

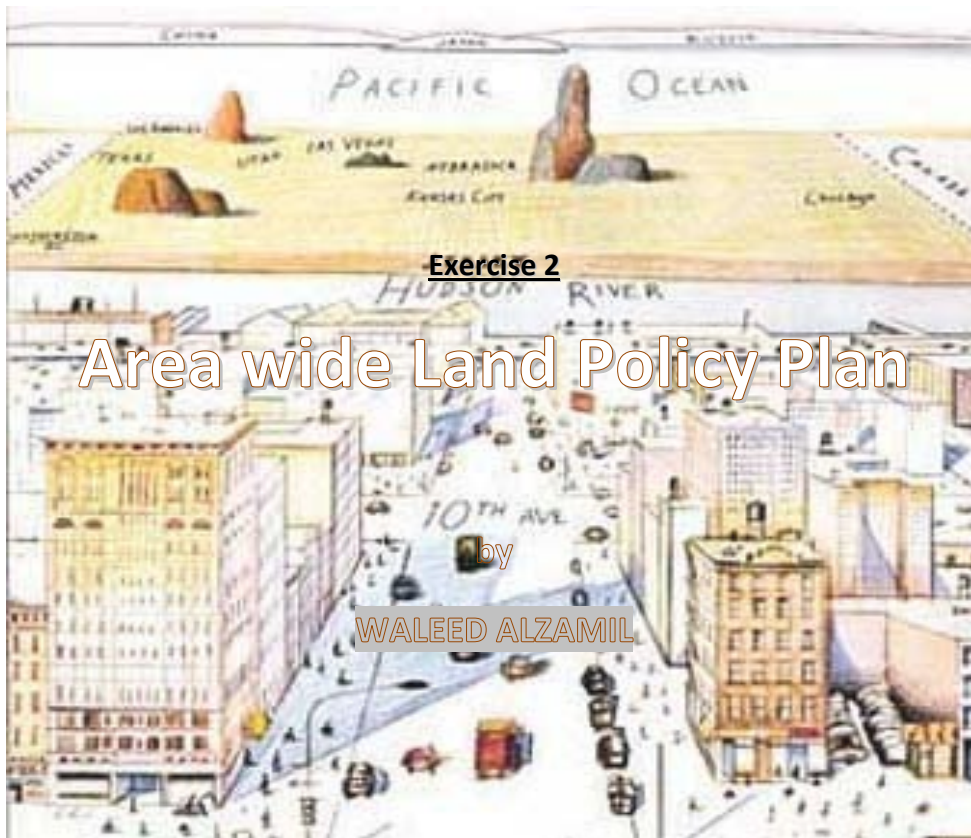
## Land Use Controls

23PLAN717

Winter 2010



### Land Use Controls® Winter 2010 ® Dr. Marisa A. Zapata ®



Picture Source: <http://home.comcast.net>

**Feb. 2010**

**Cincinnati, Ohio**

## **Overview:**

In the development of urban policy we must take all factors in our consideration like environmental, natural area, growth trends, natural resources, opportunities and potential of the area. According to the studies and analysis in the first exercise I can summarize the area wide plan policies into three main sections:

- 1- Future development Policies:** Attached map shows the areas for future development, all of these areas can be developed in accordance with the priorities of economic, social and potential of physical.
  - Urban development must be phased in gradually side by side with the development of services and facilities and infrastructure.
  - The first priority (**No. 1 on the map**) is the direction for future development to the south-east. This area does not contain the environmental problems, such as floods, slopes, and forests.
  - The second alternative (**No. 2 on the map**) is development towards the south; it does not cover the entire projected population growth in 2050, but can be used to build urban areas (suburb) on the outskirts of the city.
  - Other areas (**No. 3 on the map**) are subject to development, but are not essential and a priority for development because they are far from the city and thus constitute a burden on the city government to build the facilities and services and infrastructure. The proposed policy in these areas is to impose development fees on the developer to build services and facilities which means exaction fee policy.

**2- Environmental protection policies:** Environmental policies, including how to deal with conservation and environmental areas, such as floods, water, Strong slopes (15%), poor soils, forest ,and agricultural areas can be summarized as follows:

- Identify conservation areas that are not allowed to develop are referred to in the map of sites (1, 2 and 3) these areas include: agricultural land, forests.
- The utilization of agricultural land and forests as tourist areas attraction, the suggest policy is to link these areas with the city so as to benefit from tourist zones or camping weekends. (see the map)



These pictures illustrate the idea of taking advantage of the forest tourist zones or as camping areas on weekends by linking with the city<sup>(1)</sup>

- Development area proposed must comply with the natural topography, and environmental conditions. For example, road planning should be consistent with topography of the area while maintaining the trees and plants so that wraps around the road without removing trees as much as possible. (see the pictures)

---

<sup>(1)</sup> internet websites: <http://www.murramarangresort.com.au> , <http://www.destination360.com>



Roads planning are compatible with the environment <sup>(2)</sup>

- Should avoid build in the areas of slope (15%) and can exploit as zones of good vision for the city, Warnings should be placed on ways to alert the driver of the slopes.



