

# Building A Master Plan

Property Description: Your community is one mile square.

**Purpose of the Commission:** Every community has a planning commission. Their job is to help monitor the growth of the community. Certain regulations are designed to keep the community sound. Most communities are operating from an existing master plan, which they constantly monitor and revise. Government officials alone cannot decide decisions of this importance, so rather than having the local board make the decisions, a commission has been created to decide the best interest of the community.

**Your task:** Your job as a commission is to create the first master plan for your community. The land area here was previously empty of all roads and structures. It is your responsibility to design a plan which would not only meet the needs of a community, but also address factors that would encourage new residents and consumers to this area.

**Getting Started:** Your first task is to prioritize the businesses of your community. You will not have room to include everything. A neighboring community may provide some businesses. Your meeting notes should include a discussion about what services will be provided outside your community and the rationale for not having to include them. (Keep in mind, the nearest community is between 10 and 15 miles away.)

**Physical Lay-out:** The next task is to create a physical view of your community. You will need to include any landforms that need to be considered in regard to building, i.e., lakes or rivers. Every community should include at least one.

**Infrastructure:** Next you need to decide on the infrastructure of your community. Create a copy of roads, railroads, telephone service lines, and energy company lines.

**Zoning:** Your next task is to designate zoning areas.

**Commercial:** Commercial areas will be areas of commerce (business). These properties will be available for market or business type structures.

**Industrial:** Industrial areas would be designated for factory type structures. These could include light industrial such a mechanics or a welding shop as well as a larger factory complex.



**Residential:** Residential areas would include all family dwellings. You may choose to divide this section into rural (which requires larger acreage), single family (which could include individual houses or subdivisions), and multi-dwelling which (would include apartments, condos, and/or townhouses.)

**Special Services:** Areas designated for special services would include schools, churches, government buildings, etc.

**Commons Areas:** These are parts of the community that are designated for use by all citizens. Examples may include a public park or a skateboard park.

