

# Spring 2016 AICP Practice Exam

1. This type of zoning involves superimposing over zoning districts to create additional requirements.

- A. PUD
- B. TDRs
- C. Overlay Zones
- D. Performance Zoning

2. Who promoted a dream city "Radiant City"?

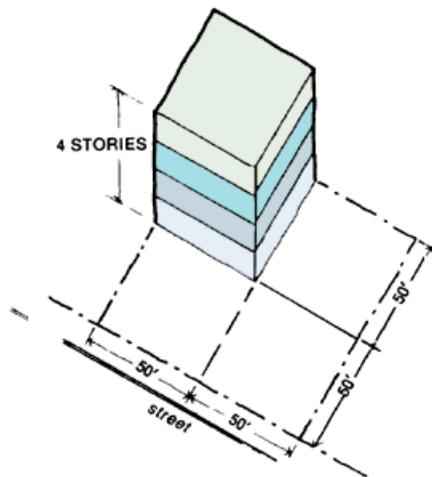
- A. Frank Lloyd Wright
- B. LeCorbusier
- C. Louis Wirth
- D. James Rouse

3. Which type of roadway can be described as providing direct access to the adjacent land and access to the higher classified roads?

- A. Local streets
- B. Minor arterials
- C. Urban collectors
- D. Major arterials

4. What is the floor area ratio of the building pictured below?

- A. .25
- B. 1.0
- C. .75
- D. 4.0



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5. Who is considered the "father of zoning?"

- A. Edward Bassett
- B. Daniel Burnham
- C. Ebenezer Howard
- D. Frederick Law Olmsted

6. What can be described as a budget that starts from scratch every year?

- E. PPBS
- F. Zero Base
- G. Operating
- H. None of the above

7. A Strategic Plan involves:

- (i) Focusing on a limited issue, problem, or project.
  - (ii) An open process that is not dictatorial.
  - (iii) Identification of S.W.O.T.
  - (iv) Identification of resources that can be used to achieve identified goals.
- A. i
  - B. i and ii
  - C. ii, iii, and iv
  - D. All of the above

8. A variance can be described as...

- A. a form of relief from requirements of an ordinance based upon "unnecessary hardships"
- B. an unnecessary hardship on a land owner
- C. something that cannot be granted by a board of adjustment
- D. something that cannot be granted by a board of zoning appeals

9. Of the following growth management techniques, which would likely be used to reduce development density?

- A. Building permit caps
- B. Subdivision phasing
- C. Large lot zoning
- D. Building permit moratorium

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10. This group can be described as a group that is presumed to represent the attitudes and ideas of the local groups?

- A. Design-In
- B. Task Force
- C. Citizen Advisory Committee
- D. Neighborhood Planning Council

11. Estuaries can be described as which of the following?

- A. An underground bed or stratum of earth, gravel or porous stone that contains water
- B. Areas where the fresh water meets salt water
- C. Topographic areas where surface water runoff drains to a specific point on a stream or to a water body
- D. None of the above

12. Berman v. Parker (1954) dealt with which of the following issues?

- A. Adult Uses
- B. Billboards
- C. Easements
- D. Condemning property

13. What year was the first urban growth boundary established in the US?

- A. 1958
- B. 1959
- C. 1990
- D. 1991

14. In drafting a neighborhood plan, what is the most efficient and effective way to ensure that the interests of all groups have been addressed?

- A. Send a copy of the plan to all ethnic, religious, and social organizations in the neighborhood and request written comments.
- B. Conduct focus group meetings in the neighborhood to discuss plan concepts and issues prior to drafting the plan.
- C. Conduct statistically valid public opinion polls of residents to determine their issues and desires.
- D. Hold a public hearing on the draft plan at a regularly scheduled Planning Commission meeting.

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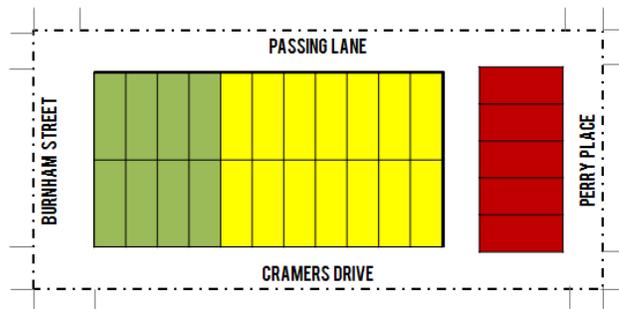
15. A planner's primary obligation is:

- A. To be conscious of others.
- B. To protect the environment.
- C. To serve the public interest.
- D. To further economic development.