These photos show us how to take advantage of the slopes as areas of good vision of the city, or as areas of ski in the winter season <sup>(3)</sup>

- The Policy of not allowing development in areas of flood and water. Existing flood areas I suggest that to deal with it by building strong drainage system or changing the land use in the North and South, which lies within the scope of flooding and turn them into parks or open areas. Undeveloped flooding areas I suggested that no urban development in the future.
- Exploitation of water and flood paths in order to serve the agricultural areas (natural irrigation).

---

<sup>(2)</sup> internet websites: <http://www.brownstoner.com/brownstoner>

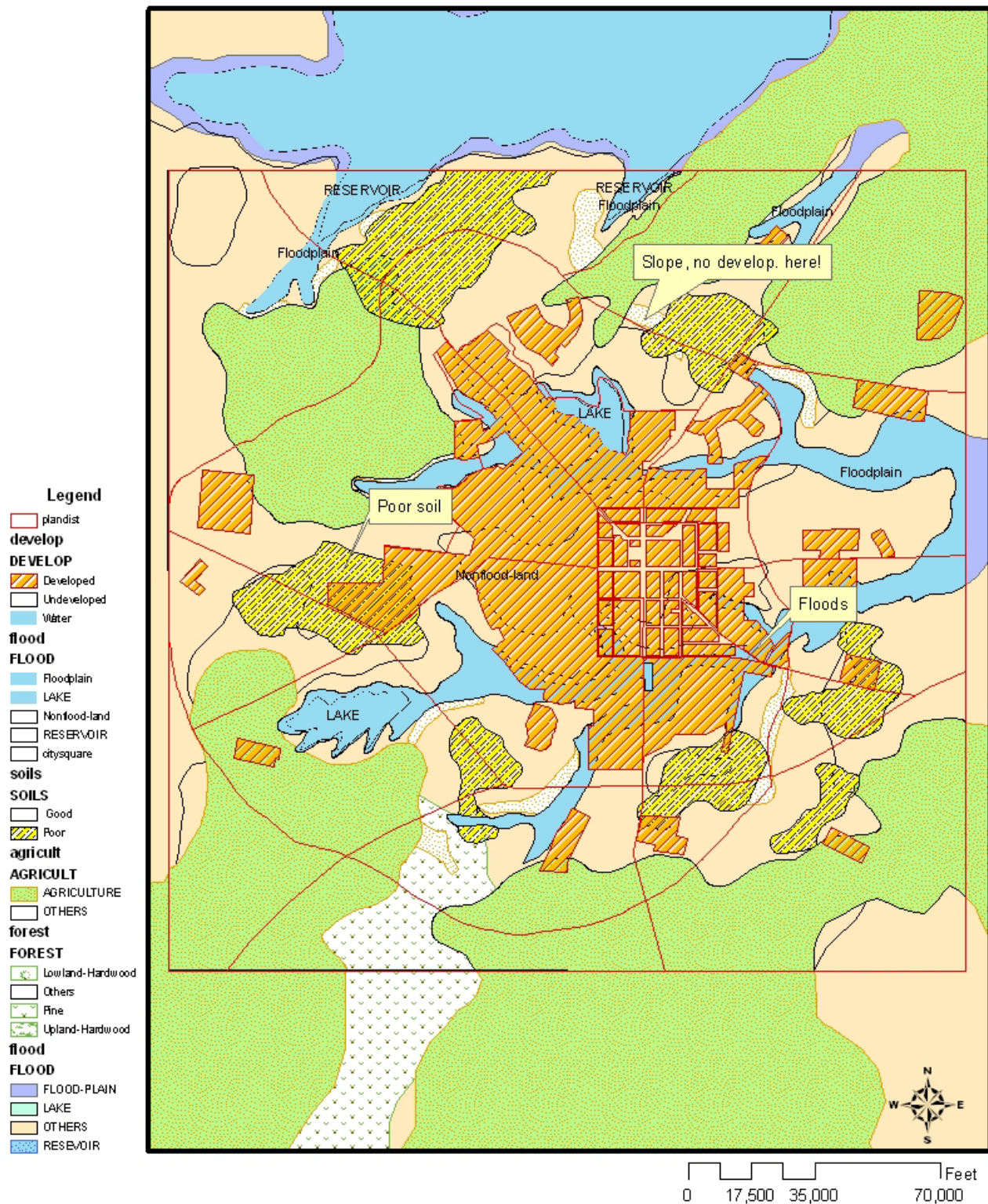
<sup>(3)</sup> internet websites: <http://travel.maktoob.com> , <http://www.tripadvisor.com>



