



## Analyzing and Evaluation of Land Use in Maragheh City

**Omid Mobaraki, Zahra Afzali Guroh, Amene Shaikhahmadi**

Department of Geography and Urban Planning, University of Maraghe, Iran

Corresponding author: Omid Mobaraki, Department of Geography and Urban Planning, University of Maraghe, Iran

---

**Abstract:** Nowadays the land use and civil environment both from natural and skeletal view and also from economic and social view has encountered qualitative changes. It's obvious that using from ground and environment as an essential public source and general property must be done under a systematic plan. A proper planning for a city needs to be aware of its skeletal features and the way to use its available current grounds. This paper intends to survey how to use Maragheh city's grounds, its surfaces and capitation control in order to recognize service deficiencies of current status. The research method used in this qualitative survey is analytic and scaling that the issues and lack of controls has been studied separately on the basis of qualitative and quantities evaluation and with the help of geographical information system (GIS), the controls were analyzed.

The results of research shows that from one aspect expanding body of Maragheh city in recent decades has been raised and caused to imbalance in scattering of controls. As Maragheh city with respect to regional conditions consists of potential natural and green environment, other controls especially residential controls has been improved in them. On the other hand capitation of many existing controls doesn't equal with suitable urbanism standards.

**Key words:** planning, land use, capitations, Maragheh city

---

**Introduction:**

Investigate Changes in land cover and land use of the distant past was brought in the land surface, by usually in type two created. The first type is the changes by natural factors such as erosion tectonic force or flooding is occurring and second type that changes which by the human on the ground created due to uncontrolled exploitation and nonstandard of resources shall be imposed (Yung, 1998:166-178). In most cases, the performance of these activities led to the destruction of natural resources such as forests and reduce the of grasslands level located and resulting in urban areas, with having industrial areas, the loss of agricultural land and natural resources are spread (Paracash, 1998:19). Subject the land and how using of that is a mainstream urban planning (server, 2006:1). Urban functions, to the dynamics induced of human demand and changes in facilities are constantly in diversity and terms of functions scale, as well as are the changes (razavian, 2002:68). Determine the exact legalism location of the difference activity of the city, because of the dynamics of urban issues, if not impossible, without a doubt, is very difficult. Therefore, one of the objectives of urban land use planning, suitable locating land user and compatible land user adjacent to each other (Bahrain,2002:193). The current process of urbanization in our country, yet the principles and methods to the land use based on the traditional patterns and urban planning methods are based which of property rights and land economy and buildings, and also the way of urban development plans and methods to divide and distribute land with significant deficiencies and bottlenecks faced. Significant deficiencies and bottlenecks faced by land distribution into with the life of our country cities major problems have faced (Mehdizadeh, 2000: 70). No planning land user, cannot to the environment optimal pattern the urban be achieved (Ziari: 2002:15). Because the ultimate goal of land use planning to create an “ecological balance” and “social justice” is in the process of urban development (Mehdizadeh, 2003: 286) indeed, we cannot without land use planning ideal conditions in cities for the citizens to get which to the use of specialists, in all matters relating to the city is required. Analysis of land user the maragheh city with a population of nearly 163,859 in the 2011 (Statistical Center of

Iran, 2011) indicate that the population of the city in recent years, a significant increase over previous has been and uneven physical development of city in recent years which due to the population growth Lack of appropriate legislation in the benefiting from the land and their users has been. Which caused farmland and orchards which they have very good quality of soil for agriculture are. The under construction, including residential and projects and design going. According to the studies to the locating and selecting to more demanding applications and then capita and spaces allotted per each will be investigate.

**Problem statement:**

world where we live in it today ,is a world the city important .which unfortunately, the result it is, away from the natural environment and accepting unwanted and unbalanced conditions which of uneven relationships between humans and urban stems are. (Farid, 1996: 3). definition the city is not easy, because on the one hand, of the shapes, moods, people, greenery, nature and natural materials is composed and include physical structures and morphologies, social, cultural and different ethical is and on the other hand, the city introduction include of specialty and different attitudes, which are defined in accordance with its own view (Rasool, 1990:3).will encounter (Habibi and et al, 2007:14). urban land use planning as urban planning, practice for the how using and distribution and land conservation, and to organization space and time activities and functions, where and focuses on the demands and needs of the urban population and how using of land will specify (Ziyari, 2006:15).by attention to the importance of this issue, we in this study to the investigate and application analysis the city according to qualitative and quantitative approaches considered. The maragheh city attention to has impact of and impact will be. The maragheh city due to the increase in population over the past and uneven physical development of the city and the lack of appropriate legislation to the benefiting of land with very 'future facing, especially this had an impact on the physical characteristics of the tissue and will.

**Research hypotheses:**

In order to analyze land user the maragheh city and investigate its performance has been basic assumptions in the researching:

- It seems, user capita in the maragheh city, does not conform to the standards of the city.

**Research background:**

In relation to background investigation urban land use in the Iran have been published several books and articles. However, studies in the form of doctoral dissertations and master's degree in city planning done which some of that researchs and they approaches are as follows. Ali skari et al (2002) the book of urban land use planning (systems and models) after provides a definition of the concept and general to the provide urbanis and what if models and their performance in urban land use planning, and to that mainly key pay attention to. Which even the most careful planning models cannot and should not take the place of planning and human terms. According to them, in fact, these systems are only prospects and opportunities and more opportunities for planners provide. Doctor Keramatollah Ziari (2005), in his book "urban land use planning" on how to use urban land use and zoning standards are noted. Parhizgar Akbar (1996) in his thesis as "the perfect model for location of utilities" several models for location services have been introduced in the Tabriz. Javad mehdizadeh (1996), in an article as entitled transformation and approach in land use planning has concluded that current methods and techniques in the city planning interests of Iran and inertia were very imperfect and has need of serious revision. Talei (2006) developed a model to assess consistency to urban land uses the compatibility of GIS, but in this model overall consistency between the applications considered, and affecting factors in consistency details and indicate the adjustment not has been. In this article the approach with utilizes of some previous the research in this area, to review and analyze the current status of land user the maragheh city and yet provide

explanations and favorable conditions for the development of future strategies that we have discussed.

