

URP 4343
Plan Making and Zoning (3 Credits)
Spring 2020 (prepared 9/26/19)

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Office Location: SO-284-D in the School of Urban & Regional Planning Suites
Office Hours: Tuesday 1:00 PM to 3:00 PM and 5:30 PM – 6:30 PM
Thursday 1:00 PM – 3:00 PM
Course Location: [t/b/d]
Course Time: Friday 11:00 AM to 1:50 PM
Prerequisites: URP 3000 *Introduction to Urban Planning & Design*

Course Description

This course is an upper-level required course in the Bachelor of Urban and Regional Planning (BURP) and Bachelor of Urban Design (BUD) Programs within the School of Urban & Regional Planning at Florida Atlantic University. It is structured to help students understand why and how plans are made, the different scales and types of plans, how zoning regulations work, and the need for plans, zoning regulations and development approvals to all be consistent with one another. The course has four parts: (1) provide an overview of plans and plan making followed by adopting zoning regulations to implement those plans; (2) focus on the *natural* environment when making plans and zoning regulations; (3) focus on the *built* environment when making plans and zoning regulations; and (4) provide an overview of how planning and zoning works in practice (in the real-world) so, hopefully, all of these urban planning and design concepts come together into an unified understanding so you can get your first planning job.

Course Objectives Course objectives can be grouped into two categories: (1) to expose you to *content* – knowledge about plans, plan making and zoning regulations; and (2) to introduce you to the *critical thinking* skills needed to analyze planning, zoning and design issues and solve related problems.

Upon completing this course, you should be able to:

- Identify different types of plans
- Understand how to prepare different types of plans
- Identify different types of zoning regulations
- Understand how to prepare different types of zoning plans
- Understand how to prepare a staff report
- Recognize the economic, legal and political context in which plans and zoning regulations are made

Portfolio

FAU and the Department of Urban and Regional Planning have instituted a policy requiring each BURP and BUD student to maintain a portfolio of completed projects and

coursework. You need to keep the original copy of your writing assignments and put them in your portfolio.

Course Textbook and Readings:

There is NO REQUIRED textbook for the course. All other assigned readings will be available on-line and/or posted on Canvas.

Grading

The course includes a combination of lectures by the primary instructor, class discussions, and video documentaries. The course is an exercise in reading, thinking, and sharing ideas rather than passive listening. Students *must* read the required readings *before* class and participate in class discussions. The following grading system will be used to determine the final grade:

Final Grade Break-down:

Comp Plan/Zoning Report	10%
Staff Report	10%
Form-Based Code	20%
Plan/Zoning Code	50%
Final Exam	10%
Total	100%

If you are an urban planning or design major, you need to get a minimum grade of C to pass this course. Final grades will be assigned as follows:

A	94-100 points
A-	90-93 points
B+	87-89 points
B	84-86 points
B-	80-83 points
C+	77-79 points
C	74-76 points
C-	70-73 points
D+	67- 69 points
D	64-66 points
D-	60-63 points
Fail	< 60 points

Grades that fall in between letter grade assignments will be rounded according to the following criteria: Grades that end with .50 or above will be rounded up and grades that end with any value below .50 will be rounded down. For example 93.50 will be rounded to 94, which is A. 93.47 will be rounded to 93, which is A-.

Final Exam:

The final exam will have both short answer and essay questions. The final exam will include materials covered in class and in the assigned reading materials. This will be an in-class exam completed on an individual basis.

Comprehensive Plan/Zoning Report and Staff Report:

You need to prepare a comprehensive plan/zoning report and a staff report illustrating how a proposed development project is consistent with the applicable plans and regulations. This will be completed in groups.

Form-Based Zoning Code and Plan/Zoning Code:

You need to prepare a Form-Based Zoning Code and Plan/Zoning Code to allow for a major redevelopment project and make a PowerPoint Presentation to the class. This will be completed in groups.

Attendance and Class participation:

Attendance will be taken at every class during the semester; attendance will impact your overall grade. If you are not able to attend a class due to medical emergency please notify the instructor as soon as possible. You need to demonstrate a proof of your absence from the doctor; otherwise you will not receive the credit for the missed attendance. Attendance is not limited to showing up in the beginning of the class, it also includes showing up on time and staying until the end. Together with attendance, participation is also important. Participation is engaging in class discussions and asking questions.

Attendance Policy:

Students are expected to attend all of their scheduled University classes and to satisfy all academic objectives as outlined by the instructor. The effect of absences upon grades is determined by the instructor, and the University reserves the right to deal at any time with individual cases of non-attendance.

Students are responsible for arranging to make up work missed because of legitimate class absence, such as illness, family emergencies, military obligation, court-imposed legal obligations or participation in University-approved activities. Examples of University-approved reasons for absences include participating on an athletic or scholastic team, musical and theatrical performances and debate activities. It is the student's responsibility to give the instructor notice prior to any anticipated absences and within a reasonable amount of time after an unanticipated absence, ordinarily by the next scheduled class meeting. Instructors must allow each student who is absent for a University-approved reason the opportunity to make up work missed without any reduction in the student's final course grade as a direct result of such absence.

