

CHAPTER 4. COMPREHENSIVE PLAN

4.1.1. Purpose and Role of the Comprehensive Plan in the Administration of this Ordinance

The Comprehensive Plan for the City of Tupelo, as adopted by the City Council and amended from time to time, shall serve as the basic policy guide for the administration of this Ordinance. The Comprehensive Plan serves as the statement of goals and policies to guide new development and redevelopment in the City. It therefore is the intent of the City to administer this Ordinance in accordance with the Comprehensive Plan. The goals and policies of the Comprehensive Plan may be amended from time to time to meet the changing requirements of the City. This Chapter therefore establishes the procedures for amending the Comprehensive Plan.

4.1.2. Legal Effect of the Comprehensive Plan

Except as provided in Section 4.1.4 hereof, all development within the City shall be in accordance with the applicable provisions of the Comprehensive Plan, as adopted or amended by the City Council. Amendments to the text of this Ordinance and/or rezoning of property under the provisions of Chapter 7 of this Ordinance may be required in order to ensure compliance with this Section.

4.1.3. Review of and Amendments to the Comprehensive Plan

- (1) The City Council shall review the Comprehensive Plan and either re-adopt by September of each year or initiate amendments to be reviewed and adopted in accordance with the provisions of this Section.
- (2) An amendment to the Comprehensive Plan may be initiated only by the City Council, either on its own initiative or at the request of the Planning Committee or any other person or agency.
- (3) The City Council and the Planning Committee shall hold at least one joint public hearing on each amendment request. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with Chapter 5, Part 15 of this Ordinance. Nothing in this Ordinance shall be construed as preventing this public hearing from being held at the same meeting as a public hearing for the rezoning of a particular tract or parcel affected by the amendment.

- (4) In considering the amendment, the Planning Committee and City Council shall review the proposed amendment, the factors set forth in subsection (5) below, and any oral written comments received before or at the public hearing. Based on this information, the Planning Committee shall submit, within a reasonable time, a report and recommendation to the City Council regarding whether or not the proposed amendment should be adopted.
- (5) In deciding whether to recommend or adopt a proposed amendment to the Comprehensive Plan, the Planning Committee and the City Council shall consider whether the amendment is necessary based on one or more of the following factors:
 - (a) There has been a change in projections or assumptions (such as regarding demographic trends or the availability of public facilities) from those on which the Comprehensive Plan is based;
 - (b) Issues or needs have been identified which are not adequately addressed in the Comprehensive Plan;
 - (c) New issues or needs have presented themselves to the City which are not adequately addressed in the Comprehensive Plan;
 - (d) The amendment will not adversely affect the character of the area in which the proposed development is to be located.
- (6) Upon receiving the report and recommendation of the Planning Committee, and without further public hearing, the City Council may:
 - (a) Adopt the proposed amendment by ordinance;
 - (b) Reject the proposed amendment;
 - (c) Refer the matter back to the Planning Committee for further consideration or hearing;
 - (d) Conduct an additional hearing on the proposed amendment.

4.1.4. Annual Review

The Comprehensive Plan shall be reviewed annually by the Planning and Development Department and a report submitted thereon to the Planning Committee for their recommendation to the City Council. If the City Council determines that such a report raises issues which merit an amendment to the Plan, then the Council shall initiate an amendment in accordance with the provisions of Section 4.1.3 above. Upon completion of the first annual review of the Comprehensive Plan, the provisions of this Section 4.1.4 shall apply.