

PLAN7001-001: Cities and Planning

(Planning in Urban Communities)

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Group Exercise (from last week)

A five-acre parcel is located on the fringe of a large metropolitan area. The property has been in the same family for 50 years. The property is currently used for grazing horses. There have been no zoning regulations in this area. As grazing land the property is worth about \$10,000. A new highway is scheduled to be built through the area, and suburban development is expected.

In June 2015, a cement block company offered to buy the property for a manufacturing and distribution facility. They would like to be positioned for the expected construction boom in the area. A price is still being negotiated, though about \$250,000 is expected.

In September 2015 the county planning commission decide to impose zoning regulation in this area. Based on the newly adopted comprehensive plan, the property is zoned residential. A residential developer offers \$125,000.

Should the land owner be allowed to sell to the cement block company? Why or why not?

Group Exercise (from last week)

In your opinion, what should be the style of urban planners when it comes to politics?

- Neutral public servant
- Builder of community consensus
- Entrepreneur
- Advocate
- Agent of radical change

Tabulate the opinions of each of the members in your group and briefly indicate why each style was or was not preferred.