### **Methodology:**

In this paper, pay attention to the importance and status of urban land use and how the spatial distribution that in the towns, of the descriptive method, analytical, and survey used. and after the qualitative and quantitative evaluation of land use and understanding of the current status of the maragheh city, by taking advantage of documents and field studies of the how distribution and that the spatial layout in the city level analyzing and by comparison existing land users with standards and capita land in terms of quantity and quality, and user and that space distraction in the city is analyzing and how to best deploy them by using of Soft arc GIS software, and ultimately the optimal distribution of land use as quality has been suggested.

### **Study area:**

The city of the Maragheh is one of the oldest cities of the Iran. Which in the 142ritte sofi river is located .and of the north to the mountains, qeshlagh and Ashan, and of the south to varjoy gardens, and of east to the plantations and gardens and finally of the west to the rasad mountain's famous intact and in the 37 degrees, 23 minutes north latitude and 46 degrees and 16 minutes east longitude located. Its height from sea level to about 20011 meters (Margarida 1993:63). That the city central of Maragheh, and one of the 19 city east Azrbaijan province, in the rail route Tehran-Tabriz is located and geographic expansion that is of the north in the south. That the city of from north to the Tabriz, and of south, to the west Azerbaijan is limited.and of east the city Bostanabad, and Charoymaq hashrood make it limited. Citys of ESCO, Ajab shir, bonab and melkan therefore in the west the city was located. (Consulting engineer's environment, 2006:9). The city of the Maragheh with the area 2116 km (%4/8 of the province) in the 130 kilometers from Tabriz is located. Maragheh city, according to 20011 statistics, 163,859 was people. (Statistical center of Iran, 2011). Maragheh city as the second city in terms of population, because

ability many of the development and because the impact which it has on the region of the south west province having the agricultural high level (management and planning organization of east Azerbaijan province, 2006:148)

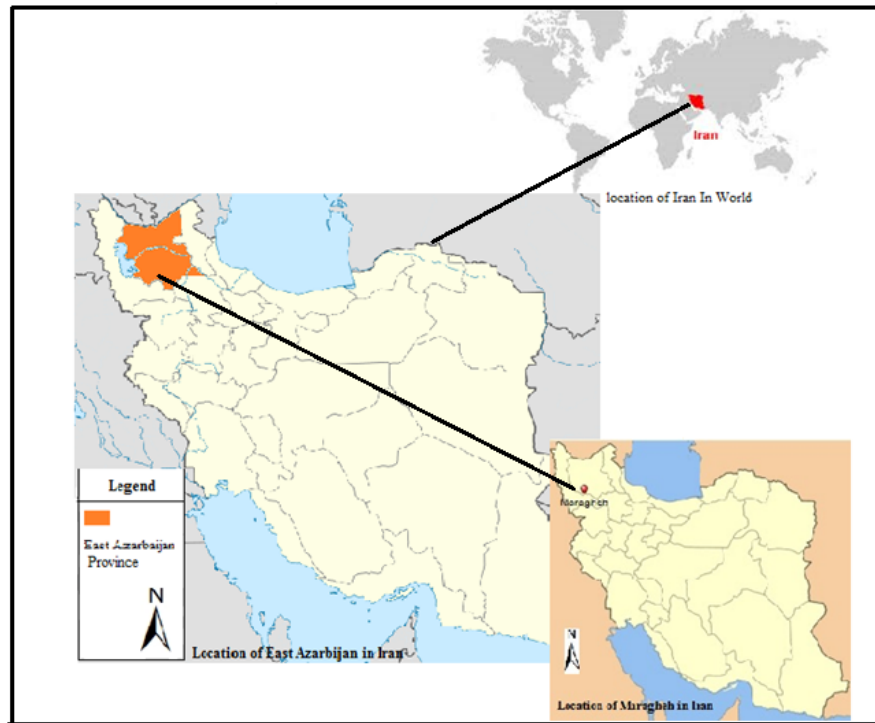


Fig 1: Location the maragheh city, in the province and city, source (Ashraf, 2008)

Analysis of the city lands use functions and measured the percentage levels and per capita that in the of total city proper planning the city or any biological complex requires that physical characteristics and how using of land use the status is. Knowing of share and capita assigned to each user and their distribution in the city in there comparison with the optimal the capita as one of the most important indicators and determining in the cognitive deficits in the service of the city, yet the basic tools planner for space allocate for the existing shortages and projected of spaces required for the future the city is considered. Therefore, evaluation of land use and levels and urban per capita for each user in order to achieve this understanding is essential. Usually, for evaluation the urban land use two types of techniques to assess are considered. In this assessment different user urban is

fundamental tally deployment to ensure of the reasonable and necessary to respect the quantitative and qualitative proportions occurs.

- The quantitative assessment, based on finally capita compared to the user with relevant standards or of method the needs of current and future space study area occurs.
- The qualitative assessment, with analysis template SWOT specific quality features and investigates.