**3- Classification districts Policies:** The following table shows the proposed policies :

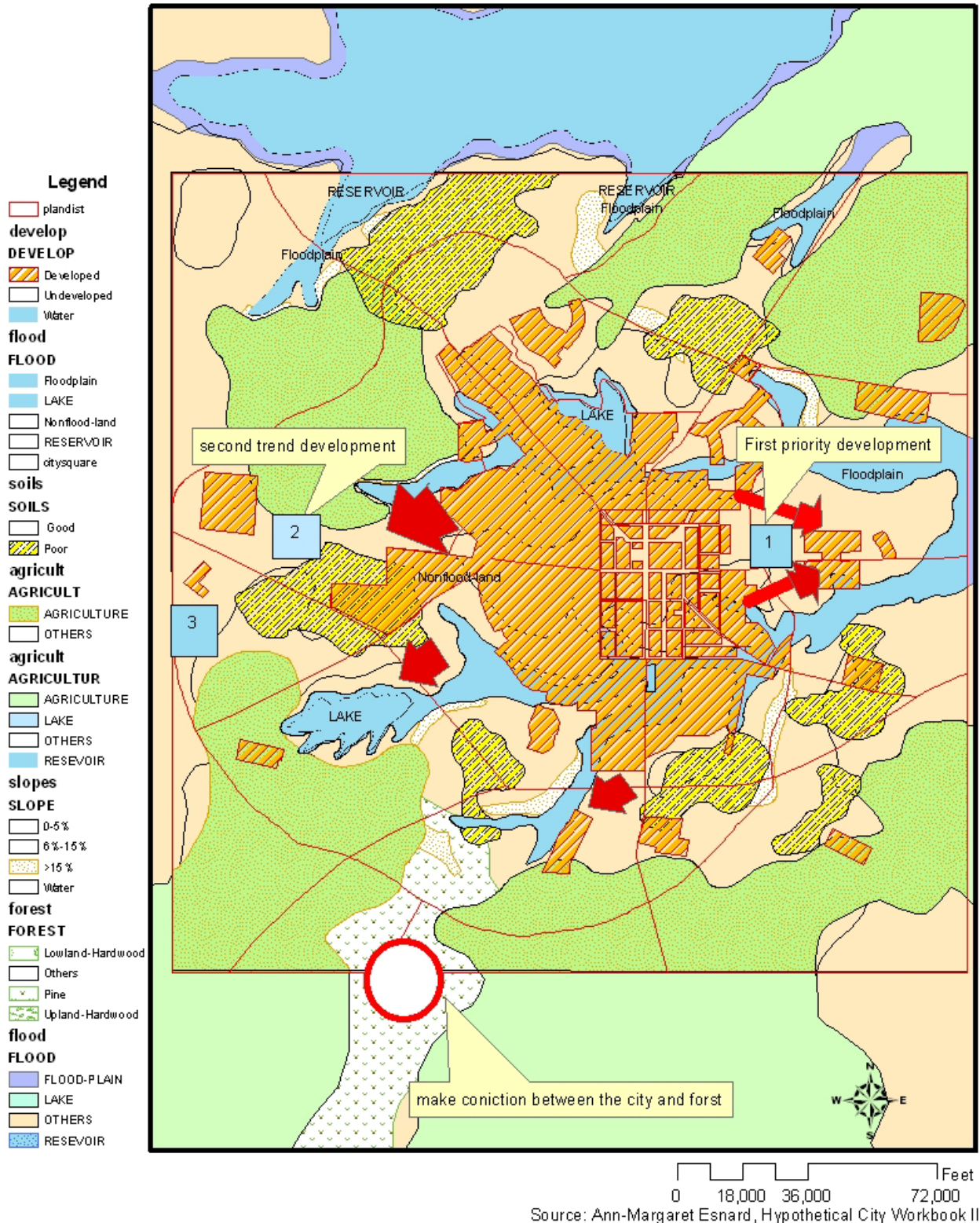
<b>districts</b>	<b>Acres</b>	<b>Proposed policy</b>	<b>Incre./dec</b>	<b>Growth rate</b>
Urban develop. area	1623	-Development trend of the proposed development areas.  -This development should be balanced with the services and new facilities.  -Away from areas of water , Forest, Agricultural and floods	Increase	%55
Undeveloped land	3030	- Selection of areas suitable for urban development as specified in the direction of development  - Development of these areas in gradual stages to ensure the future development of non-dispersion	Decrease	%35
Agricultural	2 424	-Preservation the agricultural areas  -Linking agricultural areas in the city	Preserve	%0
Forest	606	-Forest conservation  -Exploitation of forests as a tourist areas	Preserve	%0
Water & flood	-	-Resolve the current flood zones  -growth of the city away from water sources	Preserve	%0
Roads	-	-Link the tourist areas (forests) in the city.  -Be consistent with the topographic features	Increase	%15

