

Land-use planning
typologies

Land-use planning is the term:

1. Used for a branch of **Public Policy**
2. Encompassing various disciplines which seek to **order and regulate Land-Use** in an efficient and ethical way,
3. Thus preventing **Land-use conflicts**

Types of planning

Various types of planning have emerged over the course of the 20th century. Below are the **six main typologies of planning**, as defined by **David Walters** in his book, ***Designing Communities (2007)***:

Traditional or Comprehensive Planning

Common in the US after WWII, characterized by politically neutral experts with a:

- **Rational view** of the new urban development.
- Focused on producing **clear statements about the form and content** of new development.

Systems planning: 1950s–1970s

Resulting from the failure of comprehensive planning to deal with:

- The **unforeseen growth** of post WWII America
- More **analytical view** of the planning area as a set of complex processes,
- **Less interested in a physical plan.**

Democratic planning: 1960s

Result of:

- **Societal loosening** التحرر المجتمعي of class and race barriers
- Gave more citizens a voice in planning for future of community

Advocacy and equity planning.

تأييد المساواة 1960s & 70s

Strands of democratic planning that sought:

- specifically to address social issues of **inequality and injustice** in community planning

Strategic Planning 1960s-present.

- **Real view** of the new urban development
- Recognizes **small-scale objectives** and
- **Pragmatic real-world constraints** الاستحقاقات الواقعية
- seeking to identify **projects** (in term periods) that can be implemented for the benefit of community (public and private) through strategic vision

Environmental planning. 1960s- present.

Developed as many of the ecological and social implications of global development were first widely understood

Today successful planning:

- Involves a balanced mix of analysis of the existing conditions and constraints;
- Extensive public engagement;
- Practical planning and design; and
- Financially and politically feasible strategies for implementation.

Current land use planning processes include:

- a combination of strategic and environmental planning
- It is becoming more widely understood that any sector of land has a certain capacity for supporting human, animal, and vegetative life in harmony, and that upsetting this balance has dire consequences *تداعيات سيئة* on the environment.
- Planners and citizens often take on a role during the planning process in an attempt to influence public policy *because:*
- Governments are slow to adopt land use policies that are congruent with scientific data supporting more environmentally sensitive regulations.

The urban-to-rural Transect is:

an urban planning model created by New Urban planner **Andres Duany**

- The **transect** defines a series of zones that transition **from rural farmhouses dense to urban core.**
- Each zone is **fractal** in that it contains a similar transition from the edge to the center of the neighborhood. The transect is an important part of the **New Urbanism, Smart growth movements & Intelligent Urbanism.**
- The importance of transect planning is particularly seen as a contrast to modern Euclidean zoning and suburban development. In these patterns, large areas are dedicated to a single purpose, such as housing, offices, shopping, and they can only be accessed via major roads. **The transect, by contrast, decreases the necessity for long-distance travel by any means.**

- A major feature of transect planning is that it incorporates a variety of residential and commercial spaces into a single neighborhood
 - A typical neighborhood would consist of a light commercial area with a bank, general store, pub, coffee shop, and apartments.
 - Moving outwards from the center, residential density would gradually decrease starting with apartments to townhouses to fully detached houses.
 - The central area would be a focus of transit and ideally be within walking distance from any point in the neighborhood

The Transect has six zones, moving from rural to urban.

1. **Rural Preserve** (protected areas in perpetuity);
2. **Rural Reserve** (areas of high environmental or scenic quality that are not currently preserved, but perhaps should be).
3. The transition zone between countryside and town is called **the Edge**, which encompasses the most rural part of the neighborhood, and the countryside just beyond. The Edge is primarily single family homes. Although Edge is the most purely residential zone, it can have some mixed-use, such as civic buildings (schools are particularly appropriate for the Edge).
4. Next is **General**, the largest zone in most neighborhoods. General is primarily residential, but more urban in character (somewhat higher density with a mix of housing types and a slightly greater mix of uses allowed).
5. **Center** (this can be a small neighborhood center or a larger town center, the latter serving more than one neighborhood);
6. and **Core** (serving the region — typically a central business district). Core is the most urban zone

The character -- from rural to highly urban -- of each of the zones in the transect continuum is made up to:

1. The land uses and activities that take place in that zone
2. The degree of development and the Typology of that development.
3. Transect-based zoning codes take up the issue of development typology as a principal concern.
4. **Smart growth or compact city** is the principle applications of the transect development theory

