

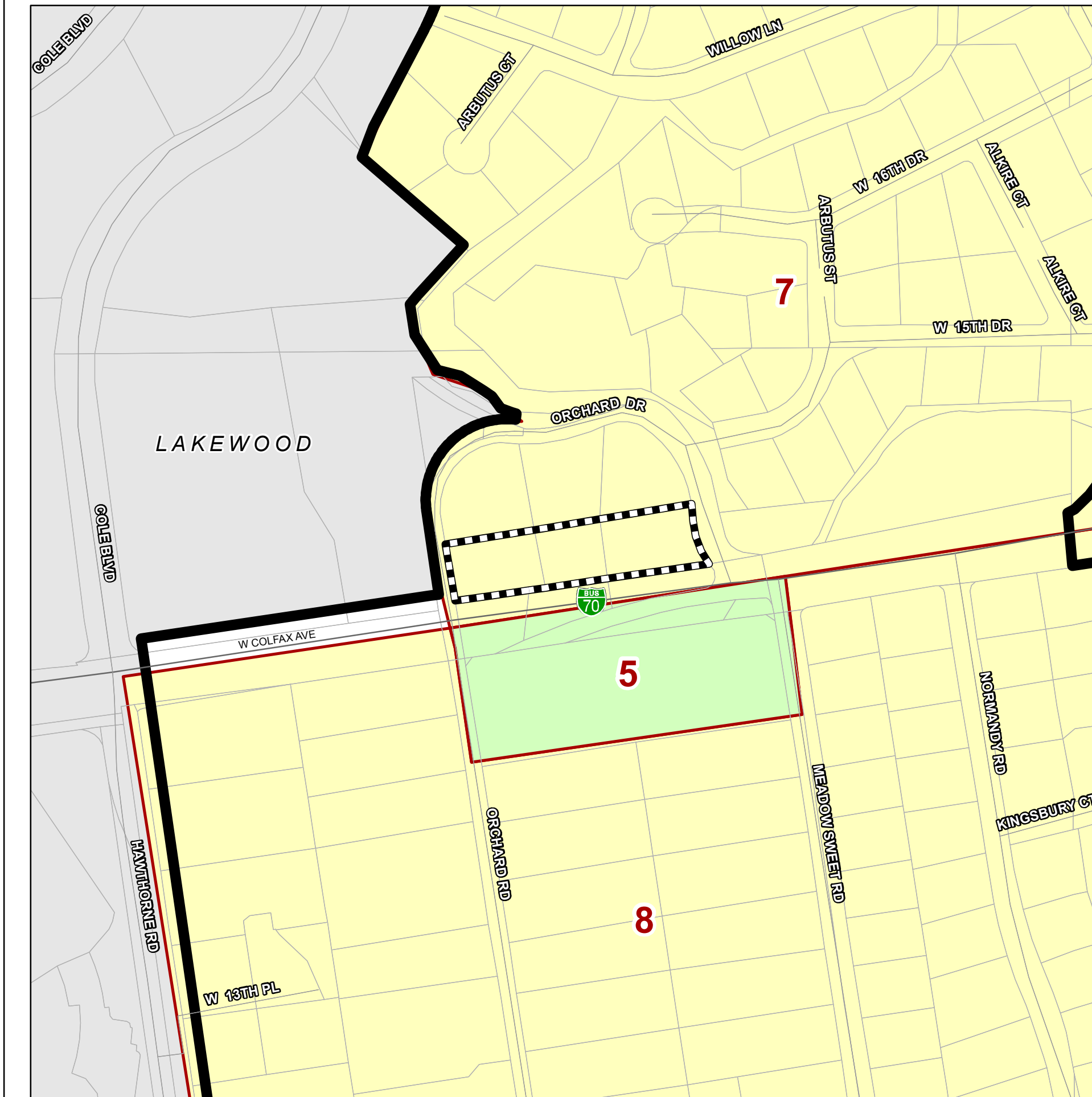
# Colfax Avenue & Orchard Drive Area



**Legend:**  
 - Dashed white line: Area in Question  
 - Thick black line: Central Plains Community Plan Boundary  
 - Grey area: Cities



## Existing Plan Recommendations



### Existing Plan Recommendations:

<b>Community Uses:</b>	<b>Residential:</b>	<b>Commercial:</b>
1. Schools	6. Residential 1 du/ac	16. Office
2. Cemetery	7. Residential 3 du/ac	17. Research and development
3. Existing conservation easement	8. Residential 3.5 du/ac	18. Light industrial
4. Existing open space, park, recreation area	9. Residential 4.5 du/ac	19. Retail
5. Proposed open space	10. Residential 8 du/ac	20. Automotive
	11. Residential 10 du/ac	21. Industrial
	12. Residential 15 du/ac	22. Mixed use
	13. Residential 20 du/ac	23. Government facility
	14. Residential	24. Transition area
	15. Transition areas	25. Transition area
		26. S. Golden Rd. Corridor

