Course Overview:
This course will examine the process and procedures associated with managing a planning program. This course will introduce a wide variety of techniques employed by the city and regional planner to implement plans. Two major tools used in implementation include the zoning ordinance and subdivision regulations. This course will emphasize these tools, as well as, covers public involvement processes; alternative growth management techniques and tools for working with developers.

Course Objectives:
You should upon completion of this course:
• Better understand land use controls used in the United States;
• Be able to critically think about and analyze land-use controls;
• Have the ability to read zoning and subdivision ordinances and Capital Improvements Programs;
• Be able to communicate in a collaborative work team and;
• Improve your research, writing, and oral communications skills.

Assigned Reading
Alternative Techniques for Managing Growth by Irving Schiffman
Successful Public Meetings, 2nd Edition by Elaine Cogan
Smarter Land Use: How to Enhance Proposed Projects to Get Better Neighborhoods, Less Sprawl, and Fewer Lawsuits by Karl Kehde

Students are responsible for reading each week’s assigned readings prior to the class meeting. The instructor will also distribute handouts periodically on topics timely to classroom discussion.
Class Website
This course is using WebCT. To log onto the class website go to http://class.osu.edu. To log in you need your OSU user ID which is your name.number. Your password is the standard password you use to register and access other university resources. The course website includes discussion boards for you and your classmates to discuss assignments, readings and news stories. It also includes class assignments, lecture notes and the course syllabus.

Grading Policy
Participation 10%
Survey Homework 10%
Dealing with Developers Homework 10%
Zoning Homework 10%
Planning Meeting Homework 10%
Midterm Exam 25%
Mock Planning Commission 25%

Transformation of numerical grade to letter grade will be according to the schedule summarized below:
A 93-100  C+ 77-79.9
A- 90-92.9  C 73-76.9
B+ 87-89.9  C- 70-72.9
B 83-86.9  D+ 67-69.9
B- 80-82.9  D 60-66.9
E < 60

Assigned Projects

Participation
Much of this class is interactive and requires more than simply class attendance. Participation is defined as attending class, actively being involved in class activities, and contributing to class discussion.

Homework
You will have three homework assignments throughout the quarter. Each is worth 10 percent of your course grade. These assignments will generally take 2-3 hours to complete. Homework assignments will be graded on a check +, check, and check – basis. A score of a check + will be an A, a check B+ and a check – a B-.

Planning and Zoning Commission Meeting
Each student will be required to attend one planning and zoning commission meeting in a city of their choice. Each student will be required to write a report about each issue that was discussed at the planning and zoning meeting and in addition the student will offer their opinion on the decisions made by the commission. Include a copy of the agenda with your report. The report will be due on Tuesday May 25th.
Mock Planning Commission

The Planning Commission of Brown Hallsville will be holding its next meeting on June 1st. You are part of a team that will be presenting its case for consideration by the commission. Each person in the class will play a different part for each case before the Planning Commission. The roles are planner, intern, developer, developer’s attorney, citizen in opposition of the case, and citizen for the case. The planner and intern will be responsible for preparing a report for the Planning Commission, while the developer and developer’s attorney will be responsible for preparing the rezoning application. The Planning Commission will allow each side to present their case for 15 minutes. Each team will also be responsible for providing a more lengthy report with all of the supplemental materials to the Planning Director (your instructor) for grading. Actual planners and planning commissioners will review the case and make a ruling on whether to recommend approval or denial of the rezoning application.

Midterm Examination

The Midterm Examination will be in-class and will cover the terminology, theory and application of concepts covered in the course. The exam will include short answer, essay and multiple choice questions.

Grading Policies

All grading will be done as fairly and as consistently as is reasonably possible. Assignments that are turned in late for any reason will have 20 points taken off the first day late, 30 points the second day and 50 points after that point. The instructor will take into consideration assignments that are late due to unforeseeable circumstances.

Students wishing to appeal the grading of an assignment must make the appeal in writing within 5 calendar days after an assignment/exam is returned.

Plagiarism will not be tolerated in the classroom. Plagiarism is passing off as one’s own ideas, words, writings, etc., which belong to another. You are committing plagiarism if you copy the work of another person and turn it in as your own even if you should have the permission of that person. Any instances of academic misconduct will be reported to the Committee on Academic Misconduct (University Rule 3335-5-487).

ADA Policy Statement

The Americans with Disabilities Act (ADA) is a federal anti-discrimination statute that provides comprehensive civil rights protection for persons with disabilities. Among other things, this legislation requires that all students with disabilities be guaranteed a learning environment that provides for reasonable accommodation of their disabilities. If you believe you have a disability requiring an accommodation, please contact the Office of Disability Services at (614) 292-3307. Additionally, contact the instructor as early as possible in the quarter, so your disability can be properly accommodated.
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<tr>
<th>Week</th>
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| 1    | Tues. Mar 30 | **Introduction and Land Description**  
               Read: On-line                                                        |
| 2    | Tues. Apr 6 | **Subdivision Regulations and Zoning**  
               Schiffman – Ch 11, 17, 18, 19, 20  
               In-class Subdivision and Zoning Exercise  
               **Survey Homework Due** |
| 3    | Tues. Apr 13 | **Site Capacity**  
               Guest Speaker – Walter Hosak  
               Read: On-line |
| 4    | Tues. Apr 20 | **Zoning**  
               Schiffman – 15, 30  
               **Zoning Homework Due** |
| 5    | Tues. Apr 27 | **On-line Mid-term Examination** |
| 6    | Tues. May 4 | **Eminent Domain**  
               Read: On-line  
               Class Video: The Castle |
| 7    | Tues. May 11 | **Managing Meetings**  
               Read: All of Cogan |
| 8    | Tues. May 18 | **The Development Process and Working with Developers**  
               Kehde – Ch 1-4  
               Class Video: Store Wars  
               **Dealing with Developers Homework Due** |
| 9    | Tues. May 25 | **Working with Interest Groups**  
               Kehde – Ch 5-8  
               In-Class Mock Meeting  
               **Planning Commission Meeting paper due** |
| 10   | Tues. June 1 | **Mock Planning Commission Hearing and Paper Due** |