

SECTION 6.0

GENERAL PLAN MAP

The General Plan for the Town of Elwood is a concerted attempt by city officials, citizens and professional planners to combine the preceding data information, community goals and strategies, and existing land use into a comprehensive policy statement which will be used to guide future development. The primary intent of Elwood's General Plan is to directly influence the pattern, design and quality of projected commercial, industrial and residential growth that will take place between 2006 and the year 2026. It is a guide for the Town of Elwood's City Council and Planning Commission in matters relating to land development. In addition to addressing future social, economic and physical growth, the Plan's intent is to protect the community's health, safety and general welfare.

The General Plan Land Use Map should not be confused with the Zoning Map of the Town. The General Plan Land Use Map is meant to be used as a guide for future rezone requests and other land use decisions. The map, as the name indicates, is general in nature and meant to display broad land use policy without regard to individual or unusual circumstances that may occur at a more defined level. In contrast, the Zoning Map indicates specific allowable uses on an individual parcel level. The Zoning Map may not be completely consistent with the General Plan Map given unique characteristics of individual parcels and uses that are in the best interests of the citizens of Elwood. However, whenever achievable and appropriate, rezone requests and other land use decisions should reflect and sustain the direction and guidance found in the General Plan and on the General Plan Land Use Map.

The *General Plan of Elwood 2006 - 2026* summarizes all future land use and related development within the Town of Elwood. The plan recommends the desired pattern or appropriate location of specified land use activities. The overall goal in each district is to promote compatible land uses while maintaining the integrity of the community. The General Plan Land Use Map at the end of this section graphically represents the General Plan for the Town of Elwood for the years 2006 – 2026 and can provide the guidance for future land use decisions that will allow Elwood to remain a great place to live and raise a family while accommodating quality growth and providing for the future needs of the Town. Although some of the information contained in the General Plan Land Use Map may seem ambitious, as Daniel Burnham, a renowned city planner, once said “Make no little plans, they have no magic to stir men’s blood.”

6.1 Land Use Definition of the General Plan Map

The following are definition of the different land uses shown on the General Plan Map. These definitions are intended to better describe the intent of the plan and clarify the intended land uses proposed by the plan. These definitions will also be used to define the zoning designation that will be used within the Land Use Ordinances of the Town.

6.1.3 Open Space Area

These are areas within the Town of Elwood which are environmental sensitive areas of the community. There are a number of environmental issues which include such for the following but are not limited to these items:

- 100 Year Flood Plains
- Unstable Soils
- Steep Slopes

- Erosion and Landslide potential
- Seismic Hazards (Liquefaction Potential)
- Wetlands

Malad River: Those areas along the Malad River are within the 100-year Flood Plain and have limited development potential because of the hazards associated with flooding and wetlands. Development within these area should be limited due environmental problem. Any development within this area should be based upon State and Federal standards.

Bear River: The areas along the Bear River have areas of steep slope and special limitation due to unstable soils, erosion and landslide potential, wetland and seismic related hazards. These areas will require careful site review and special construction standards. Any development in this area should be limited because of the higher risk of natural disasters.

6.1.2 Residential Land Uses

The residential areas of Elwood are the single largest area of land used within the Town. There are two primary uses of land within this area. These uses include agriculture and residential. Both of these uses compete for the land. The following is a brief description of these different land use types:

Agriculture: These areas within the Town of Elwood are primary functions exclusively as agricultural uses. All annexation the Town City should be zoned as Agriculture. The future planning for these lands should be done in light of the General Plan and not at the time of annexation.

Residential: Since Elwood does not have a sewer system and development must rely on the use of on-site septic systems. The density of residential development in different areas of Elwood is based on the ability of the soil to handle a septic system. There are areas within the Town where .5 to one acre lots may be able to handle the development. However, there are other areas of the Town where larger lots size may be required for residential development. These areas will require lots be greater than one acre.

6.1.3 Commercial and Industrial Land Uses

The commercial and industrial areas of Elwood are located in primarily along the busiest roadways in the Town. This mainly due to the need for access and traffic flow to support any commercial or industrial development. The following definitions define the land type that could be located within these areas.

General Commercial: These areas provide for low intensity commercial uses on a scale consistent with residential areas. They typically serve as a transition between more intense commercial areas and residential land uses. They can also be used in certain areas to allow residential conversions to office use subject to site and architectural review criteria.

Highway Commercial: These areas are located around the I-15 interchange and along 5200 West (State Route 13). This area should be oriented to high traffic uses due to it's close proximity to the Interstate. These are areas where there are high concentrations of commercial uses which may have a more regional draw. These could include office development, shopping centers, auto dealerships, and other commercial uses designed as a concentration of similar uses intended as an employment center.

Industrial: These small areas within the Town of Elwood where industrial uses may be located. The different types of land use that should be consider in these area should include a mix of warehousing, storage, light to medium manufacturing, and industrial park type development.

Front General Plan Map

Back General Plan Map