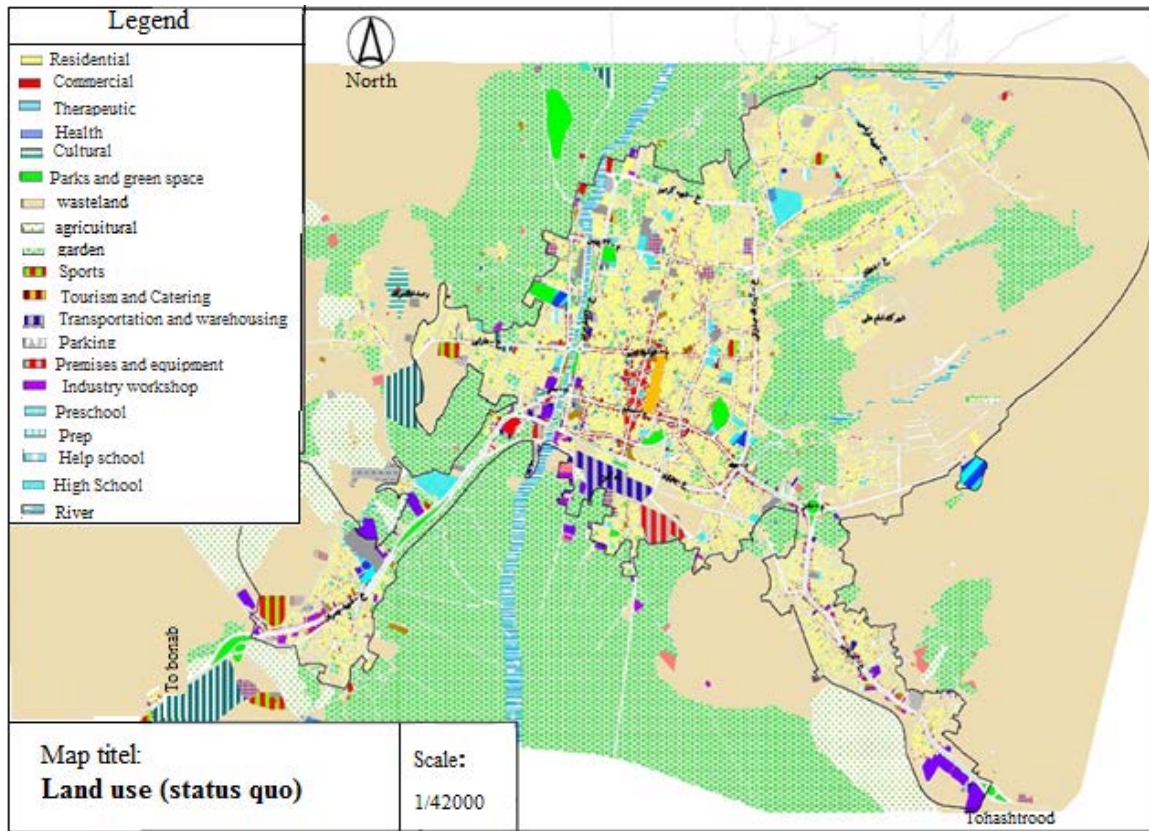


Fig 2: The map the land use existing Maragheh: source (Master plan maragheh city)

Tab. 1. Capita and levels of existing and proposed layout plan of the maragheh city to horizon plan and comparison that with standards, and rather than the lack of it

(deficiency and excess levels in the status (sq m)	required by the end of 1440 ( population 206,000 people)		Arbitrary standard ( Square meters )	existing conditions in 1385 population ( 148,888 people)			Micro user	Macro user
	Capital	surface area required ( Square meters )		percent the total surface area required ( m )	capita	area (sq.m)		
-2288540	40	8240000	50	22.9	39.9	5951460	Residential	
-30134	.2	41200	3-5	0	.1	11066	Preschool	Training
-51593	.6	123600		.3	.5	72007	Prep	
-6715	.4	842400		.3	.5	75682	Help school	
124694	.7	144200		1	1.8	259662	High School	
-93316	1	206000		.4	.8	112684	Higher Education	
-1564	.07	14420		0	.1	12856	Other Educational Centers	
-58631	3	611820	3-5	2	3.7	553189	Teaching ding	
-144539	2.5	515000	2-4	1.4	2.7	370461	Commercial	Usual comfort service
-113319	2	412000	2-3.5	1	2	298681	enforcement agencies	
-90870	.9	185400	1.5-.7	.4	.6	94503	Therapeutic	
-56511	.3	61800		0	0	5289	Health	
-32479	.5	103000	.3-.7	.3	0/5	70521	Religious	
-114367	.7	144200	.5-.7	.1	.2	298333	Historical Cultural	
-681140	4	824000	2-4.5	.5	1	142860	Sports	
-32799	.2	41200	.2-.4	0	.1	8401	Tourism and Catering	
-1252364	7	1442000	7-12	.7	1.3	189636	Parks and green space	
-21995	1.5	309000	2-5.2	.4	1.9	287005	Workshop and Industry workshop	
-54051	.3	61800	.3	0	.1	7749	Parking	Transp ortation and Comm unity
-33890	1.5	309000	-	1.1	1.8	275110	Transportation and warehousing	
-152438	2	412000	1-2	.9	1.7	259562	Premises and equipment	
-1961897	30	618000	25-30	16.2	28.3	4218103	Street network	
-7089830	96.37	1958220	-	-	85.65	12762363	total	

Source: master plan and calculations written



### Residential users:

Typically in the urban residential users occupy large areas in the Maragheh city as the highest percentage of the city area is dedicated to these users. This user in existing form is 5,951,460 meters which of capita 9/39 square meters for per urban resident has. According to the capita the residential standard 50 square meters of residential username in the city is partly is desired and approximately 2,288,540 square meters deficiency, which with construction in vacant lots the city this deficiency is compensated.

