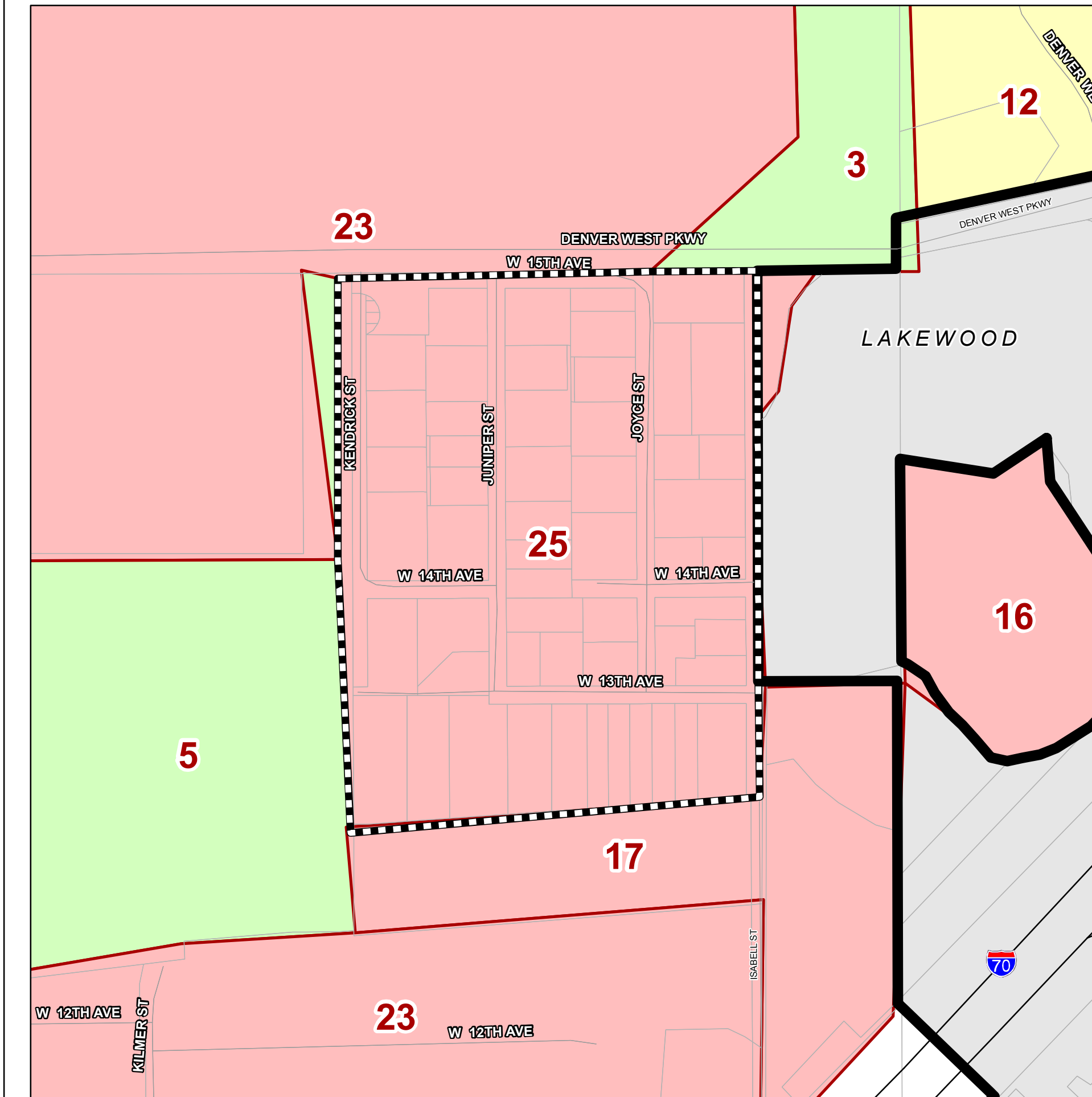


# Isabell Transition Area



**Legend:**  
 [Dashed Line] Area in Question  
 [Solid Line] Central Plains Community Plan Boundary  
 [Grey Box] Cities

## Existing Plan Recommendations



### Existing Plan Recommendations:

- |   |   |  |
|---|---|--|
| <p><b>Community Uses:</b></p> <ul style="list-style-type: none"> <li>1. Schools</li> <li>2. Cemetery</li> <li>3. Existing conservation easement</li> <li>4. Existing open space, park, recreation area</li> <li>5. Proposed open space</li> </ul> | <p><b>Residential:</b></p> <ul style="list-style-type: none"> <li>6. Residential 1 du/ac</li> <li>7. Residential 3 du/ac</li> <li>8. Residential 3.5 du/ac</li> <li>9. Residential 4.5 du/ac</li> <li>10. Residential 8 du/ac</li> <li>11. Residential 10 du/ac</li> <li>12. Residential 15 du/ac</li> <li>13. Residential 20 du/ac</li> <li>14. Residential</li> <li>15. Transition areas</li> </ul> | <p><b>Commercial:</b></p> <ul style="list-style-type: none"> <li>16. Office</li> <li>17. Research and development</li> <li>18. Light industrial</li> <li>19. Retail</li> <li>20. Automotive</li> <li>21. Industrial</li> <li>22. Mixed use</li> <li>23. Government facility</li> <li>24. Transition area</li> <li>25. Transition area</li> <li>26. S. Golden Rd. Corridor</li> </ul> |
|---|---|--|

