

## Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.

### ***Step 1: Compliance with the Community-Wide Development Policies***

The first step in the evaluation process would be to determine the proposal's compliance with development policies applicable to all development in the community.

The policies are not specific to the types of development proposed or the area in which the development or redevelopment is occurring. These policies are to be used as the initial test or threshold in determining whether a property is ready for development.

### ***Step 2: Property Characteristics***

The next step in the evaluation of a proposal is to conduct a site inventory to learn the significant characteristics of a development proposal. These characteristics will then be reviewed for compliance with relevant, applicable standards as codified in local regulations as well as for compliance with policies identified in this plan.

### ***Step 3: Agreement with Recommended Future Land Use Plan Groups***

After conducting a site inventory, this step will involve evaluating the proposal for compliance with the recommendations of each individual land use category; particularly focusing on the recommended uses and the appropriate densities/intensities. If the proposal is generally in compliance with the future land use plan groups, the proposal will then be reviewed under Step 4.

### ***Step 4: Compliance with the Planning Area Guidelines***

This last step is one of the most detailed in the evaluation process, involves determining the proposal's compliance with the more specific criteria and guidelines as contained in the narrative for the relevant planning area in which the property is located. If the proposal is in compliance with those guidelines, then a finding can be made that the proposal is found to be in compliance with the land use element of the Comprehensive Plan.