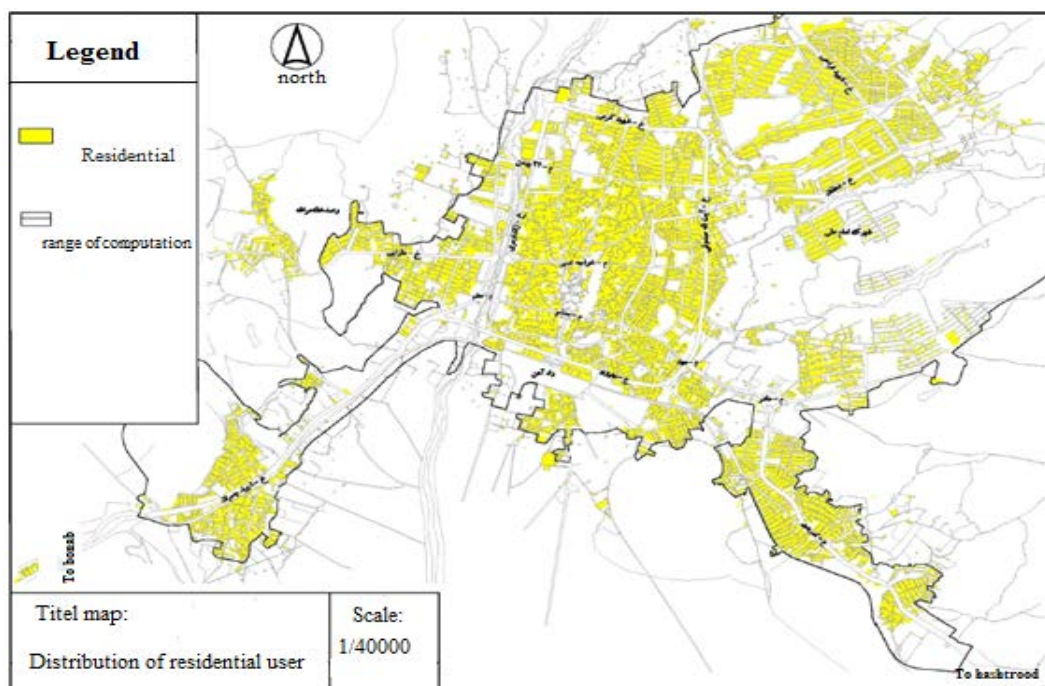


Fig3: the Map Distribution of residential users in the Maragheh city

### Training user:

There are in the Maragheh city 553,189 acres of training space. This space 2 percent of the city is included. Capitation that use is 3/7 square meters. According to the standard of training capita which in detailed plan for the Maragheh city considered. The required level is the 8,240,000 square meters, which according to the area is about 30,134 shortfalls. At the end of the training period of 3 square meters for per citizen is proposed. Which 0/2 square meters preschoolers, 0/6 m primary, 0/4 square

meters tips and 0/7 square feet will be moderate.in the more favorable capita for per education and calculate the required levels for individuals required training offered.

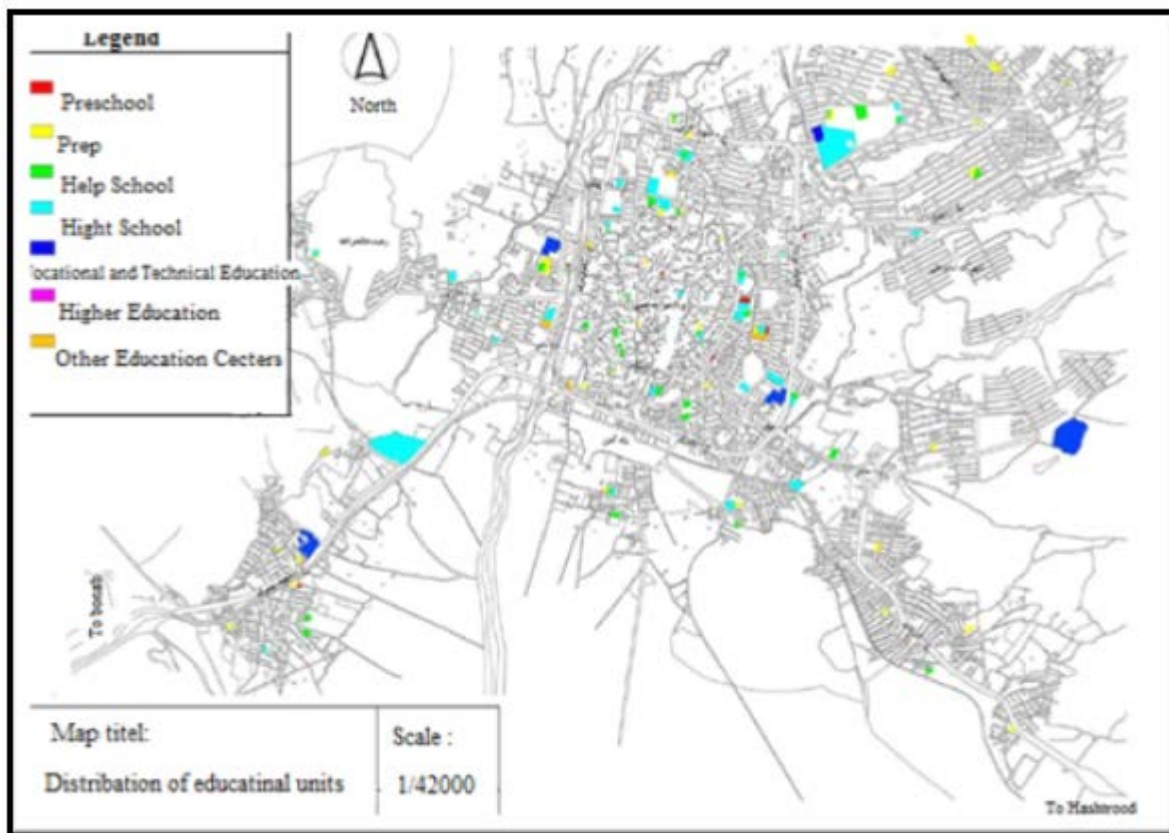


Fig4: The Map Distribution training user the maragheh city

### **Business user:**

The highest level of public services related to business users, with 370,461 hectares the area is. land of the 2/5 percent of the city area is allocated.is the capita this space per 1/4 sq. m. according to capita Standard of that users which 2-4 square meters that the user 515,000 square meters of land it needs to be able to easily meet the needs of the existing population which in the existing form of approximately 144,539 square meters, is lacking.

### **Administrative police:**

Administrative user and police have the 29/8 hectare area which of that valuable 25/7 acres of administrative and 3/45 acre law police. The capita that user in the existing information is 1/95 sq. m. 1/72 square meter for administrative user capita

and 0/23 square meters is police user capita. Proposal capita design for the administration and police of user is 0/7 square meter. Common capita in urban designs is 3/5 to 2 square meters. Desirable capita 2 square meters in the horizon design, about 41/2 acres of administrative space and police will be required and the short level with adding exiting level, 11/3 acres would be.

**Healthcare user:**

The healthcare user existing the maragheh city in the total of 9/89 hectare has the area which 94,503 square meter square that care and 5289 the square meter that is the health care. Capita health medical use is 0/67 square meter.

