



# ENVISION CRANDALL COMPREHENSIVE PLAN

OPEN HOUSE  
SEPTEMBER 10TH, 2024





## What is a Comprehensive Plan?

A Comprehensive Plan serves as a guiding document or blueprint for local governments to guide future development. Comprehensive Plans cover a variety of topics but put emphasis on how land in the city will be used. While a Comprehensive Plan states the community’s vision for the future, it does not constitute zoning regulations or establish zoning district boundaries.

Below are typical topics that can be found in a Comprehensive Plan:



Land Use



Community Facilities



Economic Development



Mobility / Transportation



Parks, Trails and Open Space



Resiliency



Neighborhoods & Housing



Community Infrastructure

## Why is the City Creating a Comprehensive Plan?

Cities use Comprehensive Plans to prepare for their future of evolving needs, challenges, and opportunities. Utilizing a Comprehensive Plan allows cities to address these changes and ensure that their long-term goals and strategies are organized into one cohesive document. By incorporating the latest data, trends, and community input, Crandall can address contemporary issues, promote responsible development practices, and enhance quality of life for its residents.

## Comprehensive Plan Process and Schedule





# Vision Statement & Guiding Principles

## What is a Vision Statement?

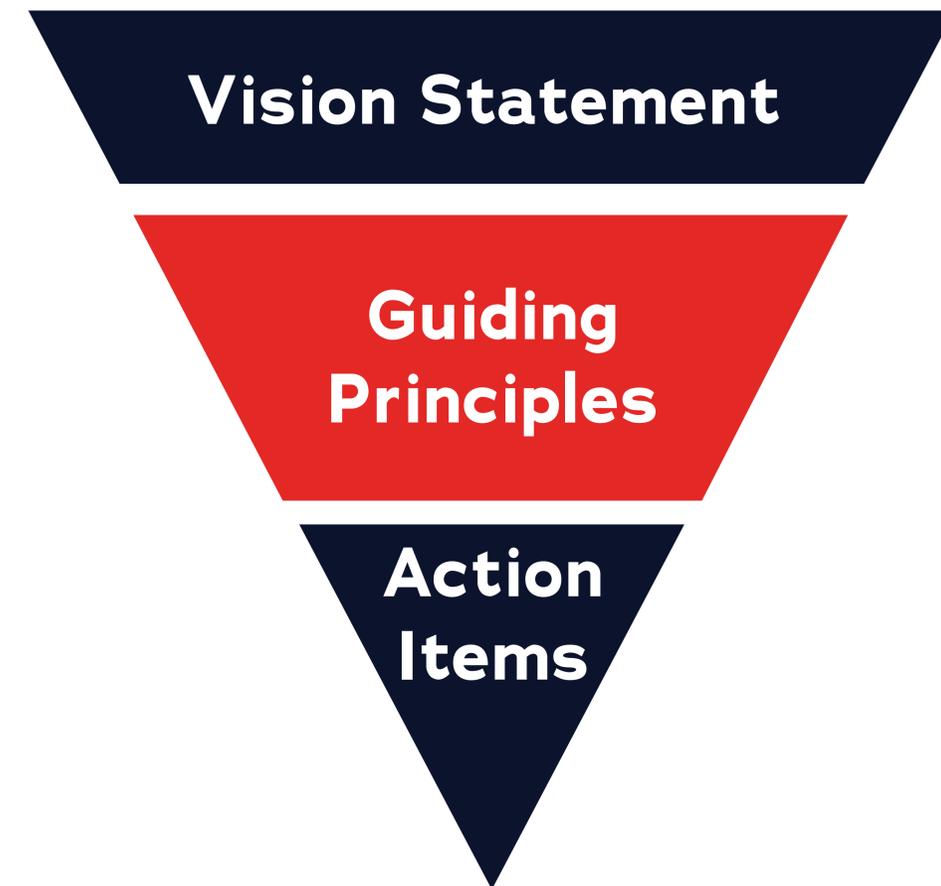
A **Vision Statement** is a concise and aspirational declaration that outlines the long-term goals and desired future state of a community. It encapsulates the community's core values, purpose, and aspirations, providing clear direction for decision-making and strategic planning.



## What are Guiding Principles?

If the **Vision Statement** describes the future the community wants, its values, and its aspirations...

The **Guiding Principles** take the next step by laying the foundation upon which future decisions will be made and future actions will be taken with the goal of achieving that vision.





