



Journal

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www.plannersweb.com – to locate an article on the PlannersWeb, simply enter the article # in the search box at the top of the home page. You will then find more detailed information about the article.

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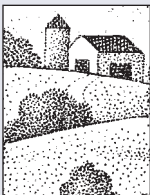
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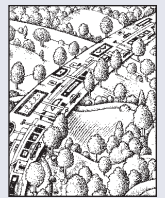
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Homeowners Associations

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A Nose for NIMBYs

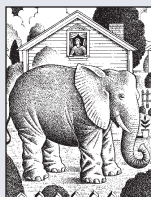
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Welcome to the Commission!

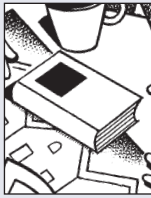
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[see also Citizen Participation; Comprehensive Planning; Leadership; Meetings]

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Asking the right question; evaluating information presented; identifying interests; making no excuses. Lessons from nine years as a member of a local planning and zoning commission. #100



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On why planning commissioners should not be advocates for their own neighborhood. #336.

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Regional Planning

[see also Sprawl & Smart Growth]

Metropolitan Pressure Points

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Regional Approaches to Planning

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Billboard Regulation

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Sign Regulation

Regulation of on-premise advertising signs is one important means by which a community can assert control over its physical environment. #131.



Zoning Ordinances and “Free Speech”

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[see also Housing, New Urbanism]

The Anti-Sprawl Mantra

A “contrarian” viewpoint: the case for low-density suburban development. #205.



Barriers to Better Development

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Bringing Sprawl to a Crawl

Six steps individuals and communities can take to combat sprawl. #205.



Controlling Strip Development

An overview of approaches communities can consider to better deal with strip development. #333.

Developing a Sewer Ordinance: One Town's Experience

Designating areas for locating essential services, particularly sewer lines, can help direct growth. #366.

Smart Growth

A look at two words that have been sweeping the nation: “smart growth.” #182.

Stopping Sprawl by Growing Smarter

Sprawl is causing some of the costliest problems America faces, yet several myths have made it more difficult for us to come to grips with sprawl. #315.

Streets & Sidewalks

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Bicyclists and Pedestrians Belong!

On the economic, health, and environmental benefits of biking and walking. #188.



How Dimensional Standards Shape Residential Streets

Dimensional standards, which regulate building setbacks and height, lot coverage, and similar matters, play a major role in shaping the “streetscape.” #312.

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Roundabouts

Roundabouts are an increasingly popular approach to improving traffic flow and safety at intersections. How today's modern roundabouts work. #146.

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Safe Routes to School programs are being implemented in communities across the country. #123.



Sidewalk Essentials

Sidewalks as an integral part of the transportation network. General principles of planning for sidewalks. #169.



Traffic Calming Basics

An introduction to “traffic calming” with examples of several techniques for reducing traffic speed and improving the pedestrian environment. #308.

Subdivision Design & Regulation

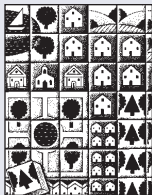
[see also Land Use Law; Zoning Issues]

Growing Greener: Model Ordinance Provisions for Conservation Subdivision Design

A framework for subdivision review that encourages the preservation of open space and natural areas, while enhancing the market value of development. #155.

Improving the Subdivision Review Process

The initial stages of the subdivision review process can be the best time for providing useful input to applicants. Three key steps in shifting to a more proactive review process. #160.



Introduction to Subdivision Regulations

An overview of subdivision regulation, including how subdivision regulation has evolved over the years; impact fees; antiquated subdivisions; and the relationship between zoning and subdivision regulation. #549.

The Risk of Wildfire

Wildfires can be catastrophic for property owners – and communities. But this risk can be lessened with effective local planning and subdivision policies. #303.

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Moving Towards Sustainability in Planning and Zoning

How cities and towns are incorporating sustainable development principles in their planning and zoning efforts. #245.

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Gateway Communities

Many people enjoy visiting national parks and other scenic attractions. A growing number have also decided to pack up and move to the small cities and towns close to these special places. #156.



Planning for Heritage Tourism

Planning for tourists can help in identifying and making use of a place's special character. #456.

Tourism & the Environment: What's the Connection?

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Transfer of Development Rights [TDRs]

Putting Growth in its Place with Transfer of Development Rights

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The Deep Mystery of Traffic Congestion

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Integrating Land Use and Transportation

A number of communities are recognizing the close relationship between transportation planning decisions and land use. How one metropolitan area has put land use and transportation in balance. #159.

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The benefits of “street connectivity” have received growing attention from planners – what's behind this interest in interconnected streets. #216.

No Such Thing As Free Parking

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Planning for Parking

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Road Design – A Turn Ahead

New roadways have often been designed to be wider and straighter without much consideration to the character of the surrounding community. In recent years, however, there has been a turn towards “context-sensitive” design. #227.

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How transportation planning can be used as a vehicle for community development that meets the needs of low-income residents. #238.

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Green Enhances Growth

Trees can increase property values and help boost a community's economic development. #130.



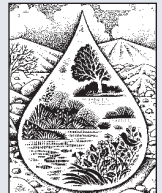
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[see also Land Use Law; Subdivision Regulation]

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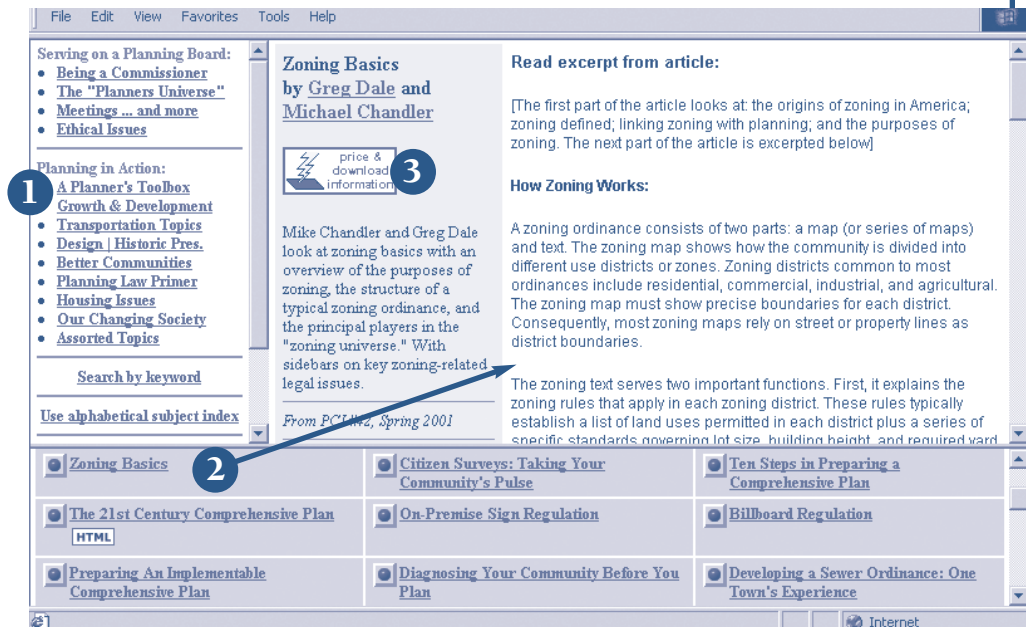
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