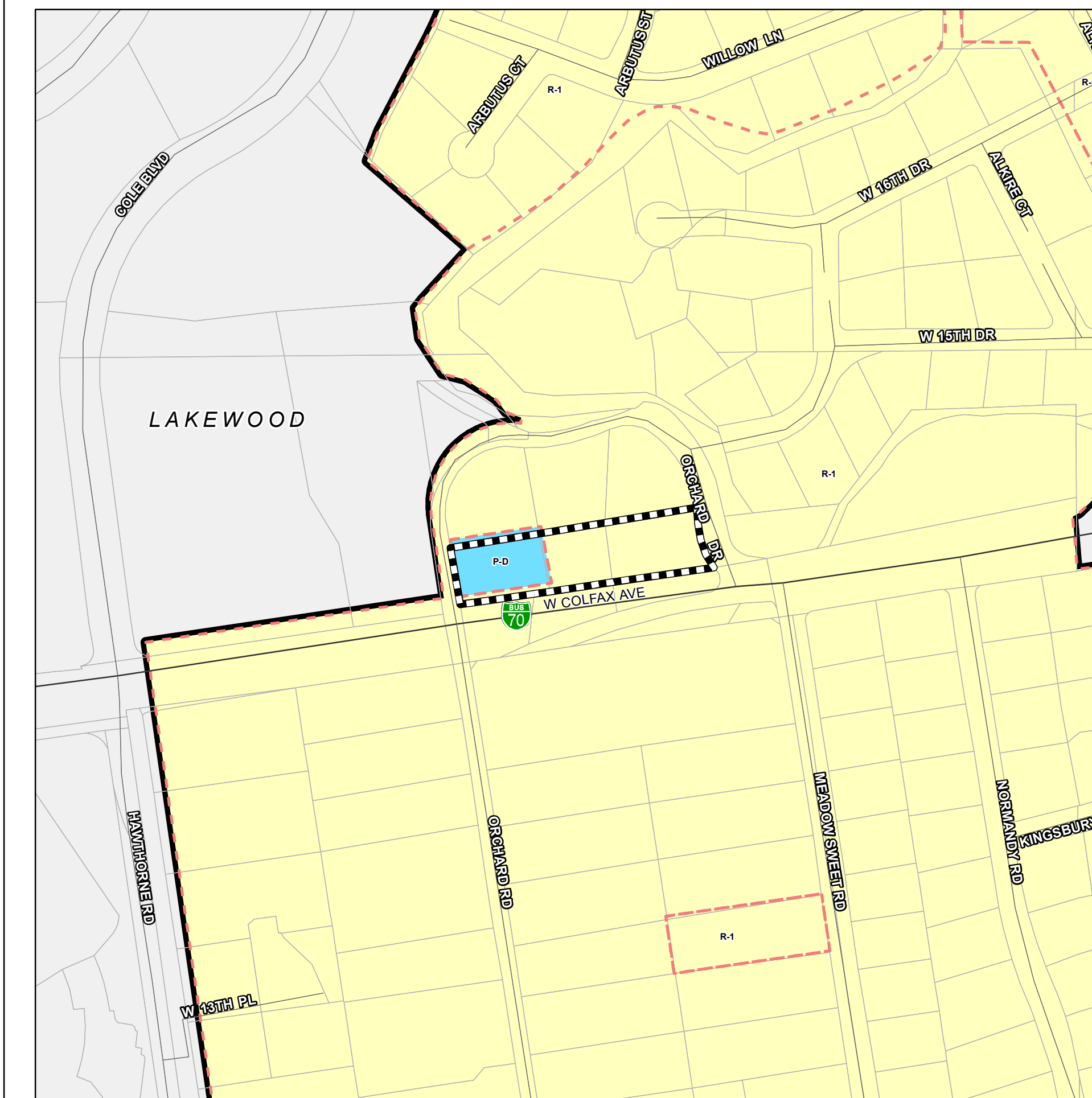
## Existing Land Use



### Existing Land Use:

<b>Structure Type</b>	<b>Non-Taxable Ownership</b>	<b>Schools</b>
Single Family Residential	Cemetery	Pre-School
Duplex	Church	Elementary School
Townhome	Ditch	Middle School
Condominium	Government	High School
Apartment	Open Space (Public/Private)	Option School
Mobile Home	Recreation	Special School/Program
Commercial	School	Charter School
Light Industrial	Utility	
Industrial	Cities	
Vacant	Fire Stations	

## Existing Zoning



### Existing Zoning:

A-1	C-O	MR-3	R-3, R-3A, R-4	SR-2
A-2	I-1, I-2, I-3, I-4	P-D, P-D_AMD	R-T	SR-5
C-1	MR-1	R-1, R-1A, R-1B	RC, RC-1	M-C
C-2	MR-2	R-2	SR-1	

## Colfax Ave. & Orchard Dr. Area

The current recommendation is residential at a density of 3 dwelling units per acre (du/ac).

Two of the properties have been used for commercial purposes. One is zoned for small-scale office uses.

Should the Plan recommendation be:

- Residential at 3 du/ac
- Office uses
- Office uses that must have similar impacts to residential uses and have the same building size as residences in the area.
- Residential with home occupations allowed to be larger than currently allowed
- Other (Please specify)