Detailed plan 0/9 square meters capita for users medical and 0/3 square meter for health user is proposed. In the urban development plan is typically 0/7 to 1/5 square meters as medical then and health capita are considered. In the maragheh city the desirable capita that user 1/2 square meter is considered which with included it in the horizontal projection of 24/7 hectare of health space, and medical will be needed total lack of attention to the spaces available 14/7 hectare would be.

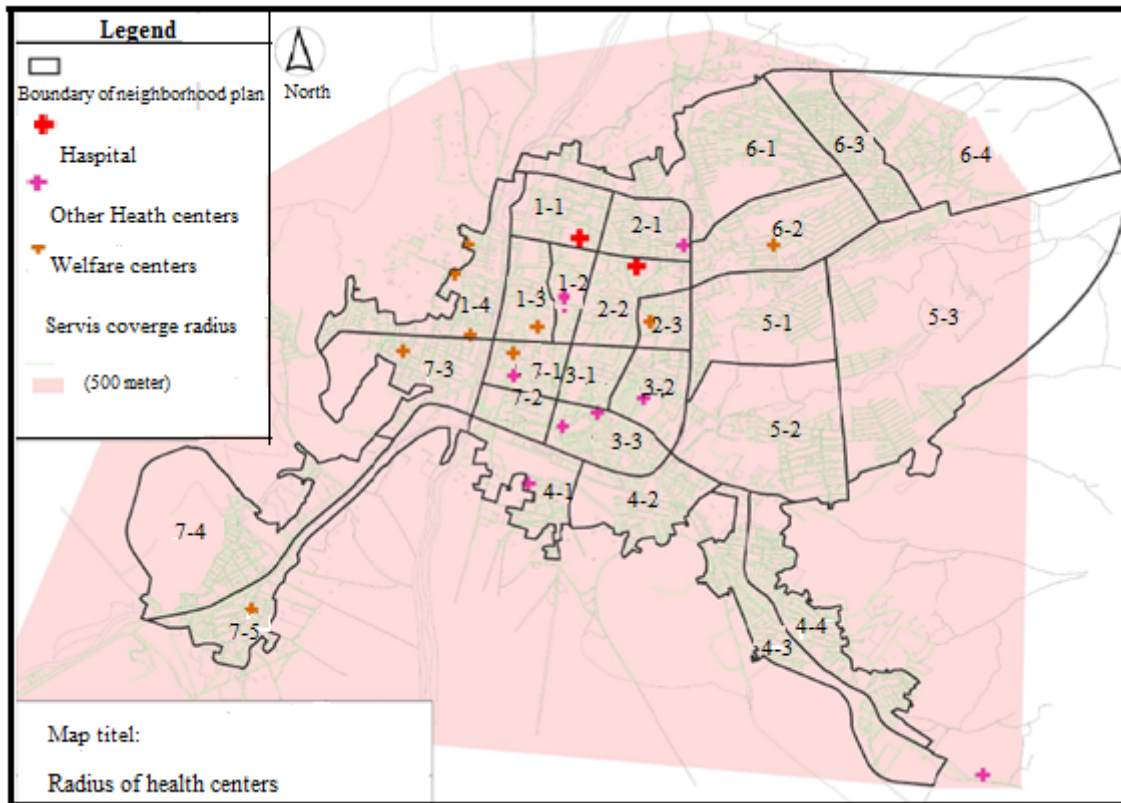


Fig5 –The Map Distribution of health –medical user the maragheh city

**Religious user:**

Religious user in the existing state has been 70,521 hectare. Its capita 0/5 square meter. Levels assigned to the it appropriate user are the agree.

Detailed design of a 0/75 square meter of the capita for religious user has proposed .with taking 0/5 square meter desirable capita in the exiting state, there is no shortage. And in the year horizons approximately 10/3 hectare space for religious will be needed. Which with including the of existing spaces, deficiency value the upcoming 3/2 hectare would be.

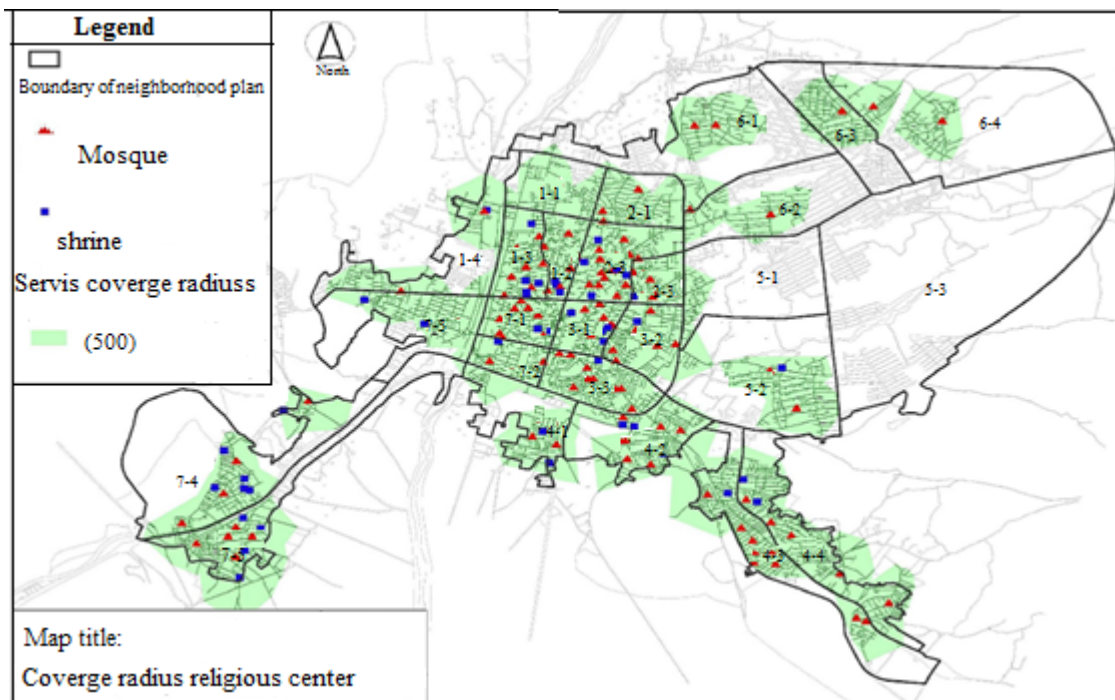


Fig 6: The Map Distribution of religious user the maragheh city

**Environment user:**

Parks and green spaces in the maragheh city have 189636 hectare the area and that the capita is 1/3 square meter meanwhile, about 10 hectares of green space (parks maral) with performance the city in outside city limits.

