: 8. Planned Unit Developments -- Infill**
Reading: Colorado Land Planning & Development Law – Chapter 3
Guest: Brook Bell, Englewood Planning Department
- Nov 1: 9. Development Plans and Intermediate Approvals**
Reading: A Better Way to Zone, Chapter 7
Guest: Mindy Parnes, Aurora Planning and Development
- Nov. 8: 10. Site Plans and Development Review**
Reading: Colorado Land Planning and Development Law – Chapter 5
Guest: Erin Fosdick, Longmont Planning
Virtual In-Class Group Exercise #3 (Ungraded)
- Nov. 15: 11. Vested Rights and Development Agreements**
Reading: Colorado Land Planning & Development Law – Chapter 6
Guests: _____
- Nov. 22: Fall Break – No Class**
- Nov. 29: 12. Historic Preservation**
Reading: Colorado Land Planning and Development Law – Chapter 10
Guest: Jennifer Cappeto, Denver Landmarks Preservation

Dec. 6: 13. Urban Renewal

Reading: Colorado Land Planning & Development Law – Chapter 9

Guest: Andrea Amonick, Aurora Urban Renewal

Dec. 13: Final Exam

Timed – completed independently from home – no attendance required

Suggested Readings – Not Required or Expected for Class – No Extra Credit - Just Suggested

Michelle Alexander, The New Jim Crow

Paul Collier, The Bottom Billion

Matthew Desmond, Evicted

Richard Florida, The New Urban Crisis

Martin Ford, Rise of the Robots

Thomas Friedman, The World is Flat

Joel Garreau, Edge City

Jane Jacobs, The Death and Life of Great American Cities

Jonathan Levine, Zoned Out

Kevin Lynch, The Image of the City

Ian McHarg, Design With Nature

Lewis Mumford, The City in History

Richard Rothstein, The Color of Law

Doug Saunders, Arrival City

Donald Shoup, The High Cost of Free Parking

Alan Weisman, The World Without Us