

Le géomètre et la trajectoire de la sobriété foncière en France - Partie 3 - Améliorer la planification urbaine grâce à des stratégies adaptatives et inclusives

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SUMMARY

This paper consolidates four interrelated proposals aimed at addressing contemporary urban development challenges, with a focus on adaptability, inclusivity, and sustainability. These proposals emphasize the need to modernize urban planning frameworks and practices to balance urban densification, environmental preservation, and stakeholder engagement.

□1.Adaptive Urban Planning in Local Development Plans: □Current urban planning regulations, rooted in outdated paradigms, often inhibit flexibility and adaptability to emerging opportunities. A shift towards project-based urbanism is proposed, enabling the integration of mixed-use developments, enhanced community input, and the alignment of projects with broader environmental and social goals. The framework suggests distinguishing small-scale projects, adhering to conventional regulations, from larger-scale developments evaluated through participatory oversight committees. This approach promotes the "15-minute city" model and accelerates implementation, crucial for achieving net-zero land artificialization (ZAN) by 2030.

□2.Soft Densification with Core Block Development: □In peri-urban areas, fragmented land ownership limits cohesive neighborhood planning. Introducing "Core Block Development" through detailed planning objectives aims to foster coordinated densification while respecting existing community structures. By reducing the double-majority threshold for landowner agreements, this proposal encourages shared decision-making and the formation of authorized development unions. This method aligns urban morphology with sustainable growth principles and ensures local stakeholders' active participation.

□3.Vertical Intensification through Building Elevation: □To address housing shortages and land scarcity, the proposal highlights the potential of vertical intensification. Modifications to planning regulations would facilitate rooftop extensions, bypass restrictive height and setback rules, and eliminate parking space mandates for such projects. This approach combines housing creation with energy efficiency improvements for existing structures. Simplified processes and fiscal incentives could further encourage these developments, supporting urban sustainability goals and reducing the urban

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sprawl. □ 4. Streamlined Lot Modification in Residential Subdivisions: □ The rigidity of rules governing the modification of subdivision covenants impedes land reallocation and densification efforts. The proposal advocates for reduced majority requirements in decision-making processes, enabling smoother adaptations to meet current urban needs. Simplifying these legal frameworks would unlock underutilized land reserves, promoting gradual densification while aligning with ZAN objectives. □ Impact and Implementation: □ These proposals necessitate legislative and regulatory amendments, fostering experimental applications at local levels. They advocate a participatory approach, integrating community stakeholders in urban transformation processes to ensure acceptability and coherence with regional development goals. Collectively, these initiatives offer a pragmatic pathway to achieving sustainable urban growth, preserving natural resources, and enhancing residents' quality of life. □ This consolidated vision underscores the importance of flexibility, innovation, and inclusivity in addressing the pressing challenges of urban planning in the 21st century.