## Draft Vision

**Crandall is a safe community dedicated to maintaining its cherished small-town feel while embracing positive growth. Crandall will create inviting public spaces that foster connections, ensuring that future development enriches the character and identity of our community.**

**Place a dot in the appropriate column to indicate whether you agree or disagree with the Draft Vision.**

<b>Yes</b>	<b>No</b>

**Is there something that we missed in the Vision Statement that should be added?**

## Guiding Principles



### 1. Responsible Growth

Crandall will foster intentional and strategic growth, ensuring that all development enhances our community while collaborating to uphold the unique values and qualities that define the city.



### 2. Identity and Heritage Preservation

Crandall is dedicated to preserving and enhancing the rich heritage and small-town charm by integrating Crandall's character and current historical assets in future improvements.



### 3. Community Connections & Unique Destinations

Crandall will create and maintain welcoming spaces for entertainment and recreation that unite people and forge strong, lasting connections and a deep sense of belonging within the community.



### 4. Quality of Life

Crandall will emphasize providing safe neighborhoods while offering social, recreational, and life-enhancing opportunities for residents at all stages of their lives.



### 5. Economic Opportunity

Crandall will support and grow a thriving local economy by encouraging business development and providing educational opportunities to develop a skilled workforce that will contribute to the creation of jobs and additional investment into the city's economic environment.



### 6. Vibrant Downtown

Crandall will cultivate a vibrant downtown, making it a lively destination, offering a dynamic mix of retail, dining, and cultural experiences that draw people together and energize the community.



### 7. Innovative Sustainability & Infrastructure

Crandall will invest and partner in practices and policies that promote resource efficiency and support the growing community, ensuring that the roads, utilities, and public services can meet the needs of residents and businesses today and in the future.



# Guiding Principles

Place a tally in the appropriate column to indicate whether you agree, disagree, or are neutral with each Guiding Principle.

Guiding Principles	Agree	Neutral	Disagree
 <b>1. Responsible Growth</b>			
 <b>2. Identity and Heritage Preservation</b>			
 <b>3. Community Connections &amp; Unique Destinations</b>			
 <b>4. Quality of Life</b>			
 <b>5. Economic Opportunity</b>			
 <b>6. Vibrant Downtown</b>			
 <b>7. Innovative Sustainability &amp; Infrastructure</b>			



## Guiding Principles

**Is there something that we missed in the guiding principles that should be added?**

A large, empty rectangular area with a light pink background, intended for handwritten or typed responses to the question above.



## What are PlaceTypes?

- Reflect the “palette” of development contexts we will use to illustrate future development patterns
- Represent the variety of places that currently exist, or could exist, in the undeveloped or redeveloped areas of Crandall in the future
- Do not indicate single land uses
- Describe the desired character of the place
  - » Mix of land uses
  - » Scale
  - » Pedestrian experience
  - » Other aspects that are critical to establishing character

