

## Book Review

May 2015

### **Urban Land Use Planning**

Edward J. Kaiser, David J. Godschalk and F. Stuart Chapin Jr,  
Fourth Edition, University of Illinois Press, Urbana, 1995.

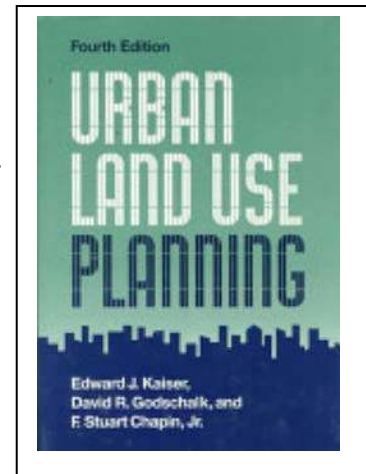
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#### Summary

*Urban Land Use Planning*, the book, has evolved and grown as a body of thought for over a half century. The Fourth Edition of *Urban Land Use Planning* presents the classic approaches to planning theory and practice. The Fourth Edition is chock full of tables and charts and checklists that provide the framework for comprehensive planning to detailed studies.

The Fourth Edition cites the famous Rational Planning Model:

**Figure 2-1. The Rational Planning Model: A Logical Progress from Goals-Setting to Implementation and Back [p38] is a great example of the depth and simplicity of thought expressed in Dr. Chapin's work.**



The Fourth Edition has three authors: Messrs. Kaiser, Godschalk and Chapin. The Third Edition, 1979, was written by Professors Chapin and Kaiser. The First Edition [1957] and the Second Edition [1965] were solo efforts. This history is recited for two reasons: the first is to celebrate the longevity of the book and its basic ideas. It has served as a guide for planning practitioners and students for over 50 years. Second, is the collaboration of the authors; a great object lesson in teamwork over a sustained period of time.

In addition to being a guide for processes, *Urban Land Use Planning* offers standards to consider when designing specific developments. As examples, standards are provided for: Shopping Center Types and Characteristics [Table 13-2, p322], Density Standards for Employment in the Land Use Plan by Type of Employment, Employment Center, and Location (employees per acre, gross densities) [Table 13-5, p331] and Suggested Standards for Siting Schools [Table 15-2, p387].

In today's GIS world, these standards can be created based on real-time, local information. The point is not about the standard, but that standards can be established and should be used.

Finally, Chapter 16, Development Management Planning [p 398] answers the question...once the plan is done, what's next? The authors provide a useful answer to this question.

#### F. Stuart Chapin, Jr.

F. Stuart Chapin, Jr., professor emeritus at the University of North Carolina, taught from 1949 to 1978. He applied social science methods to the study of urban growth, systematizing the study of activity patterns, and emphasizing citizen participation in the planning process. Professor Chapin was designated a National Planning Pioneer in 1993.

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The Fifth Edition, published in 2006, is authored by Philip R. Berke and David R. Godschalk. It offers a planning guide of continuing value by updating the work that was then nearly 30 years old. As discussed in the Amazon Review below, many innovations have added to the richness of the community planning profession and process, such as sustainability theory, the new urbanism, the internet and globalization, to mention a few. The Fifth Edition is the place to start when venturing into this subject, but the innocence of thought in the previous versions is worth a look.

### YouTube

The following is not really a YouTube of the book, but a video of **Dr. Chapin recalling the early days of the department, i.e., The University of North Carolina Planning Department:**

<https://vimeo.com/10728059>

**F. Stuart Chapin, Jr.**, from DCRP 5 years ago [say 2010]

“From an original concern for applications of social science to regional development needs, coupled with a traditional basis in physical planning prevalent in the 1940's and 1950's, the Department broadened the scope of its curriculum and its faculty in the following decades. Urban and community planning were included almost from the start, and land use planning became the basic approach to physical planning. Social planning, housing, and environmental planning were added in the 1960's. Economic development and community development were added in the 1970's.

“The Department added planning in developing countries, real estate development, and public policy analysis in the 1980's. The History, Design and Preservation of the Built Environment is the most recent specialization addition. The Department has also increased its dual degree and certificate programs. With populations growing, environmental concerns increasing, and laws becoming more complex, DCRP has teamed with other departments to create dual-degree programs that meet the increasing demands facing urban America. Current dual-degree programs include: Business, Landscape Architecture, Law, Public Administration and Public Health.

“The concept of sustainable development as a goal of planning remains central to the Department's mission. Whether the objectives are improved physical, social, economic, or environmental conditions, or more efficient and equitable policies, programs and environments, planning is a way of effectively marshalling resources to public development objectives. The professional planner combines an understanding of urban and regional theory grounded in a spatial context and a grasp of planning and management methods to guide development in the public interest.

