Planning 101

2nd in a Series (4) of Informational Workshops

By the La Plata County Planning Department

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Planning vs. Zoning

- Planning – Providing for an organized, planned development of a place with infrastructure to accommodate the needs and health of the place as it evolves, considering everything…

- Zoning – a method of implementing plans through a governmental process; via regulatory means.

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Formation of Place

- Common Sense, Logic & Design

Cities, Towns and Hamlets

Some Historic Reference

- New York 1916
- Euclid 1926
- Cambridge 1928

Jessica Sandy
Euclid High School

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Fun Facts

- Where was the first set of Codes established for development purposes?

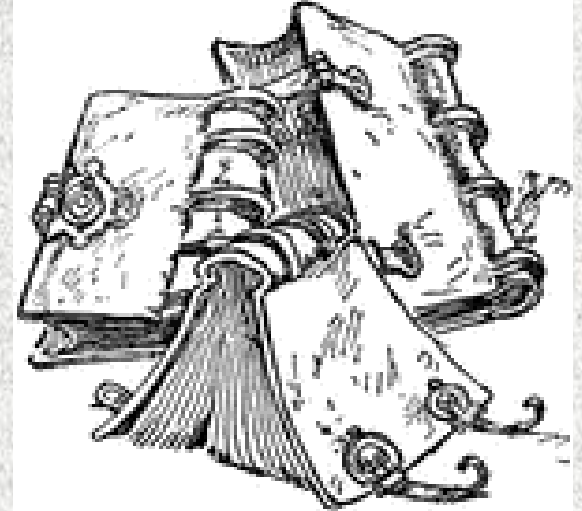La Plata County
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The Code of Hammurabi

Babylonia 1772 BC

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Types of Implementation

- Traditional/Euclidean
- Modular (Form-based)
- Incentive
- Performance

Web-Based & Smart Codes

The Transect from SmartCode v.9

| T-1 Natural Zone | T-2 Rural Zone | T-3 Sub-Urban Zone | T-4 General Urban Zone | T-5 Urban Center Zone | T-6 Urban Core Zone | SD Special District |

II. Introduction

Zoning codes — until recently a fairly staid and static area of planning activity — have seen a burst of innovation and renewed interest in recent years. A variety of new formats and conceptual

- **T-5 – Urban Center**: high density residential, retail, office, civic and other uses.
- **T-6 – Urban Core**: maximum intensity residential, retail, office, civic, entertainment and other uses.

The Transect also contemplates special districts, or areas with more specialized uses, such as an airport, hospital complex or
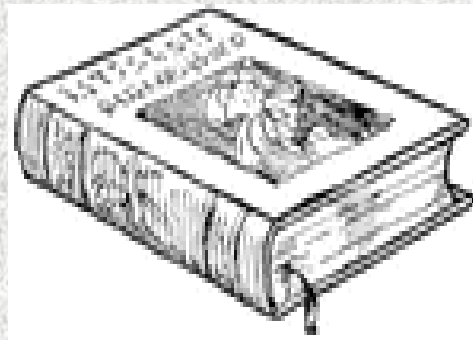
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Implementation Tools

- Overlay Zones
- Floating Zones
- Corridor Plans
- Planned Unit Developments (PUD's)
- Land Use Designations vs. Zoning Districts
  – District Plans
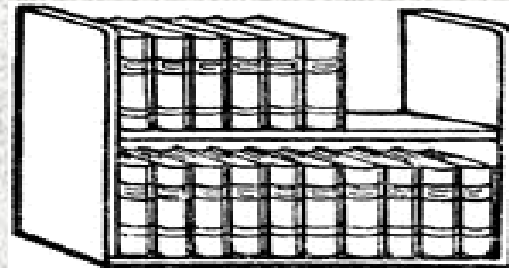
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Customized Plans

- A customized plan is essential for accommodating the particular needs of a place.

- Hybrid Plans make the most effective plans.

