

UNDERSTANDING REZONING PLATS

WHAT'S A REZONING PLAT?

A rezoning plat is a scaled drawing that shows the boundaries and locations of individual properties and streets. It can also be termed as a map of a subdivision or parcel that describes the *uses* and *structures* proposed.

WHAT'S THE PURPOSE OF A REZONING PLAT?

Rezoning plats are intended to describe the parcel or subdivision proposed to be rezoned. The Planning & Zoning Administrator will review the plat to assure that the proposed development meets the standards of the zoning code. This person will also verify that the development will be adequately served by necessary public facilities such as roads, schools, water, emergency services, and sewage disposal. This review process is designed to protect landowners and maximize the potential of the development. A development that is properly zoned has greater flexibility in choice of land uses as well as the best insurance against land use lawsuits and complaints. A rezoning plat can also serve as a site plan for zoning permits if proposed structures are included on the plat. Once a rezoning plat has been reviewed and approved, it is then recorded by the Recorder's Office and the appropriate zoning change is made on the Official Zoning Map.

HOW DO I GET A REZONING PLAT?

Rezoning plats follow the same basic requirements as a site plan. There are three types: major, minor, and normal. If you are rezoning a parcel for the purpose of a single family dwelling, you need only submit a normal site plan. An example of a normal site plan may be found on the reverse of this document. A normal site plan may be hand drawn provided it is legible, submitted on paper suitable for filing, and maintains a uniform scale throughout. Rezonings for purposes other than single family dwellings will require a major or minor plan. Platting these types of plans require a survey of the property by a licensed land surveyor. It is generally a good idea to include the additional information that is required for a zoning permit site plan with your rezoning plat if you know what kind of developments are going to be made on the property after it would be rezoned. This way, the rezoning plat may be used as a "double" for the zoning permit site plan to allow for construction. If you are rezoning a parcel to be used as: a residential subdivision, multi-family dwelling units, commercial, office, high tech, or industrial uses then you will need either a major or minor site plan depending upon the characteristics of the development. Contact the Zoning Administrator for further information.

Questions concerning Zoning Permit Site Plans may be directed to:

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or call
(319) 385-0746