

WHAT IS A MASTER PLAN?

The City of Woodhaven's Master Plan represents an opportunity to set the course for new development and redevelopment of the City through the establishment of goals, objectives, strategies, and plans. Because it is comprehensive, the plan provides for future land use, housing, transportation, community development, and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over many years.

The Master Plan is long-range in its view and intended to guide development in the City over a period of 10 to 20 years. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that is consistent with a community's goals.

WHY DO WE PREPARE A MASTER PLAN?

The Municipal Planning Act of 1931 states that the planning commission shall "make, adopt, amend, extend, add to, or carry out a municipal plan as provided in this act." In addition, the City and Village Zoning Act of 1921 requires that the zoning ordinance be in accordance with an adopted plan designed to promote and accomplish the following objectives:

- Meet the needs of residents for food, fiber, energy and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land;
- Ensure that uses of land be situated in appropriate locations and relationships;
- Limit the overcrowding of land and congestion of population, transportation systems, and other public facilities;
- Facilitate provision for a system of transportation, sewage disposal, water supply, recreation, and other public improvements; and
- Promote public health, safety and general welfare.

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING ORDINANCE

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Zoning Ordinance controls land uses based on today's conditions.

The Master Plan is not an ordinance, does not change the zoning of anyone's property, and does not have the force of law. It is a set of policies, strategies and plans to enhance and improve Woodhaven over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, the Master Plan and its maps and policy statements are intended to guide land use decision-making for 10-20 years. The Master Plan is a community's "vision", while the Zoning Ordinance governs the path to that vision. **State law requires that the zoning ordinance be based on a plan.** Therefore, the Master Plan forms the basis upon which zoning decisions are made. With a valid Master Plan in place, zoning decisions consistent with the plan and ordinance are presumed by the courts to be valid.



Master Plan = Guide



*Zoning Ordinance
= Law*