Which with Calculating that the capita it user to 1/9 square meter increased. Which with optimal standards are far from. Many of city neighborhoods are the lack of park and green spaces detailed design based on the type of climate the capita green space between 7 – 15 square meters in be considered.in the maragheh city including 7 square meters the capita green area of about 144 hectare of the parks and green space in the horizon needed projects would be. Which with depending to the level of green spaces, the maragheh city until achieving the desired level of 125/2 hectare will lack. Pay attention to the study the current status of the maragheh city with a deficiency or absence of green spaces at different levels of performance are met .In particular neighborhood and regional parks in the city center and neighborhoods yousefabad, pandabad, Judyabad, valiasr town, and pahrabad there is no . In the total plan of the city anticipating the parks in different performance levels of neighborhood, district, and city to provide convenient access residents to each of their needs.

Tab. 2. Classification Types Park

Resolution least part (hectares )	The capital for (m)per 150eople	Population in the Cover	Function of the radius (m)	type park
650 m <sup>2</sup>	1-3	150-200 baby	220-250	Koy park
1	2-4	3500-550 people	300-375	Park neighborhood
6-8	3-6	10000-16000pepole	650-750	Park district
20	5	-	3 to 8 k m	Park city

### Cultural user:

Cultural use in the existing state 298,333 hectare and the capita it in exists state 0/2 square meters. Cultural user existing include, library, gallery, art exhibitions, intellectual development, cinema, theater is. Based on information received from the department of culture the maragheh city of view public library, multi-purpose hall, gallery, workshops, exhibitions, puppet production is with deficit. Within view

of the lack of cultural and distribute it to the poor, especially the lack of public libraries the capita 0/7 square meters for users intended to be. The common capita username cultural in the urban designs 0/7- 0/5 square meters. Including the capita 0/7 square meters amount of total cultural space required of the city in the horizon design (the year 1400) of 14/4 hectare would be. The low level until the end of the period 11/4 hectare would be.

### **Sport user:**

In the existing space the area of sporting spaces is 142,860 hectares and the capita it's for per person 1 square meter. Typical capital that user is 2 to 4/5 square meters. In considering the proposed capital 4 square meters well capital, in the status is about 45/3 hectare, there is a lack of fitness level. In the horizon projects with the including the same capita of around 82/4 hectare sports space will be needed .which with regard to current levels of about 68/1 hectares will be shortages future.

### **Catering and tourism username:**

In the maragheh city in the existing stat 8401 square meters username tourism and hospitality there is. That capital is 0 / 1 square meters, detailed design 0 / 2 square meters capita for the city has been proposed. In urban development projects are usually the capital assigned arbitrarily to that user 0 / 2 to 0 / 4 square meters. About 2/1 hectares of the tourism space and hospitality is lacking.

### **User urban facilities and equipment:**

Area of those users is 25,956 square meters, which the capita equivalent to 1/7 square meters is allocated to that pay attention to it standard which 1-2 square meters for per urban resident.

There is not a lack of respect and in the year horizon about 412,000 hectares will be required. Which to take into account of existing space amount shortage in the finely will be 152,438 hectares.



**Industrial users and garage:**

In the existing state industrial and manufacturing user 28/7 hectares having area. Its capital 1/9 meter square and 1/1 % of the city area is allocated. The surfaces of the 9/1 hectares include of shops and small industrial units with the capital 0 / 6 square meters and 19/6 hectares include is the productive units and large workshop with capita 1/3 square meter. Detailed plan about 34/3 hectares industrial users were offered, the which capita equivalent to  $\frac{1}{2}$  square meters were included. In the proposal large industrial units should be out of within the range of the town and just non- redundant production units with rules of the environment can be deployed within the range of the city. Pay attention to given the capita availability and proposed previously the plan capita 1/5 square meter for the next 10 years is suggested that you take into account that the required level of future 30/9 hectare will be. Which by taking levels in the horizon plan is about 2/19 hectares there is a lack of level and that the capita is 1/8 square meter.

**Transportation and warehousing, and parking:**

The maragheh city in tissue density, the width of street network focused business administrative services and appropriate in the core to the parking spaces needs. In the existing state user capita parking is lot 0 / 1 square meters. In the horizontal plan this capital to 1/6 square meter increased. Area Proposed at the end of period 7749 square meters to the existing state 32/4 hectares will increase. User transport and storage, in the existing status is 275,110 hectares. The detailed design proposal, in the year horizon about 309,000 hectares will require that with calculate existing spaces, amount future deficiency that username will be 33,890 hectares.

**Street network:**

Existing street network the maragheh city 421/8 hectares is area. Which share equal to 16/3 percentage total of the city are included. This amount represents a low percentage of the network rather than total in the city is. On average between 20 to 30 percent of the city area shall be devoted to networking. The proposed plan area

street network to 704/6 hectares will increase and its share of total city to 34/2 percent will.

\* It noted that which about 174,423 square meters of service user area outside of level existed that they level are not counted in the total. It users including of land moalem park with area of 110,438 square meters, sports, 38,750 square meters and vocational training 25,235 square meters.

### **Qualitative analysis of land user in the city:**

Subsequent quantitative evaluation of land uses, quality assessment criteria, such as consistency (user's compatibility with the area), utility (user friendly with place), capacity (functional scale and how distribution in the city) and affiliation (how to use support from each other and complement each other's functions) is (Pour Mohammadi, 2003: 190). Due to geography and demographics, economic, social, and cultural residents the city, which in assessing and imposing land users the maragheh city is effective. SWOT pattern is one of the matching strategic tools strengths and weaknesses within the systems, opportunities and threats in the external system. This pattern, systematic analysis for identify the it factors and choose the strategy that best match between them to make the offers and most them user the provide logical framework for systematic guidance system discussed various strategies and the finally is choice of strategy.

