Land is both a basic physical resource and a unique social and economic commodity. Public policy for land (non)use and (non)development is pivotal to the economic and social health of cities, rural areas, regions, and nations and to the ability of individuals to acquire and maintain residences in stable yet vibrant urban and rural neighborhoods. As an area of professional practice, land use policy is central to the origins of the planning profession and to the current work of many town, country, urban, rural, regional, and environmental planners.

This course acquaints students with alternative public policy methods for managing private land markets (techniques for public land management are not included in the course). The purpose of the course is to give the student strong working familiarity with the various methods available. For a set of preselected land use policy techniques we examine their institutional structure, social and economic costs and benefits, and relative political feasibilities.

The course is divided into three segments. Part One examines the importance of land policy, the enigmatic nature of property, the reason for and form of social conflict over property, empirical evidence on urban and rural land markets in North America, and criteria for assessing land use policy techniques. Part Two is devoted to the intensive examination of nine to eleven (depending on how you count) alternative methods of land use policy implementation. These methods range from regulations such as zoning and its various modifications, to public ownership via land banks of a substantial amount of land in a market area, as well as new public-private alternatives such as land trusts. Part Three provides an opportunity for synthesis of the materials in parts one and two, and an examination of a set of current and future issues in land use policy.

REQUIREMENTS: This course is conducted as a lecture-seminar. Students are required to: (1) formally participate in the review of reading materials (this will be discussed in class), (2) informally participate in class discussions, (3) take a mid-term examination, (4) prepare two policy memorandums on land policy planning topics, (5) undertake a group project with regard to the case study component of the session on 04 December and (6) prepare a final research paper. As a once a week class, regular attendance is also expected. There is no final examination for the course. The policy memorandums are required for part two of section II of the course, beginning on 23 October and ending on 13 November. The final research paper can be on any aspect of land policy and planning. Details on formal class participation, the policy memorandums, the group project, and the final paper will be distributed and discussed in class.
**GRADES:** Grades are based on the following schedule:

- class participation – 15%
- mid-term examination – 15%
- policy memorandums – 30%
  (two at 15% each)
- case study group project – 15%
- final research paper – 25%

Final grades are given on the following schedule: 100-93/A; 92-88/AB; 87-83/B; 82-78/BC; 77-70/C; 69-65/D; 64 and under/F.

**BOOKS AND OTHER READING MATERIALS:** Three books have been ordered as required readings for this course. In addition, a reading package with other required course readings is available for purchase from **Law School Duplicating** (this is located off the Lathrop Drive entrance to the Law School [the back of the Law School from Bascom Mall]; hours 7-4:15). All books are available for purchase through **Rainbow Bookstore Cooperative** on 426 W. Gilman Street (257-6050), a five minute walk from the end of Library Mall.

**Required:**

**RESEARCH MATERIALS:** Part of one class session is devoted to reviewing the types of research materials used by both the land use policy practitioner and the land use policy researcher.
URPL/ENVIR ST 843

LAND USE POLICY AND PLANNING

I. INTRODUCTION

04 September Course Introduction; The Nature of Property

11 September Social Conflict Over Property – The Private Property Rights Movement; The Political-Economy of Land

18 September Land Markets; The Constitution and Land

II. LAND POLICY ALTERNATIVES

25 September Zoning I: Classical Land Regulation

02 October Zoning II: Citizen Initiated Policy

09 October Zoning III: Practice and Politics

16 October MID-TERM EXAMINATION; Research Orientation

23 October Regulation Modified: Compensable Regulation and Transfer of Development Rights

30 October Land Taxation (and Urban Growth Boundaries) as Land Policy

06 November Public Ownership: Purchase of Development Rights and Land Banks

13 November Private, Public Interest, Action: Land Trusts

III. SYNTHESIS AND FUTURE ISSUES

20 November Localism versus Centralism in Land Use Planning

27 November Land Policy in Europe

04 December Putting the Pieces Together; A Case Study of Policy Applied

11 December The Future of Land Policy and Planning