

GENERAL PLAN & DEVELOPMENTAL POLICY

City of Young (Cenoz)

I. Statement of Philosophy

The City of Young (Cenoz) is dedicated to creating a vibrant and diversified environment where residents can experience a bustling downtown, thrive in our robust financial sector, and reside in high-end housing—all while living right on the edge of a beautiful, pristine forest. Working alongside the Fair's Hosting Committee, we aim to showcase an ideal community. We are fiercely committed to our displaced citizens and local small businesses currently rebuilding from the historic City Hall District flood, having newly established a dedicated Flood Control District to permanently safeguard our city from future hydrological disasters.

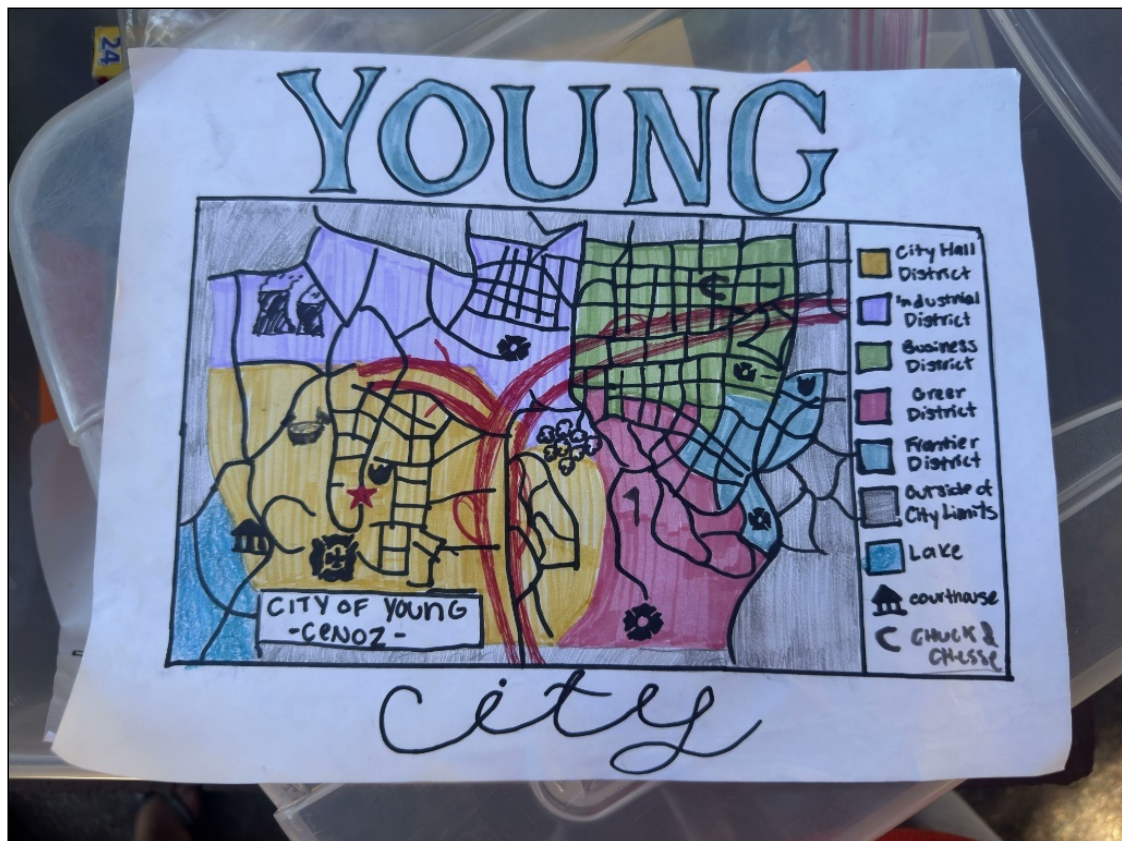


Figure 1: Official Zoning Map of Cenoz (Updated with Stadium, Power Plant, Country Club, and Entertainment points of interest)

II. District & Zoning Master Legend

Zone Name	Primary Function & Current Municipal Status
City Hall District (Yellow)	Primary Downtown & Civic Hub. Contains high-density Finance buildings, the Municipal Courthouse, and the newly established Municipal Stadium . <i>Status: Active Disaster Recovery Zone.</i>
Business District (Green)	Secondary Commercial Hub. High-density street grid dedicated to retail, dining, local small businesses, and family entertainment anchors (including Chuck E. Cheese).
Greer District (Pink)	Premier Residential. The highest-end real estate in Cenoz featuring luxury housing and the exclusive new Greer District Country Club .
Industrial District (Purple)	Heavy Infrastructure. Located on the eastern edge; houses the Municipal Power Plant and utility sectors.
Frontier District (Light Blue)	Transitional Buffer. Low-impact zoning interfacing directly with the coastal forest.
Lake & Drainage River (Blue)	Hydrological Source. Sole municipal drinking water intake and downstream treated-water release point.
Flood Control District (Special Overlay)	Municipal Hazard Authority. Newly established special district operating across riverbanks and downtown to engineer permanent flood prevention infrastructure.
Outside City Limits (Grey)	Unincorporated Land. Preserved natural coastal woodland holding dense local wildlife populations.