“The history of the Department is also revealed by several founding faculty members. John A. Parker was the founder and head of the Department for its first 28 years, through 1974 and remained active in alumni affairs and other departmental functions for the subsequent 25 years. Jim Webb, designer, practitioner and contributor to the original plan for the Research Triangle Park, was the first faculty member hired by Parker. F. Stuart Chapin, Jr., the second faculty member hired by Parker, became the

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model social science scholar and wrote the seminal text on urban land use planning. Maynard Hufschmidt came from the Harvard water resources planning program in the 1960's, to help build the environmental and policy analysis areas. Shirley Weiss became a leading scholar in central city revitalization and large scale development planning. Edward Kaiser spent his entire 38-year career here carrying on Chapin's work and contributing significantly to the field of development management."

### Published Reviews

#### **AbeBooks.com, an Amazon Company**

##### **Fourth Edition**

"This is the urban planning "Bible" since it was first published. This fourth edition, extensively updated, brings it into the 1990s. "Comprehensive, theoretical and policy driven. A superb source for anyone faced with problems associated with land planning. The definitive book that takes the larger view of community growth, land use and environmental quality. Every planning student and agency should have a well-thumbed copy." - Philip R. Berke, Department of Landscape Architecture and Urban Planning, Texas A&M University."

<http://www.abebooks.com/9780252021015/Urban-Land-Use-Planning-Fourth-0252021010/plp>

#### **AMAZON**

##### **Fifth Edition**

"Divided into three sections, this edition of "Urban Land Use Planning" deftly balances an authoritative, up-to-date discussion of current practices with a vision of what land use planning should become. It explores the societal context of land use planning and proposes a model for understanding and reconciling the divergent priorities among competing stakeholders; it explains how to build planning support systems to assess future conditions, evaluate policy choices, create visions, and compare scenarios; and it sets forth a methodology for creating plans that will influence future land use change. Discussions new to the fifth edition include how to incorporate the three Es of sustainable development (economy, environment, and equity) into sustainable communities, methods for including livability objectives and techniques, the integration of transportation and land use, the use of digital media in planning support systems, and collective urban design based on analysis and public participation."

<http://www.amazon.com/Urban-Land-Planning-Fifth-Edition/dp/0252030796>

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Land use planning is a technical approach for developing and managing the land into various public interests to endorse sustainable socio-economic development. This paper focuses on socio-economic problems by improper allocations of urban land uses particularly in vertical development (High rise buildings). Taluka Qasimabad Town was selected as a case study to observe the existing urban land use trends. Spatial and Quantitative data were collected through detailed land use survey and formal interviews. The ArcGIS and SPSS (Statistical Package for Social Science) online software were used to an Land-use planning is the process of regulating the use of land in an effort to promote more desirable social and environmental outcomes as well as a more efficient use of resources. Goals of land use planning may include environmental conservation, restraint of urban sprawl, minimization of transport costs, prevention of land use conflicts, and a reduction in exposure to pollutants. By and large, the uses of land determine the diverse socioeconomic activities that occur in a specific area, the Urban Land Use. Download original report (pdf). Mapping and a statistical description of existing land uses are generally considered to be prerequisite to the planning for a locality. It is often hoped that by comparing land use statistics of a community with those of other communities, an "average" pattern will emerge. The "average" may be considered to be the "correct or "optimum" distribution of land uses. For example, summary data on land use, as are usually given in the published reports of planning commissions, do not distinguish between commercial areas in central business districts, in neighborhood areas, along major streets, and in outlying shopping districts. Much greater specificity of the data would lead to more meaningful comparisons.

Land use planning is a planning technique to improve the quality of life in urban areas. This widely adopted technique is one of the most successful methods followed today. According to this various socio-economic activities are allocated space in a particular area, or in other words, areas are assigned specific activities based on various parameters which will help in increasing overall efficiency of the urban area. The major categories on the basis of activities include residential, commercial, transportation, public, and semi-public use, government offices, etc. This categorization is consi Land Use Planning and Urban Transport. Findings, interpretations and conclusions expressed in this document are based on infor-mation gathered by GTZ and its consultants, partners, and contributors from reliable sources. GTZ does not, however, guarantee the accuracy or completeness of information in this document, and cannot be held responsible for any errors, omissions or losses which emerge from its use. The increasing conversion of rural land use into urban land use is a common phenomenon in most parts of the world because of perceived benefits of urban living as opposed to rural living. Urbanization involves the outward expansion of population centers beyond their original limits to accommodate a growing population.Â Land-use suitability analysis identifies and maps land areas with different levels of development suitability. The analyst must first identify the attributes that are most relevant to the proposed land uses.Â Surface Conditions. A topographic survey is essential for most land-use planning projects. Elevation changes create slopes that have both a gradient and an orientation, or aspect (the compass direction that the slope faces).