## Existing Conondation

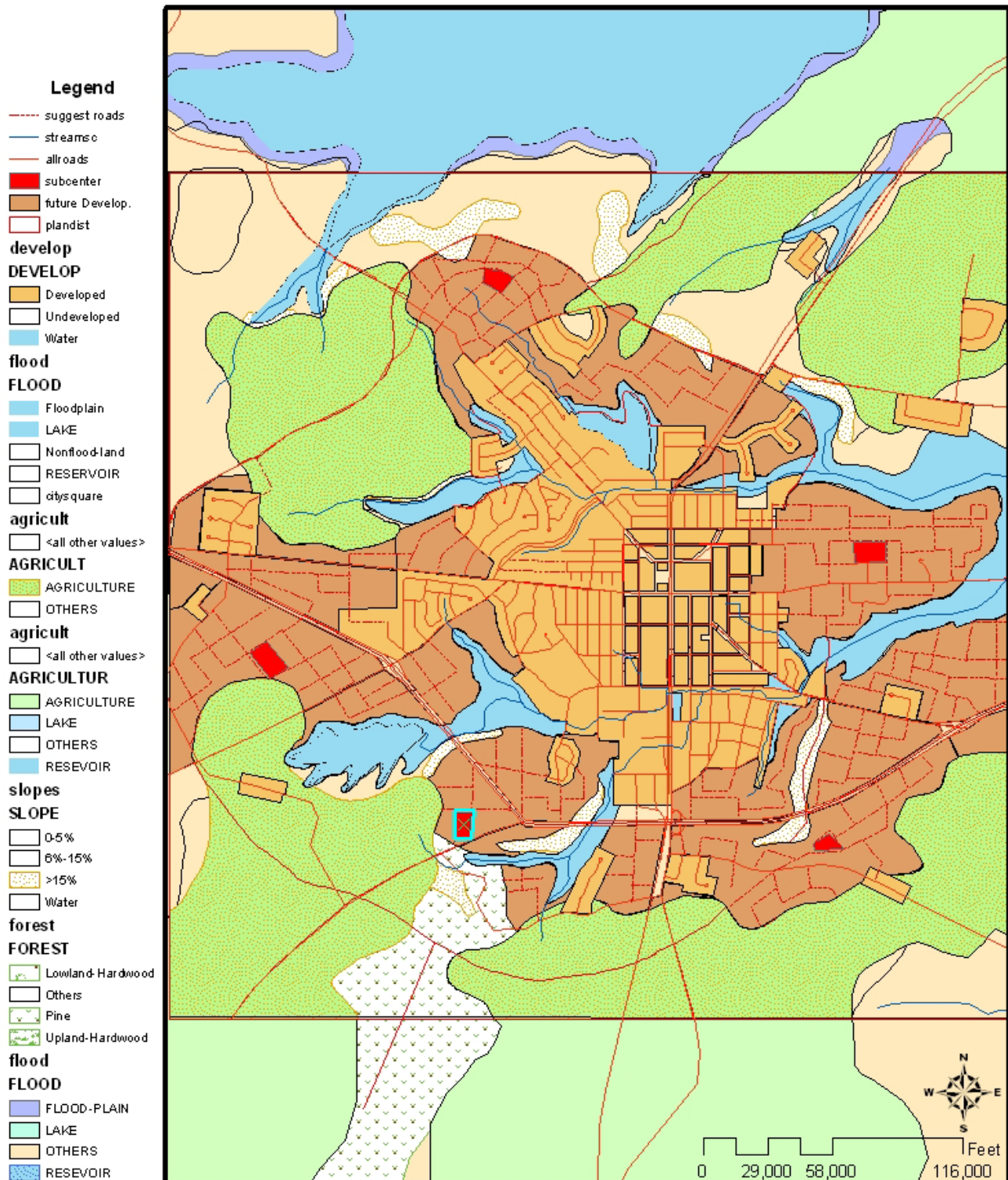




## Analysis the Future development



## Future comprehensive plan



Source: Ann-Margaret Esnard, Hypothetical City Workbook III



## **Bibliography**

- 1 Dr. Marisa A. Zapata, 23PLAN717, Land Use Controls, Winter 2010
- 2 Eric Damian Kelly, Community Planning: An Introduction to the Comprehensive Plan, Second Edition 2005
- 3 Ann-Margaret Esnard, Hypothetical City Workbook III: Exercises and GIS Data to Accompany Urban Land Use Planning, Fifth Edition (No. 3) 2004
- 4 William Strunk Jr & E. B. White, The Elements of Style, Fourth Edition, 2006.
- 5 Robert K. Yin, Case study Research Design and Methods, applied social research methods series, 2006
- 6 Internet: <http://images.google.com>