PLANNING PROCESS OVERVIEW

WHAT IS A COMMUNITY PLAN?

A Community Plan is the City's policy document that informs growth and development decisions. The Community Plan:

- Establishes the long term vision and goals for land use, transportation, utilities, recreation, open space and aesthetics.
- Provides a long range vision for the next **20 to 30years**.
- Ensures development occurs in a predictable and compatible manner.
- Provides guidance when reviewing rezoning and development applications.
- Provides an essential resource for staff, boards and commissions, and City Council.

WHAT IS A SPECIAL AREA PLAN?

A Special Area Plan provides additional detailed policy guidance for specific parts of the City. A Special Area Plan:

- Provides a schematic representations of potential development options.
- Identifies conceptual locations of streets, buildings, parking, open space and circulation to inform private development decisions.
- Defines a character that fosters a sense of place and establishes community identity.
- Has a long term implementation span of **20 to 30 years.**

WHAT IS ZONING?

Zoning is a legal mechanism that is used to govern land development. Zoning:

- Implements the vision and goals established in the Community Plan and Special Area Plans through the creation and administration of regulations.
- Defines permitted uses, setbacks, building height, densities, parking, lot coverage, landscaping, buffering, and open space requirements.
- Varies by location or district; requirements are based on the desired character envisioned for the area.

Community Plan → **Special Area Plan** → **Zoning**