

Polk County Zoning Commission  
March 28, 2022  
Comprehensive Plan update - Future Land Use review



**Polk 2050 will become the new Comprehensive Plan for Polk County.**

As you are aware, staff has been working with our Consultant, Confluence and their team on the Comprehensive Plan update.

We are currently in the draft and evaluation stage of updating the Plan.

The schedule is for the draft plan to be completed by the end of April for a public open house to share the draft and provide a comment period for much of the month of May. The next step would be to then bring the final draft to public hearing before the Zoning Commission in May and take to the Board of Supervisors in late June.

**The primary focus of the discussion at Monday's meeting will be in regards to Future Land Use. Including review of the Land use chapter and the proposed Future Land Use Map.**

The Future Land Use Categories are provided on pages 7-10 and provide an image and brief overview of each category. Those Categories are: Urban Fringe, Floodplain overlay, Agricultural, Conservation, Institutional, Parks and Open Space, Estate Residential, Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential, Residential-Business Flex, Neighborhood Commercial, Highway Commercial, Business Park, Industrial.

There are many standard graphics and maps within the draft Future Land Use chapter (Existing Land Use, Residential Land Use, Commercial, Industrial & Office Uses, Environmental Areas, etc.) but also some more visual guides including the Key Land Use Factors (See page 12) to provide graphics and short statements to highlight them.

Another added component is a Land Use Compatibility Matrix (Page 11) that shows the relationship between the future land use categories and Polk County's existing zoning districts. Zoning districts have been listed as either compatible ("C") or partially compatible ("PC") within each of the corresponding land use categories.

Staff has reviewed this draft chapter and the Future Land Use Map as well as Housing and Natural Resources and is currently reviewing the draft Agriculture, Economic development, and Corridor / Village chapters. These chapters will be presented to the Advisory Committee on Tuesday, March 29.

Chris Shires, our consultant from Confluence will be at the meeting on Monday to review the Future Land Use Chapter and Future Land Use Map for a detailed review and discussion. Please review the draft prior to the meeting and be ready to engage in the discussion.

If you have any questions please let us know before or after the meeting.