## PlaceTypes

### Residential PlaceTypes

Rural Living

Suburban Living

Town Living

### Retail PlaceTypes

Neighborhood Commercial

Community Commercial

### Employment PlaceTypes

Professional Services/  
Light Industrial

Industrial/  
Warehousing

### Quality-of-Life PlaceTypes

Downtown

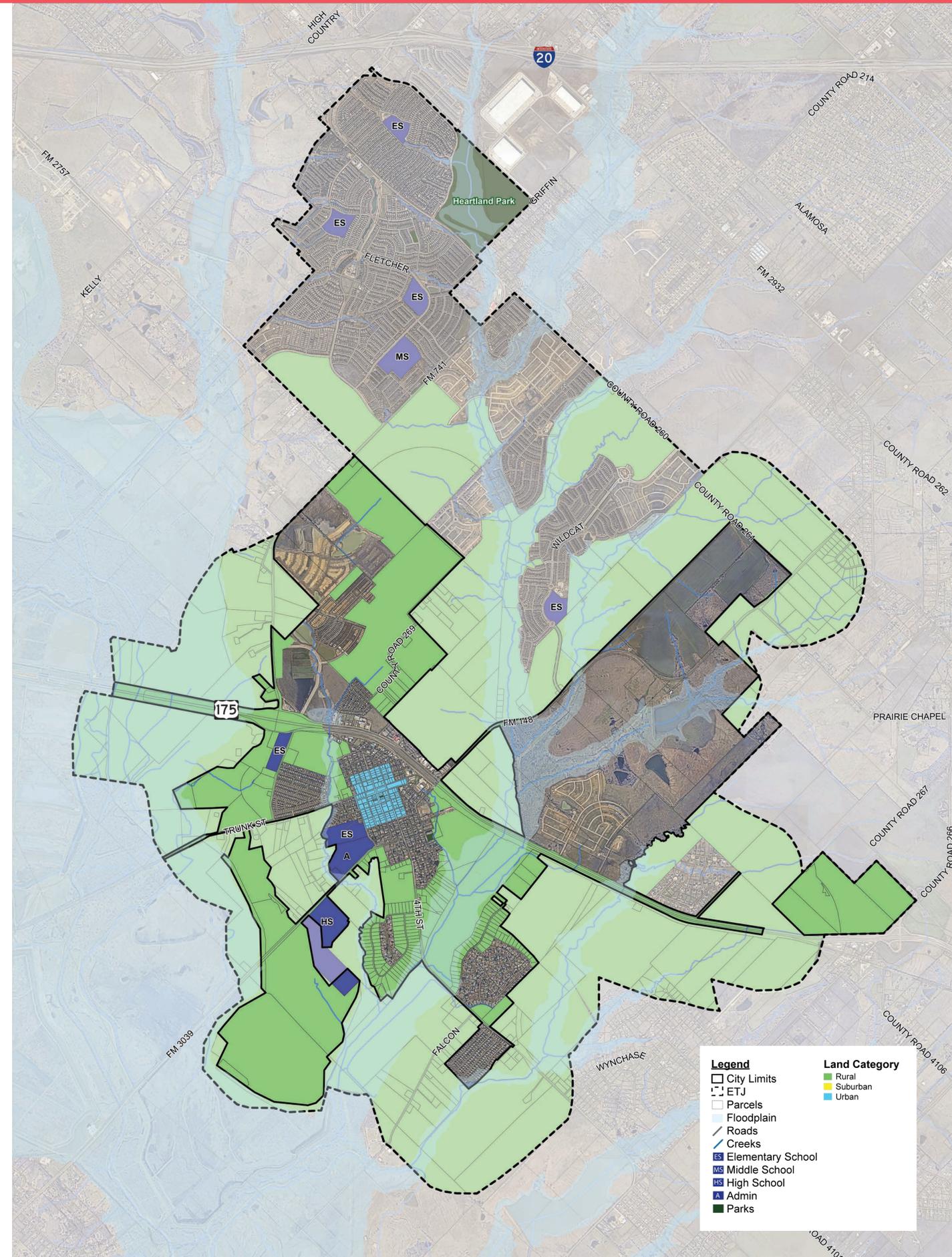
Mixed-Use Centers



# Rural PlaceTypes

Place a dot where you think a PlaceType should go within the Rural areas! Mark a tally if you agree the placetype fits in a rural context.

Dot Color	PlaceTypes	Agree
	<b>Rural Living</b>	
	<b>Neighborhood Commercial</b>	
	<b>Community Commercial</b>	
	<b>Professional Services/ Light Industrial</b>	
	<b>Industrial/ Warehousing</b>	