Counseling and Psychological Services (CAPS) Center:

Life as a university student can be challenging physically, mentally and emotionally. Students who find stress negatively affecting their ability to achieve academic or personal goals may wish to consider utilizing FAU's Counseling and Psychological Services

(CAPS) Center. CAPS provides FAU students a range of services – individual counseling, support meetings, and psychiatric services, to name a few – offered to help improve and maintain emotional well-being. For more information, go to <http://www.fau.edu/counseling/>

Disability Statement:

In compliance with the Americans with Disabilities Act Amendments Act (ADAAA), students who require reasonable accommodations due to a disability to properly execute coursework must register with Student Accessibility Services (SAS) and follow all SAS procedures. SAS has offices across three of FAU's campuses – Boca Raton, Davie and Jupiter – however disability services are available for students on all campuses. For more information, please visit the SAS website at www.fau.edu/sas/.

Code of Academic Integrity Policy

Students at Florida Atlantic University are expected to maintain the highest ethical standards. Academic dishonesty is considered a serious breach of these ethical standards, because it interferes with the University mission to provide a high quality education in which no student enjoys an unfair advantage over any other. Academic dishonesty is also destructive of the University community, which is grounded in a system of mutual trust and places high value on personal integrity and individual responsibility. Harsh penalties are associated with academic dishonesty. For more information, see the Code of Academic Integrity in the University Regulations at http://www.fau.edu/regulations/chapter4/4.001_Code_of_Academic_Integrity.pdf.

Course Webpage and Communication

A course website is available at FAU Canvas. The course Syllabus and necessary materials will (may) be posted there. All course updates will (may) be added on Canvas as an announcement. The instructor will (may) use your FAU address to communicate with you. Check your FAU email regularly. This is very important.

Work Rules

All work must be submitted by the due date. Late works will be accepted as normal only if you are experiencing a major emergency (medical, death in the immediate family, etc.). In this case, you have to notify the instructor before the exam/paper due date.

Academic misconduct of any kind, including plagiarism, cheating, falsification, or fabrication, *will not be tolerated*. First of these offenses will result in the zero grade for the assignment. Second time will result in the failing of the course. In this course, you will consult outside sources while doing your assignments. Be very careful how you cite the sources. *Do not copy from any source or give direct quote without giving credit. Submitted papers will be included as source documents in the SafeAssign.com reference database solely for the purpose of detecting plagiarism of such papers.*

As a student, it is your responsibility to be familiar with and follow the academic policies and honor code. Please review the recommended student guidelines on ethics and academic integrity, available at:

http://www.fau.edu/caupa/pdf/ethics_student_guidelines.pdf

Cellular Phones and Laptop Computers

During the class period, turn off your cellular phones and laptop computers. During the class period, you *may not* take notes on your laptops (bring paper and pen). Email, chatting, and surfing on the web are strictly prohibited during the class period.

Information for Students with Disabilities

In compliance with the Americans with Disabilities Act Amendments Act (ADAAA), students who require reasonable accommodation due to a disability to properly execute coursework must register with Student Accessibility Services (SAS)- in Boca Raton, SU 133 (561-297-3880); in Davie, LA 203 (954-236-1222); or in Jupiter, SR 110 (561-799-8585)- and follow all SAS procedures. For more information, please visit the SAS website at www.fau.edu/sas/.

Course Schedule: URP 4343- Plan Making and Zoning- Spring 2020

Week	Date	Topic	Readings/Assignments/Exams
1	Jan 17	<ul style="list-style-type: none"> Introduction and Course Overview Lecture: What is a Comprehensive Plan, Zoning Code, Site Plan and Subdivision Plat? 	Syllabus Buncombe County, NC Comp Plan Buncombe County, NC Zoning Code
2	Jan 24	<ul style="list-style-type: none"> Lecture: How to Prepare Comprehensive Plans, Zoning Regulations and Related Amendments? 	Gwinnett County, GA 2040 Unified Plan Gwinnett County, GA Unified Development Ordinance (UDO)
3	Jan 31	<ul style="list-style-type: none"> Lecture: How Zoning Regulations Implement the Comprehensive Plan 	Asheville, NC Comprehensive Plan Asheville, NC Zoning Regulations
4	Feb 7	<ul style="list-style-type: none"> Work in Groups on Comprehensive Plan and Zoning Assignment 	
5	Feb 14	<ul style="list-style-type: none"> Work in Groups on Comprehensive Plan and Zoning Assignment 	
6	Feb 21	<ul style="list-style-type: none"> Lecture: How to Write a Staff Report? 	How to Write a Staff Report? COMP PLAN/ZONING REPORT DUE (10%)
7	Feb 28	<ul style="list-style-type: none"> Work in Groups on Staff Report 	
8	Mar 6	<ul style="list-style-type: none"> Lecture: What is a Form-Based Code? 	Rivers Arts District Form-Based Code, Asheville, NC STAFF REPORT DUE (10%)
9	Mar 13	<ul style="list-style-type: none"> SPRING BREAK- NO CLASS 	
10	Mar 20	<ul style="list-style-type: none"> Work in Groups on Form-Based Code 	
11	Mar 27	<ul style="list-style-type: none"> Lecture: How to Prepare the Required Planning Documents for the Final Project? 	FORM-BASED CODE PRESENTATION DUE (20%)
12	Apr 3	<ul style="list-style-type: none"> Work in Groups on Final Project/Presentation 	
13	Apr 10	<ul style="list-style-type: none"> Work in Groups on Final Project/Presentation 	
14	Apr 17	<ul style="list-style-type: none"> Work in Groups on Final Project/Presentation 	
15	Apr 24	<ul style="list-style-type: none"> Final Group Project Presentations 	PLAN/ZONING CODE PRESENTATION DUE (50%)
16	May 1	<ul style="list-style-type: none"> Final Exam 	FINAL EXAM (10%)
17	May 8	<ul style="list-style-type: none"> Semester Ends 	

**Subject to change by the Instructor.*