

## **COMPREHENSIVE REZONING REQUEST**

The Town of Denton is currently updating the 2010 Denton Comprehensive Plan. This update provides an opportunity for property owners to have the zoning of their properties evaluated for a different zoning district if they choose. The Town has issued a Draft 2020 Denton Comprehensive Plan to the Maryland Department of Planning for a mandatory 60-day review period. The deadline to submit Comprehensive Rezoning Requests will end August 15, 2023, after which the Town will no longer accept applications. The Planning Commission will review all applications submitted by the established deadline in the context of the Comprehensive Plan's goals and objectives.

Property owners seeking a change of zoning classification must make their intentions known while the Comprehensive Plan Update is occurring. Once adopted, the Comprehensive Plan charts the direction of the community's long-term goals, which include identifying a pattern of the desired land uses. Zoning is a tool to implement the land use policies of the Comprehensive Plan, and the Maryland planning and zoning enabling law requires zoning classifications to be consistent with the Comprehensive Plan.

Anyone seeking rezoning must petition the Planning Commission before the Comprehensive Plan is adopted. Afterward, the Town will embark on a process of comprehensive rezoning; however, the rezoning of any parcel at that time will be evaluated against the land use designation it received in the updated Comprehensive Plan. For instance, a property owner seeking to pursue a business venture on his property might seek a commercial zoning classification as part of the Town's comprehensive rezoning process; however, if the property is designated for residential use, the rezoning request for commercial use would be inconsistent with the Comprehensive Plan and would not be reviewed favorably.

After completing the Comprehensive Rezoning Request Form, please print it and send it to the Planning and Code Department. If you have any questions about the Comprehensive Rezoning Request Form or process, please contact the Planning and Codes Department for more information.

### **Submit completed forms to:**

Planning and Codes  
Town of Denton  
4 N. Second Street  
Denton, MD 21629

# COMPREHENSIVE REZONING REQUEST FORM

## APPLICANT INFORMATION

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## PROPERTY INFORMATION

Premise Address: \_\_\_\_\_

\_\_\_\_\_

Tax ID Number: \_\_\_\_\_ Tax Map: \_\_\_\_\_

Parcel: \_\_\_\_\_

Lot: \_\_\_\_\_

Acreage: \_\_\_\_\_

## REZONING REQUEST

Current Zoning Classification: \_\_\_\_\_

Proposed Zoning Classification: \_\_\_\_\_

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**JUSTIFICATION/COMMENTS:**

Attachments (please list them here):