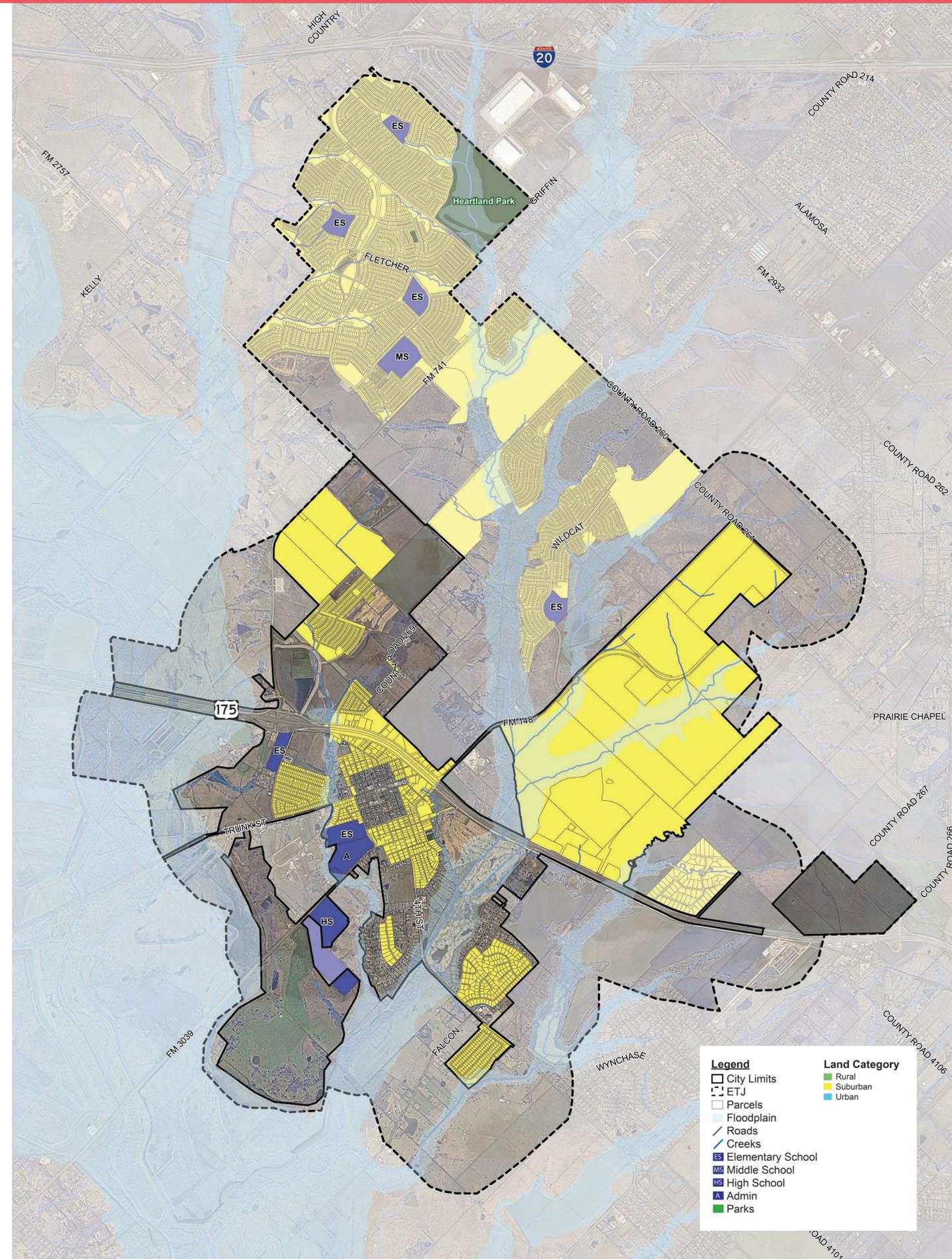




# Suburban PlaceTypes

Place a dot where you think a PlaceType should go within the Suburban areas! Mark a tally if you agree the placetype fits in a suburban context.

Dot Color	PlaceTypes	Agree
	<b>Suburban Living</b>	
	<b>Town Living</b>	
	<b>Neighborhood Commercial</b>	
	<b>Community Commercial</b>	

