What is Comprehensive Rezoning?

Comprehensive Rezoning is a process required by the State after the approval of a new Comprehensive Plan. The process consists of analyzing the Zoning District boundaries and the approved Land Development Plan boundaries to ensure that the underlying zoning matches up with the land use of each parcel in the City as depicted by the Comprehensive Plan.

Comprehensive Rezoning Process

1

Comprehensive Plan Approval

The 2019
Comprehensive Plan was adopted and Certified by the State on January 13, 2020 after a year of development by the Planning Staff.

Land Comparison Analysis

Planning Staff used GIS (Geographic Information Systems) to identify discrepancies between the Land Development Plan and the Zoning Districts. This was assisted by the Land Use and Zoning Matrix (Table 12-1 in the Comprehensive Plan).

Public Outreach

Property Owners whose properties have been identified for rezoning are notified and given the opportunity to meet with Staff one-on-one to discuss the proposed change in zoning and comprehensive rezoning process.

Formal Review Process

The Comprehensive
Rezoning 2021 Project
will include a formal
review by the Planning
Commission and City
Council where the
project will be open to a
Public Hearing.

Final Steps

Once a decision regarding the zoning of the properties identified in the Comprehensive Rezoning 2021 Project are finalized by City Council the City's Zoning Map will be amended to reflect the zoning changes.