- Examples

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Identification and Analysis

– Recognizing Components of a Place

– Understanding what is important to people

– Identifying what works based on needs assessment

Common Sense, Logic & Design

– Planned Infrastructure vs. Unplanned Infrastructure

– Cause/Effect of Unplanned Infrastructure in Rural Environments

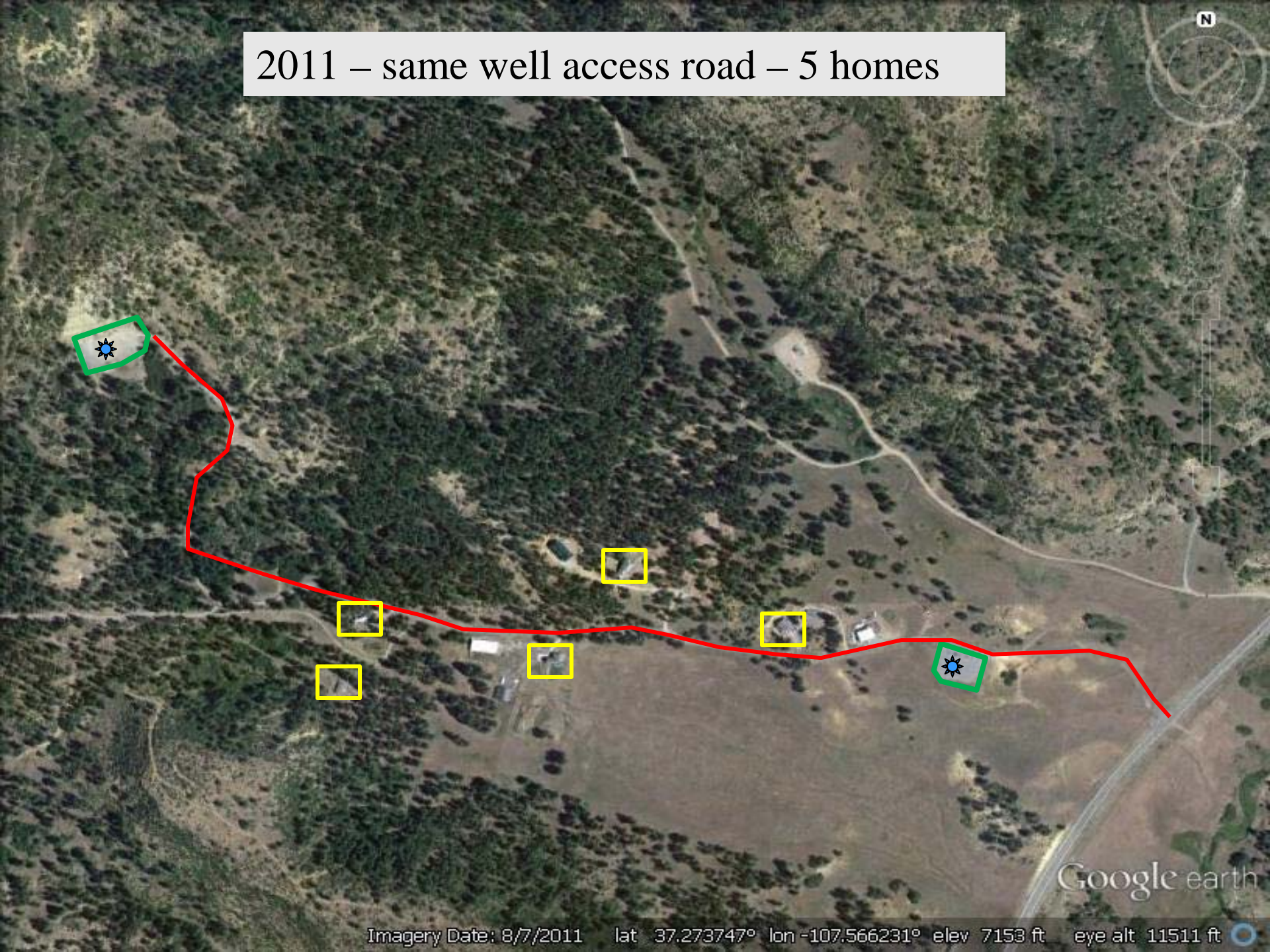*La Plata County* Colorado

1994 – well access road – 0 homes

2011 – same well access road – 5 homes

Imagery Date: 8/7/2011   lat   37.273747°   lon -107.566231°   elev 7153 ft   eye alt 11511 ft

Google earth

Prepared for Future Needs

– Traffic Circulation

– Linking Rural Spaces and Popular Places

– Transportation Networks Providing Avenues for Future Development

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Thank You!

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