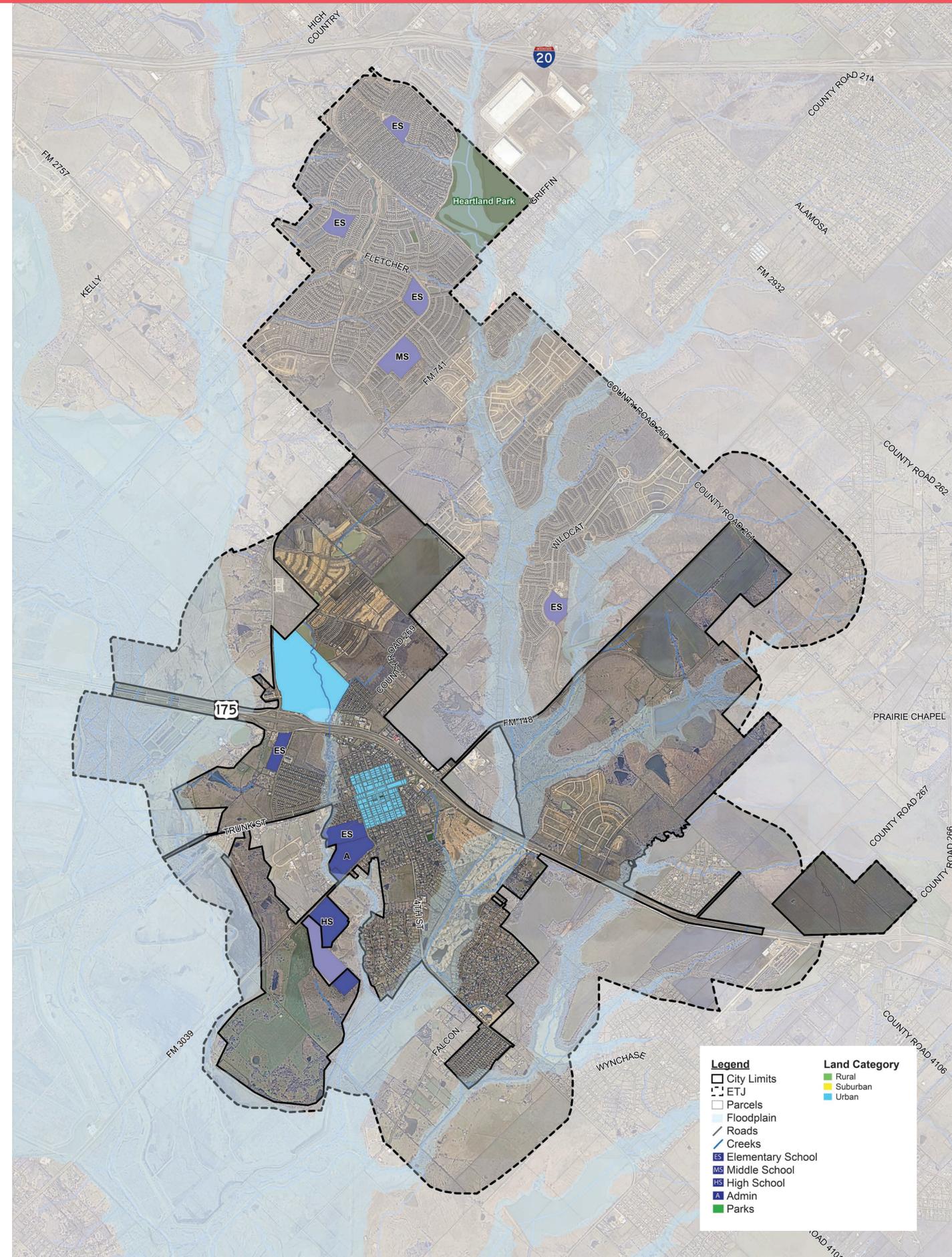




# Urban PlaceTypes

Place a dot where you think a PlaceType should go within the Urban areas! Mark a tally if you agree the placetype fits in an urban context.

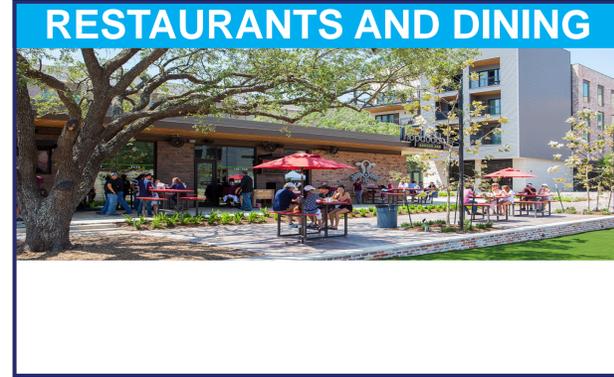
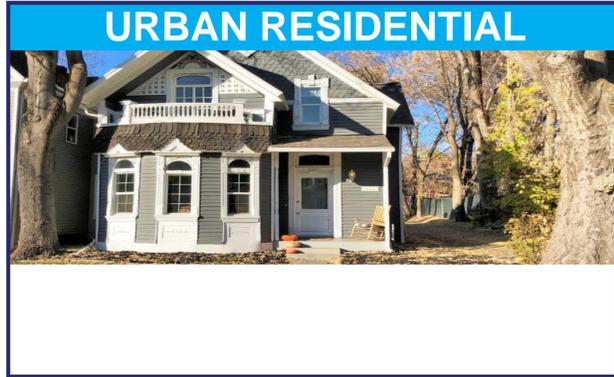
Dot Color	PlaceTypes	Agree
	<b>Town Living</b>	
	<b>Community Commercial</b>	
	<b>Downtown</b>	
	<b>Mixed-Use Centers</b>	



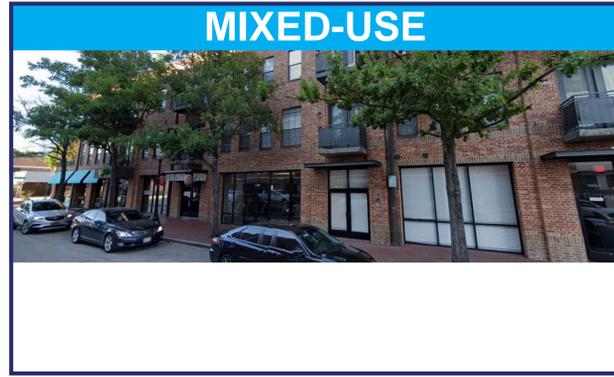


**Below are several categories of images that display building height, land uses, and urban form of buildings in a downtown setting. Place a tally next to the images you think would fit well in Crandall now or in the future!**