16. What is ETJ?

- A. Uses not permitted by right
- B. Hardship associated with a parcel not allowing for development of that parcel under the zoning regulations
- C. Decreasing the intensity of development
- D. Authority granted by some states to municipalities to impose zoning and subdivision regulations beyond their jurisdiction

17. Which of the following best describes the composition of the block highlighted below?



- A. 50% Multi-Family Residential, 25% Park, 25% Retail
- B. 74.32% Residential, 9.76% Park, 15.87% Office
- C. 50% Residential, 30% Park, 20% Retail
- D. 65% Multi-Family Residential, 15% Park, 20% Retail

18. A stratified sampling is when you:

- A. Subdivide the population into at least two different subgroups that share the same characteristics, then draw a sample from each subgroup.
- B. Divide the population into sections or clusters then randomly select some of those closes and choose all members from selected clusters.
- C. Choose the first 10 participants.
- D. Choose every 7<sup>th</sup> person of a group.

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19. Which of the following are included in subdivision regulations?

- (i) land recordation
- (ii) dedication requirements
- (iii) impact fees
- (iv) growth management controls

A. iii Only

B. iv Only

C. i & ii

D. All of the above

20. According to Transportation Planners, the main purposes for streets and roads could be to...

- (i) Provide mobility
- (ii) Provide construction projects for job creation
- (iii) Provide land access
- (iv) Provide boundaries for parcels

A. i & ii

B. i & iii

C. i, ii, & iii

D. All of the above

21. An "accessory dwelling" can be described as which of the following?

A. When a homeowner converts a portion of their existing structure into a garage

B. When a homeowner adds a screened in porch to their homes

C. When a homeowner converts a portion of their existing structure into a second dwelling unit

D. None of the above

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22. Clarence Perry's "Neighborhood Unit" was...

- (i) A self-contained residential area
- (ii) Bounded by major streets
- (iii) 3Shops at the intersections
- (iv) A school in the middle

A. i, ii & iv

B. i, ii & iii

C. i & ii

D. all of the above

23. What 1987 case decided that even a temporary taking requires compensation?

A. Brown v. Board of Education

B. Golden v. Planning Board of Ramapo

C. Village of Euclid v. Ambler Realty

D. First English Evangelical Lutheran Church v. County of Los Angeles

24. The three levels of the Ladder of Public Participation are:

- (i) Citizen Power
- (ii) Tokenism
- (iii) Non-participation
- (iv) Community Involvement

A. ii & iii

B. i, ii & iv

C. iii & iv

D. i, ii & iii

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25. As the newly appointed planning director in the small town of Sugar Grove. Your wife is also the new owner of a gardening store that is applying for the construction of a large green house to be built adjacent to the store. This will need to be reviewed by the planning commission for approval. In this example, you should do which of the following:

- A. You should craft an extensive staff report about the benefits of the greenhouse for the community. Referencing the potential classes that could be taught there.
- B. Invite the planning commission to try and grow flowers and plants outdoors in the winter months.
- C. Ask your wife to offer complimentary "flowers for a year" to all Planning Commissioners.
- D. Inform the Commission about your connection to the case and remove yourself from the review process.

26. Who was the father of advocacy planning?

- A. Burgess
- B. Hoyt
- C. Davidoff
- D. Christaller

27. What Housing Act focused on slum prevention and urban renewal?

- A. Housing Act of 1949
- B. Housing Act of 1964
- C. Housing Act of 1954
- D. Housing Act of 1970

28. An Environmental Impact Statement can be defined as which of the following?

- A. Written to satisfy requirements of NEPA when a major action will have a significant impact on the environment
- B. A less extensive environmental review used by various agencies to determine whether or not an EIS will be required
- C. Written to satisfy requirements of NEPA when a governmental action is expected to have no impact on the environment
- D. None of the above

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29. According to the ITE's "Parking Generation", based on the ranges of generation factors, medical centers have a peak space factor of.....

- A. 0.05 - 1.0 spaces per employee
- B. 1.0 - 2.0 spaces per employee
- C. 0.75 - 1.0 spaces per employee
- D. 0.10 - 0.75 spaces per employee

30. Who is involved with an organizational approach that has invitations sent out by the neighborhood or organization and a paid organizer is then sent to the neighborhood?

