

Comprehensive Master Plan

The City of Choctaw has adopted its Comprehensive Master Plan. The plan is a long range 20 year plan that sets the framework for the physical development of the City.

[Choctaw Comprehensive Plan \(ADOPTED\)\(Web\)](#)

[Comp Plan Checklist](#)

Listed below is more information for your research about the Plan. To keep informed and get involved in the City of Choctaw's Comprehensive Plan, please contact Chad Denson at (405) 390-5136 or email him at cdenson@choctawcity.org

FAQ

What is the difference between the Comprehensive Plan Map and Zoning?

Both depict how land can be used and developed over time, using a set of "designations" and "zones" (shown as colors on the maps). Both show broad categories of uses, such as residential, commercial, mixed use, industrial, and open spaces. They also convey information about the scale of future development.

The **Comprehensive Plan Map** is about the future...

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 year to accommodate expected population and job growth.

The **Zoning Map** is about what is allowed today...

Decisions about Comprehensive Plan designations directly guide subsequent decisions about zoning. The City's Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Comprehensive Plan designations and come with a set of rules (included in the City's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g. maximum heights and required setbacks from the property lines).

The Comprehensive Plan Map and Zoning Map are like a leader and a follower. The Comprehensive Map is the leading map and the Zoning Map is the following map. The Zoning Map can "catch up" to the Comprehensive Map, but it can't go past it.

The Comprehensive Plan Map is a long range map saying what will be allowed 20

years from now, while the Zoning Map says what is allowed now. For most properties in the City, what will be allowed 20 years from now and what is allowed now are essentially the same.