(Hekmatnia and Mousavi, 239:1385). Essentially, the method of SWOT (strengths, weaknesses, opportunities and threats) is a strategic tool (Hor & Haock, 2001:3). According to this model, all the strengths, weaknesses, opportunities and threats to the existing status the maragheh city provide. With according to this specification and provide optimal conditions for each user is expressed reform be addressed.



Tab. 3. SWOT model in the analysis land users

(THREAT)	(OPPORTUNITY)	(WEAKNESS)	(STRENGTH)	User
<ul style="list-style-type: none"> <li>- unhealthy competition inside and drop to quality and quantity</li> <li>- Increase the value land to false</li> <li>- Continuing and expanding phenomenon of marginalization (the southwest and southeast)</li> <li>- Destruction of orchards in northern territory</li> </ul>	<ul style="list-style-type: none"> <li>- Improving and restoring old texture city</li> <li>- Increase building density and move towards general development especially in the east, and northeast and Southwest city</li> <li>- Development and increased residential density in the city barren lands</li> </ul>	<ul style="list-style-type: none"> <li>- Shortage of building materials</li> <li>- Increase in land speculation</li> <li>- Intensification of residential construction in the area, gardens and orchards destroyed</li> </ul>	<ul style="list-style-type: none"> <li>- Construction of new homes with strong materials</li> <li>- According to ancient tissues</li> <li>- Building climate adaptation</li> </ul>	<u>Residential</u>
_____	<ul style="list-style-type: none"> <li>- the construction of a boarding school dormitory (hazrat Roqieh)</li> <li>- Rip City in the metropolitan area college of excellence religious</li> </ul>	_____	<ul style="list-style-type: none"> <li>- covering of school performance in the all areas</li> <li>- Establishment of a state university, Azad and Payam Nour the maragheh city</li> <li>- Attract interested investors in studying in the city</li> </ul>	Training
_____	<ul style="list-style-type: none"> <li>- culture to attract youth to participate in religious ceremonies</li> <li>- qualitative and quantitative development centers and institutions Quran</li> </ul>	<ul style="list-style-type: none"> <li>wear some of these religious centers in the city</li> </ul>	<ul style="list-style-type: none"> <li>- functional coverage at all levels of the city</li> <li>- Compatibility with residential users</li> </ul>	<u>religious</u>

<p>-compliance without the height of construction around monuments – Demolition of buildings with historical and cultural value</p>	<p>- Improvement of historical and cultural monuments of the city</p>	<p>Not compatible - with the surrounding commercial and service spaces, historical and cultural monuments - Lack of culturally appropriate infrastructure (permanent exhibitions, etc.)</p>	<p>- on upgrading and modernization of the Blue Tower and the circular</p>	<p>historical and cultural</p>
<p>-User Level residential in the tourism garden land</p>	<p>-parks and green space development on the east side of town -Conservation of the gardens of the city (especially Forest Park)</p>	<p>Lake of park and green space in the region</p>	<p>-having urban green space -The appropriateness of the use of certain areas with residential users -Open gardens in the north, west and south -lender Park and family</p>	<p>Green space</p>
<p>-the environmental adverse impacts (soil and water pollution)</p>	<p>-Construction of a tourist village in the north east in Yachh Alavian Dam</p>	<p>- Lack of proper communication path in the slopes (Sahand) -Lack of proper investment in urban tourism</p>	<p>-improving infrastructure -Benefiting from favorable weather city - the river Tea sofi with direction north – south</p>	<p>tourism</p>
<p>-a small area of unusable spaces</p>	<p>-Improving people’s job and going to the top income</p>	<p>-concentration and intensification of land user in downtown</p>	<p>-strengthening the role of the town center - Law ticket availability for all citizens</p>	<p>Trade and services</p>

_____	<ul style="list-style-type: none"> <li>-construction of private hospitals in the northern belt</li> <li>-Health Clinic</li> <li>- water treatment</li> <li>-Get in the instant access route</li> </ul>	<ul style="list-style-type: none"> <li>-lack of access to parts of east and southeast urban</li> </ul>	<ul style="list-style-type: none"> <li>-existing large office in the city</li> </ul>	Health – despite
_____	<ul style="list-style-type: none"> <li>-Strengthening passenger transportation</li> </ul>	_____	<ul style="list-style-type: none"> <li>-the propensity of people to using of public transit</li> <li>-Construction of railway Station in the industrial estate</li> </ul>	Transportation and warehousing
	<ul style="list-style-type: none"> <li>-Construction of a gas pump C.N.G</li> </ul>	<ul style="list-style-type: none"> <li>-not proving system garbage collection (east and southeast)</li> <li>-The lack of surface water and sewage disposal systems</li> </ul>	<ul style="list-style-type: none"> <li>existing, gas, water and enough electricity to light a city of Islamabad</li> <li>-Construction of a slaughterhouse wastewater treatment plant</li> </ul>	Existing facilities and equipment
<ul style="list-style-type: none"> <li>-lack of inbound and outbound investment</li> </ul>	<ul style="list-style-type: none"> <li>-Transfer of manufacturing jobs out of the city</li> <li>-creating Cement factory in the maragheh city</li> <li>-Creation of commerce chamber, industries and mines</li> <li>- Locating industrial estate due to environmental issues</li> </ul>	<ul style="list-style-type: none"> <li>-the incompatibility of factories and industrial units inside the city limits</li> <li>-Non-performance industrial town established</li> <li>- Lack of infrastructure for work in new industrial units</li> </ul>	<ul style="list-style-type: none"> <li>-Create jobs and income</li> </ul>	Industrial workshop