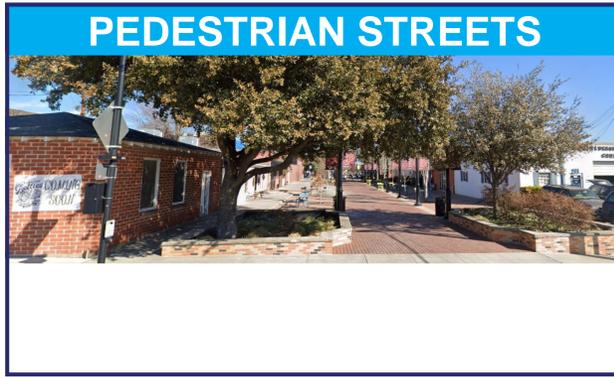
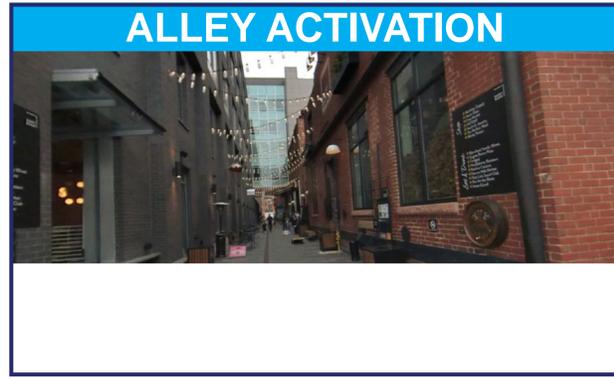
USE



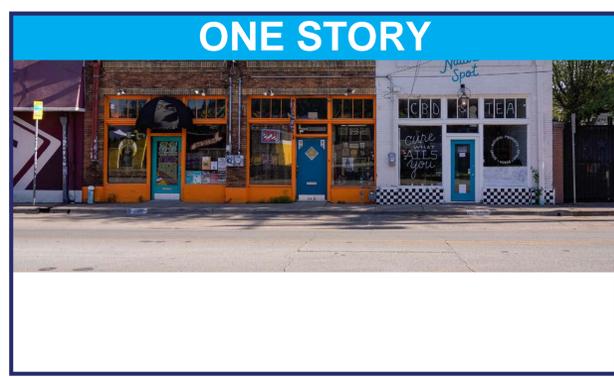
COMMERCIAL/  
MIXED-USE



SPECIAL  
RIGHT-OF-WAY



SCALE





# Downtown Focus Areas

Place a numbered dot on the location you would like to focus on, then write the matching number and your comment below.