III. The Statutory General Plan Elements

1. Land Use Element

- **State Requirement:** Designates the proposed general distribution of land used for housing, business, industry, open space, recreation, public buildings, and natural resources.
- **Cenoz Application:** Land is strictly partitioned as mapped. Major financial institutions and the new Municipal Stadium are zoned to the City Hall District, general retail and family entertainment are locked to the Business grid, and premier residential lots alongside the Greer District Country Club are protected in the Pink zone.

2. Circulation Element

- **State Requirement:** Consists of the general location and extent of existing and proposed major thoroughfares.
- **Cenoz Application:** The primary thoroughfare is the Central Highway (red artery on map). This route acts as the spine of the city, coordinating traffic flow out of the downtown civic/stadium hubs toward the coastal borders.

3. Housing Element

- **State Requirement:** Consists of standards and plans for adequate housing sites for all economic segments.
- **Cenoz Application:** The Greer District satisfies the high-end single-family housing market. Cenoz will zone multi-family apartment living within the Frontier District and the rebuilt safe-zones of the City Hall District to support local working-class staff.

4. Conservation Element

- **State Requirement:** Governs the conservation and utilization of natural resources, including water and rivers.
- **Cenoz Application:** 100% of municipal tap water is drawn from the northern Lake. Strict soil-runoff protections are enforced along the riverbanks, managed jointly with the newly formed Flood Control District.

5. Open Space Element

- **State Requirement:** Plans to maintain land for scenic beauty, recreation, and natural resource use.
- **Cenoz Application:** The territory marked “Outside of City Limits” is officially recognized as a protected ecological greenbelt to guarantee local woodland wildlife retains an undisturbed migration corridor.

6. Seismic & Geologic Safety Element

- **State Requirement:** Requires an identification and appraisal of seismic and geologic hazards.
- **Cenoz Application:** Cenoz adapts this statute to heavily prioritize Hydrological Ground Failure. All downtown Finance high-rises and the new Municipal Stadium must be anchored to bedrock with subterranean flood-pylons.

7. Noise Element

- **State Requirement:** Presents quantitative contours of noise levels associated with major transportation.
- **Cenoz Application:** Strict decibel caps are placed on the Industrial District. Stadium crowd noise is buffered from residential zones by mandatory acoustic barriers.

8. Scenic Highway Element

- **State Requirement:** Exists for the development and protection of a scenic highway.
- **Cenoz Application:** The Central Highway is officially designated as the Cenoz Coastal Scenic Byway. Commercial billboards are strictly prohibited along this route to ensure unbroken sightlines of the forest.

9. Safety Element

- **State Requirement:** Provides for community protection from fires and geologic hazards, including evacuation routes.
- **Cenoz Application:** The newly established **Flood Control District** operates under this element to engineer levee reinforcements and subterranean drainage bypasses. The Scenic Highway doubles as the official Disaster Evacuation Route.

10. Solid & Liquid Waste Element

- **State Requirement:** Consists of a comprehensive solid waste management plan.
- **Cenoz Application:** Solid trash collection is exported to the outer rim of the Industrial District. Raw sewage is piped away from the Lake, treated industrially, and released into the drainage river safely downstream from the drinking intake.

11. Recreation Element

- **State Requirement:** Shows a comprehensive system of areas and public sites designated for recreation.
- **Cenoz Application:** Recreation is anchored by the new **Greer District Country Club** in the residential heights, public lakefront kayak launches interfacing with the Frontier District, and civic events at the downtown Municipal Stadium.

12. Public Building Element

- **State Requirement:** Shows the locations of civic centers, schools, and public buildings.
- **Cenoz Application:** Civic anchors include the City Courthouse and the Municipal Stadium in the City Hall District, while heavy municipal utility buildings sit consolidated in the Industrial District.

IV. Committee Coordination & Legal Standing

In its entirety, this General Plan functions as a binding city ordinance. The Planning Commission operates as a quasi-judicial body whose express responsibility is to oversee, amend, and protect the integrity of this General Plan for the good of the greater number.

To ensure our city's presentation aligns seamlessly across all fair exhibits, the City Map Committee operates in direct inter-committee partnership with the **Hosting Committee** to coordinate logistics,

visitor flow, and public presentations for visiting American Legion Members, citizens, and distinguished guests.