- A. Paul Davidoff
- B. Saul Alinsky
- C. Sherry Arnstein
- D. TJ Kent

31. What does ZIP Code stand for?

- A. Zone Improvement Plan Code
- B. Zoning Improvement Plan Code
- C. Zone Improvement Planning Code
- D. Zoning Improvement Planning Code

32. You are a Village Planner scheduled to attend a Plan Commission meeting to provide a staff recommendation on a PC Case #04-032. Prior to the meeting you receive a phone call from a friend and colleague who is a planner in a nearby community. She tells you that she has some "dirt" on the petitioner schedule to present PC Case #04-032. She says that you "won't believe your ears" and that although this information is confidential "you have to hear it!" You are afraid that this could impact your staff recommendation. What should you do?

- A. Listen to what she has to say. You are a planner responsible for the public's interest.
- B. Tell her to come in to your office so you can hear it face to face.
- C. Provide time for her to present this information to your Plan Commission during its executive session.
- D. Tell her that if she has anything to say that it should be done during public comment during the Plan Commission meeting this evening.

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33. What month has the APA designated as "National Community Planning Month?"

- A. January
- B. April
- C. July
- D. October

34. Which of the following are key points for Planned Unit Developments (PUDS)?

- (i) A mixture of uses
  - (ii) Creativity in design
  - (iii) Flexibility in density
  - (iv) Strict adherence to dimensional requirements as required in the underlying zoning.
- A. i only
  - B. iv only
  - C. i, ii & iii
  - D. All of the above

35. The polycentric concept can be described as which of the following?

- A. A single metropolitan region
- B. metropolitan regions developed into a series of centers
- C. A central core with service moving "out" to the other regions
- D. None of the Above

36. Transportation Demand Management (TDM) involves...

- (i) Building HOV lanes
  - (ii) Ride sharing
  - (iii) Encouraging home office
  - (iv) Using transit
- A. i, ii & iv
  - B. i & ii
  - C. ii, iii & iv
  - D. All of the above

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37. This is a strip of mostly level land bordering a stream or river subject to flooding.

- A. Floodplain
- B. Lagoon
- C. Marsh
- D. Peninsula

38. The Policy Delphi method can be defined as:

- A. Successive rounds of argument and counter argument that work towards a consensus.
- B. An intensive, interactive problem solving process.
- C. A group that is presumed to represent the attitudes and ideas of the smaller, local groups.
- D. A collection of citizens who participate in workshops to process various land use related proposals.

39. How many basic conflict points are there at a modern roundabout?

- A. None
- B. 4
- C. 8
- D. 16

40. These are deep lakes that have a low supply of nutrients and thus contain little organic matter.

- A. Oligotrophic
- B. Monomictic
- C. Metalimnion
- D. Filamentous

41. What is the range of the following data set:

1114466789

- A. 1
- B. 8
- C. 4.7
- D. 47

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42. This can be described as uses and structures that existed prior to the zoning ordinance and are not in conformity with its provisions.

- A. Special Use Permit
- B. Nonconforming Uses
- C. Variance
- D. Subdivision Regulation

43. Which are the key points to writing a WBS?

- (i) Keep the deliverable in mind
  - (ii) Use a simple numbering system
  - (iii) Its size and complexity is determined by the project
  - (iv) Start general and work to more specific
- A. i & iii
  - B. ii only
  - C. i & iv
  - D. All of the above

44. What type of regulations preserve land records by platting and mapping?

- A. Development
- B. Zoning
- C. Subdivision
- D. Land Use

45. Which of the following could describe the term "Earned Value"?

- A. the budgeted cost of work scheduled
- B. the profit made on the project
- C. what the project should be bid at
- D. a method for measuring the progress of a project against the plan

46. Exactions can be defined as....

- A. the city's financial responsibilities for private improvements associated with the development
- B. The removal of a rezoning request from the rezoning process
- C. the subdivider's financial responsibilities for public improvements associated with the development
- D. the cancellation of a governmentally funded project

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47. What is a disadvantage to Shift-Share analysis?

- A. It does not discount the effect of abnormal events
- B. Evaluates the strengths and weaknesses of a region's industries
- C. Shows how well the region's current mix of industries is performing
- D. Shows how well the individual industries are doing

48. Transfer of Development Rights (TDRs) do which of the following?

- A. They create a market where people can sell their development rights to someone wishing to develop in a receiving area
- B. A way to help stop sprawl
- C. an economic incentive for preserving undeveloped land
- D. All of the above