<p>-too many intersection and the crash risks</p> <p>- Reduces pedestrian safety because large intersections foot path</p>	<p>-strengthen the network of 120 meters (Jam Project )</p> <p>-repair pathways and shapes segmentation effortlessly</p> <p>- Construction of the east-west street (the street adjacent to the 30 meter tower</p>	<p>-The narrow streets in the old town of historical</p> <p>- Lack of parking in the area of concentration services and commercial activities</p>	<p>-Create a new belt around the city</p> <p>-a favorable situation hierarchical networks</p> <p>Lack of Traffic Bottlenecks</p> <p>-access of multiple possible paths</p> <p>-Construction of parking at appropriate locations in around downtown class</p>	<p>street network</p>
--	---	---	--	-----------------------

Studies source: author's field

### Hypothesis testing:

Proper planning a city or any complex biological requires physical characteristics and of how using of land use is the status existing. Knowing of share and capita assigned to each user and their distribution in the city in their comparison with the optimal the capita as one of the most important index decisive and identifying in the deficiencies existing deficiencies the city services was. However, the basic tool the planning for allocating space for existing the deficiencies and forecasting urban spaces for future, is considered.

Per urban programs and projects must be based on the characteristics of socially, economically and culturally and tune with the wishes and interests of the people be done. of the most important actions that can be undertaken to determine appropriate standards and specifications capita with appropriate area. With attention to the table (3) can be said of capita many users in the maragheh city with urban standards do not fit. for example, the standard capita sports is 2 -4/5 for each person, so this is capita in the maragheh city 1 square meter, or the capita user standard 7-12 square meters for per person while that is capital in the maragheh city 1 / 3 square meter. Thus, our hypothesis is confirmed.

**Conclusions:**

urban land use planning, using, distribution, conservation, spatial- space organization of activities and urban functions for standards, existing and future state, in the specific time period will checking. The geographic analysis in the first phase, which includes the recognition the city is. That it represents the maragheh city in the foothills and land overlooking the lake plain the urmia valley along sofi chay has been. Multitude of gardens the city engulfed and along the sofa Chay River.

Which to the southern part of the plains have gone, which shows the natural environment capabilities and power for the development of user. Analysis of how land use the maragheh city, reflecting this, the city has a lot of physical growth during recent decades, so that most of the lands and gardens around the maragheh city, to the various applications, especially for residential users has become .which For the balance of the land user and urban construction planning and balancing the need to use cultural, sport, green space and transportation should be considered.so in this study, using the SWOT model to evaluate the strengths, weaknesses, opportunities and threats to individual users in the maragheh city has been. According to the investigate by land user the maragheh city, it is suggested to determine the condition and suitability of land and them gifted with existing applications and provide an optimal user (proposed), all the geography studies and with systemic looking at will do.so physical process forward on the proposed map is marked and location the more of urban facilities such as landfills, waste disposal and location of industrial activities which in the city have been limited to be evaluated.

**Suggestions:**

- Conservation of historic monuments zone and restoration historic the works: Many of these works have been recorded and are abandoned and have been refurbished, meanwhile, construction on them, affected the value and importance of these buildings and caused their destruction provided.

The fabric of the old city as a whole must be considered.

- control of illegal development and settlements and informal marginalization: the maragheh city in the existing state with problem of illegal construction and marginalization in the rural of slum, lowering financial capacity in the inhabitants, land prices, lack of the informal settlement monitoring and improving the quality environment should be taken into consideration and importance.
- set the physical divisions and create a hierarchy of urban services
- Organization existing stream: organization existing stream and stream buffering and respect their privacy during construction, to give priority to wastewater can be directed improving environmental quality and safe development of the city.

### References

- [1] Ashrafi, y. (2008), "Evaluating urban expansion capabilities with emphasis on the role of universities in the framework strategic of the case study: the maragheh city," Master's thesis, supervisor, doctor, Mohammad Taghi guidance, Tehran University, Department of Geography, Department of urban Planning,p48.
- [2] Bahraini, H. (1998), "urban design process", Tehran University Press, first edition, Tehran, p193.
- [3] Pour Mohammadi, M. (2008), "urban land use planning," the publication, quarters Chas, Tehran,p65
- [4] Habibi, Q. Adli, S. (2007), "implementation of adjacent matrix in the informental system to determine location and urban users change", Geomatics, mapping organization of the country, p14.
- [5] Hekmat nia, H., Mousavi, M. (2006), "user models in the Geography with emphasis on urban planing and regional planning" first printing, publishing modern science Yazd, p239.
- [6] Ziari karamatollah, R. (2002), "urban land use planning", Yazd, Yazd University publication, p15
- [7] Ziari kramatollah, R. (2002), "urban land use planning (item: Minab)", Journal of Geographical Research, No. 6965, Mashhad, p342
- [8] Management and planning organization of eastern Azerbaijan. (2006), "development of the maragheh city plan."

- [9] Zarrabi, A., Gholami, Y.; Mousavi, S.A.(2002), "a study of land use the city of Nurabad mamasani using of geographic information system (GIS)», Journal of urban and regional studies and research, the first number.first year, the first summer, p43.
- [10] Zarrabi, A. Rashidi Nick; Ghasemi, Hamidullah .(2010), "The analysis of land use in the city of ize", Journal of urban studies and urban planning, the first year, the third number, p23
- [11] Askari, A; Razani, A, Rakhshani, P. (2002), "urban land use planning,(systems and models)," Light Science Publications, Tehran, p76.
- [12] Talei, M. (2006), "Pro-planning system based on GIS to assess external impacts due to the detailed user", PhD thesis Mesgari, M. Saedi, University of Surveying Engineering, University of Khajeh Nasir al-Din Tusi, p133
- [13] Statistical center of iran .(2006), "The last general population housing and census"
- [14] Morvaridi, Y., (1993), "Maragheh, Afrazehood of the situation: natural, social, economic and historic", second edition, general revised, IBM Press.
- [15] Consulting engineers of Environment. (2006), "Development plan Maragheh" first stage of cognition the city, volume II urban development department.
- [16] Mahdizadeh, J. (2000), "Planning land perspective the sustainable development," Frnhad consulting engineer, magazine town planning and design, Tehran, p78