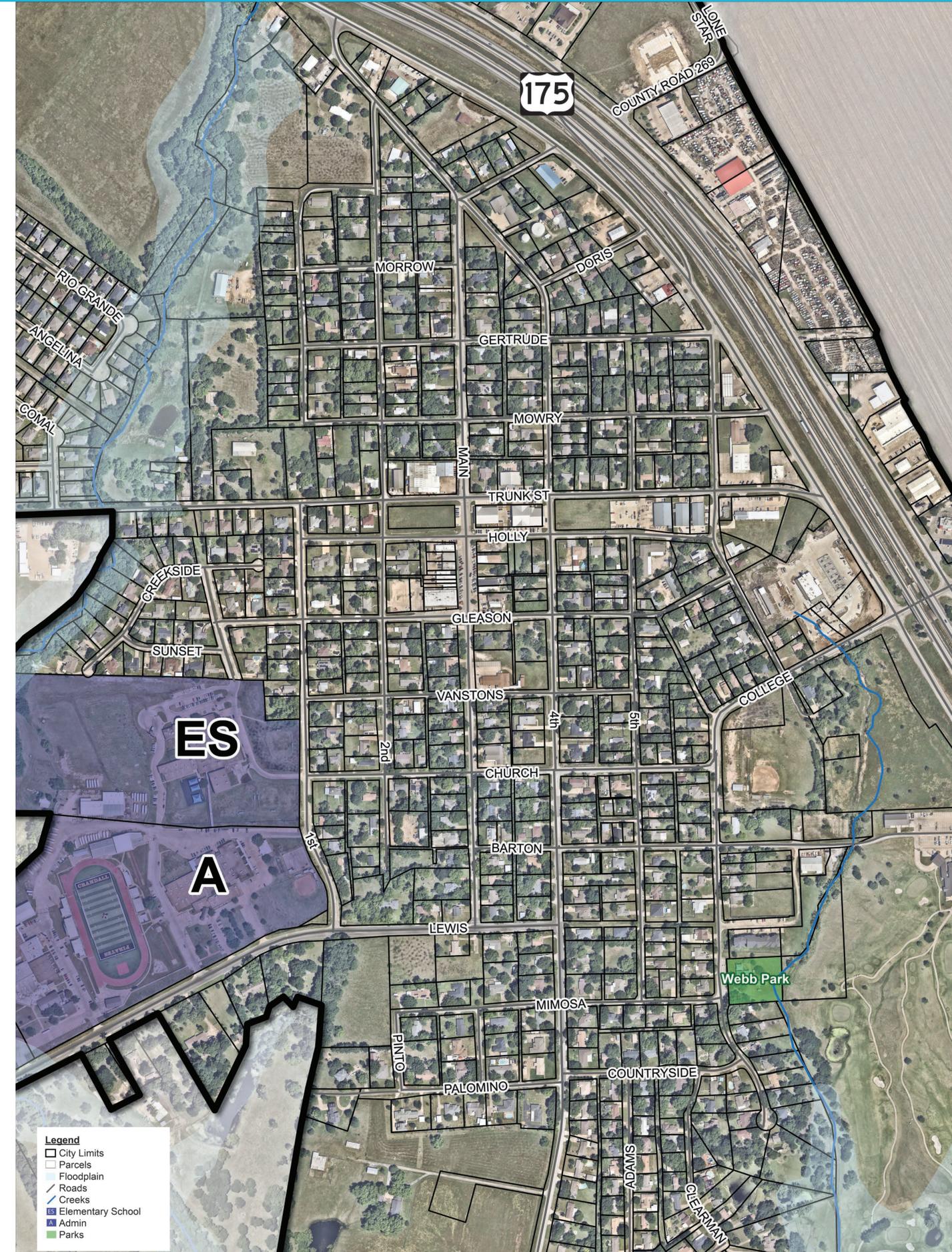
 **Greatest Opportunities**

 **Needs to be Fixed**

 **Preserve the Area**

# Comments

Large empty light blue area for writing comments.





