Abstract

Zoning has been part of community planning for over a 100 years. Despite rising demands of and the emerging market demand for mixed-use, infill redevelopment, American cities continue to follow outdated regulatory standards. In response, there is a new regulatory tool to address changing trends and adapt to development in economically impacted neighborhood markets. This response in the form of a planned unit development (PUR) model that mitigates existing zoning hindrances to a planned development, encourages community collaboration to achieve financial equity and preservation of existing buildings, while adding requisite value to the redevelopment.

For decades, "Euclidean" zoning ordinances have separated designate land uses, such as: residential, commercial, etc. Even further, zoning may also regulate lot size, site capacity, and structure size/ bulk. As imagined, zoning can greatly determine the outcome of public and private infrastructure development in a city. With strict regulations and a narrow perspective, zoning presents tendencies of sapping the life out of the most zealous urban enthusiasts.

This new form is with challenges, however, addressed through land value capture and compensation techniques, including tax/ subsidies, consumer/ investor-based cooperatives, and the incorporation of a neighborhood site/ re-platted plan into zoning, people can be incentivized to participate. If successful, the model holds the potential to preserve existing uses, while satisfying the compelling need for new land reuse tools to spur markets for redevelopment. I examine and analyze the regulation and execution of urban/ suburban redevelopment in the planned unit form, reviews of current literature and case studies, and other research to supplement my central thesis.

Honors College
Ball State University
Muncie, IN 47306