LAND USE PLANNING AND ACCESS TO HEALTHY FOOD

Ross Daniels, AICP
LEGAL TECHNICAL ASSISTANCE

- Legal Research
- Policy Development, Implementation, Defense
- Publications
- Trainings
- Direct Representation
- Lobby
OUTLINE

• Overview of planning
• Zoning Tools
  – Euclidean zoning
  – Form-based zoning
  – Planned unit development
  – Incentive zoning
• Other mechanisms
“The goal of planning is to maximize the health, safety, and economic well-being of all people living in our communities … While architects often focus on a single building, a planner’s job is to work with residents and elected officials to guide the layout of an entire community or region. Planners take a broad view and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle.”

-American Planning Association, What Is Planning?
ZONING

• The practice of dividing land into residential, commercial, industrial, etc. “zones”
• Usually administered at the local level, but also exists at the county level
  – County zoning is more common in rural areas
• Traditional zoning is largely “single-use” but mixed-use zoning methods are becoming more popular
  – These newer methods lend themselves better to accessibility to healthy food retail than single-use zoning
    • Form-based zoning
    • Planned Unit Development (PUD)
    • Incentive zoning
SINGLE-USE (EUCLIDEAN) ZONING

- Traditional model of zoning since the early 1900s
- Separates land use into individual districts for specific land uses (e.g., residential, manufacturing, industrial, commercial, etc.)
- Arose from the need for improved sanitation
- Leads to separation of land uses, and significant distances between homes and healthy food retail
FORM-BASED ZONING

- Form rather than function
- Broadly divides communities into “transects,” which emphasize character over land use
PLANNED UNIT DEVELOPMENT

- A development project that a municipality considers comprehensively
- Allows developers to come up with land use for a site, to be reviewed by local planning or zoning board
- Can be a mechanism for developing fresh food retail opportunities
INCENTIVE ZONING

• Developers provided incentives in exchange for benefits to the municipality
• Can be used to encourage developers to incorporate fresh food retail in their projects
• Overlay districts
• Transfer of Development Rights (TDR)
• Tax-Increment Financing (TIF)
THANK YOU!

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