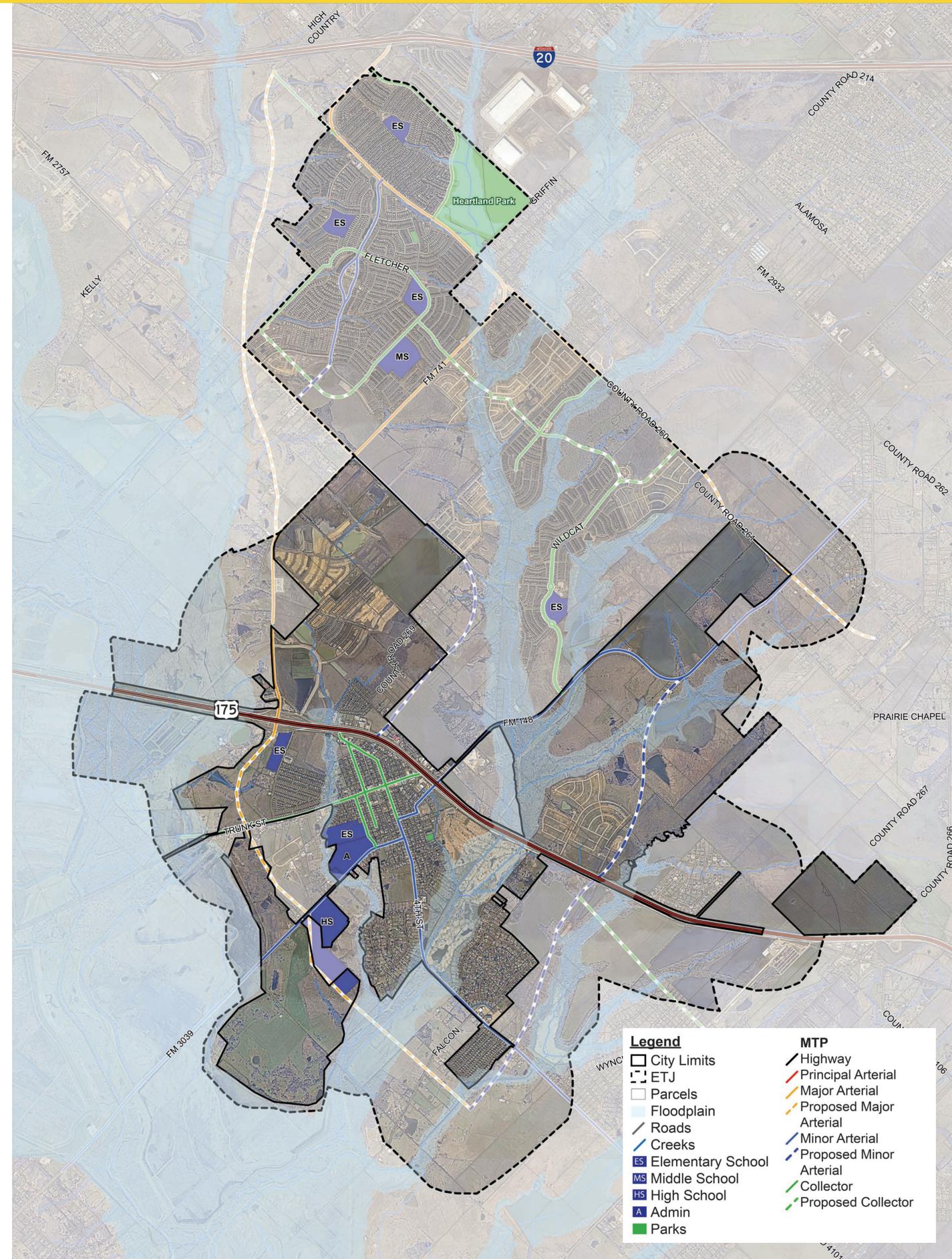


# Focus Areas

Place a dot where you think focus areas should be.

- Severe rehabilitation and repair needed
- Congestion and traffic
- Minor maintenance needs (debris, new striping, etc.)
- Safety, pedestrian issues, low visibility
- Flooding issues
- New opportunity connections

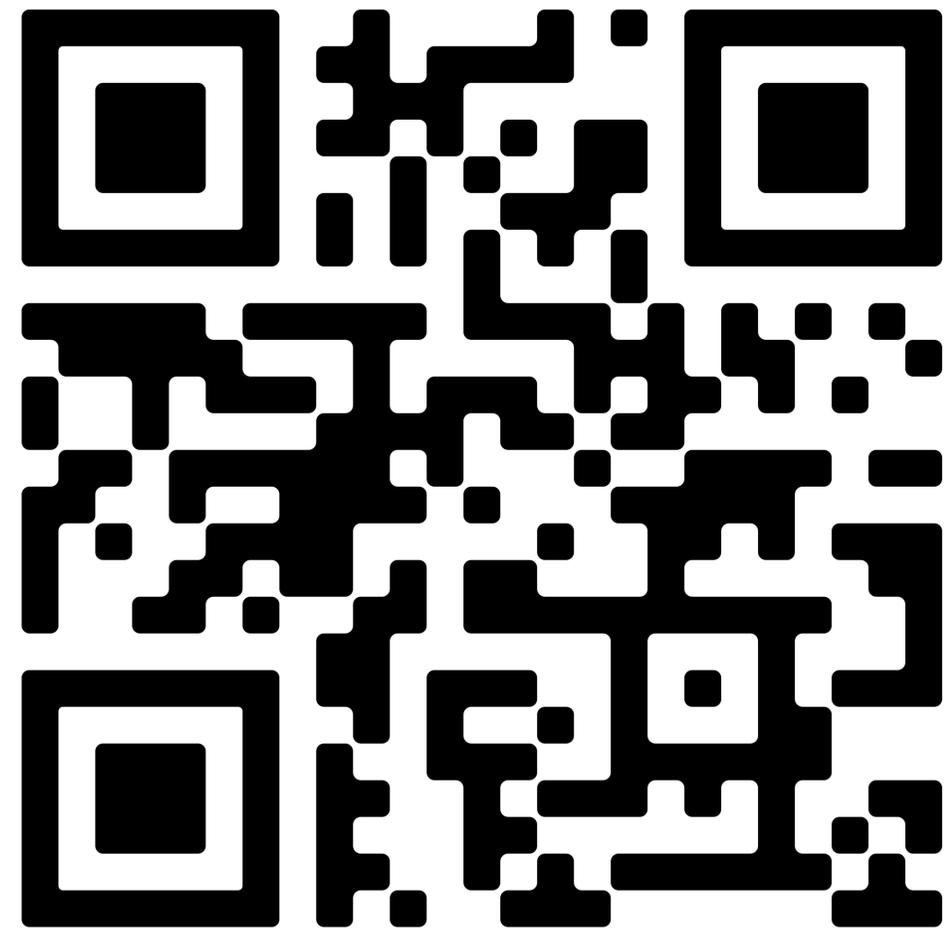
# Comments





## Additional Thoughts

**Let us know what we missed!  
Place any additional comments you have below!**



**Scan the QR code to get more information on the  
Envision Crandall Comprehensive Plan.**

**THANK YOU FOR YOUR PARTICIPATION!**