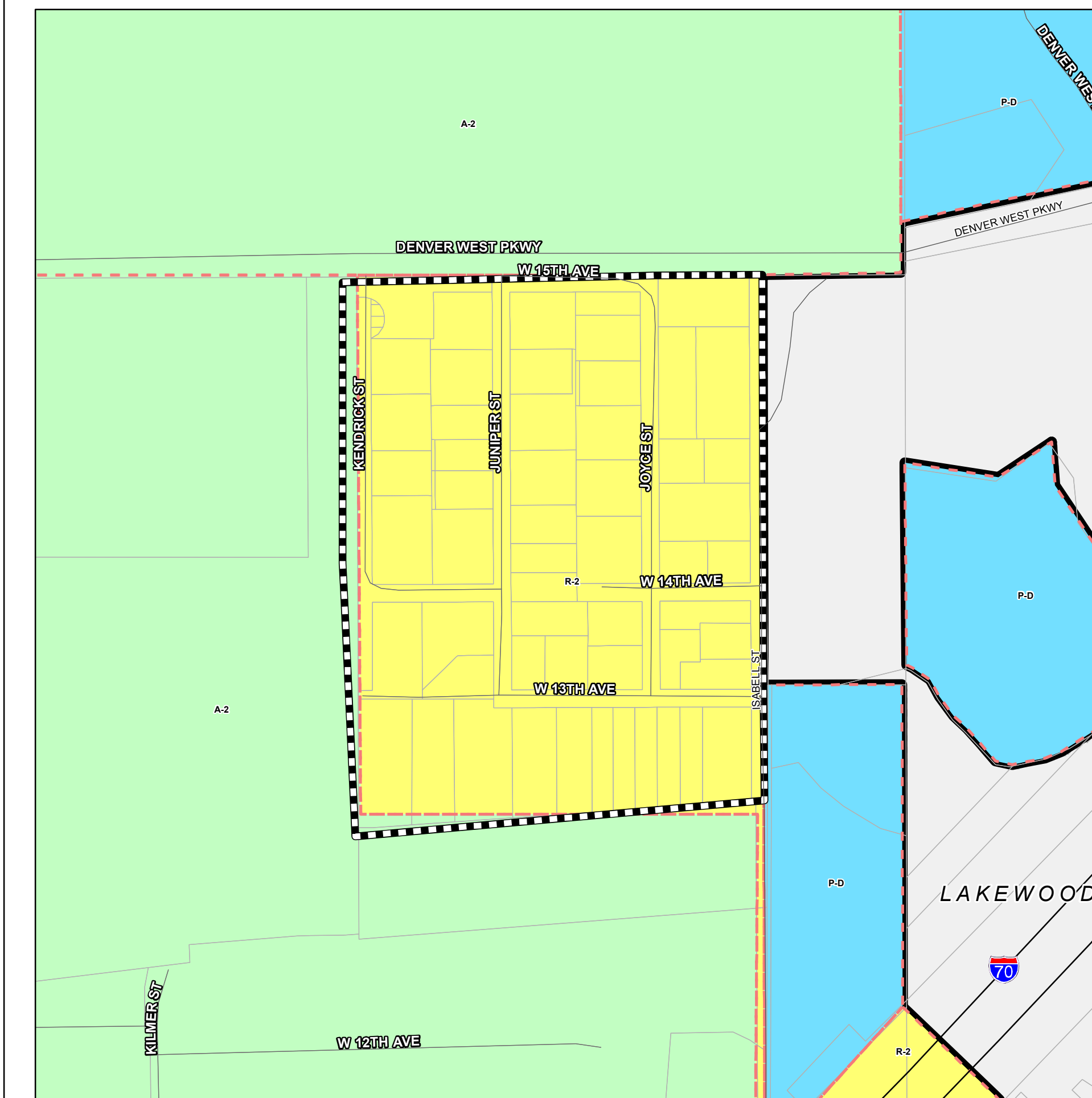
## Existing Land Use



### Existing Land Use:

- |   |  |  |
|---|--|--|
| <p><b>Structure Type</b></p> <ul style="list-style-type: none"> <li>Single Family Residential</li> <li>Duplex</li> <li>Townhome</li> <li>Condominium</li> <li>Apartment</li> <li>Mobile Home</li> <li>Commercial</li> <li>Light Industrial</li> <li>Industrial</li> <li>Vacant</li> </ul> | <p><b>Non-Taxable Ownership</b></p> <ul style="list-style-type: none"> <li>Cemetery</li> <li>Church</li> <li>Ditch</li> <li>Government</li> <li>Open Space (Public/Private)</li> <li>Recreation</li> <li>School</li> <li>Utility</li> <li>Cities</li> <li>Fire Stations</li> </ul> | <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>Pre-School</li> <li>Elementary School</li> <li>Middle School</li> <li>High School</li> <li>Option School</li> <li>Special School/Program</li> <li>Charter School</li> </ul> |
|---|--|--|

## Existing Zoning



### Existing Zoning:

- |  |   |  |   |   |
|--|---|--|---|---|
| <ul style="list-style-type: none"> <li>A-1</li> <li>A-2</li> <li>C-1</li> <li>C-2</li> </ul> | <ul style="list-style-type: none"> <li>C-O</li> <li>I-1, I-2, I-3, I-4</li> <li>MR-1</li> <li>MR-2</li> </ul> | <ul style="list-style-type: none"> <li>MR-3</li> <li>P-D, P-D_AMD</li> <li>R-1, R-1A, R-1B</li> <li>R-2</li> </ul> | <ul style="list-style-type: none"> <li>R-3, R-3A, R-4</li> <li>R-T</li> <li>RC, RC-1</li> <li>SR-1</li> </ul> | <ul style="list-style-type: none"> <li>SR-2</li> <li>SR-5</li> <li>M-C</li> </ul> |
|--|---|--|---|---|

## Isabell Transition Area

The current recommendation says no new residential uses, but that a transition from residential to nonresidential uses should occur along the periphery or when all property owners in the area agree with the change.

What should the area transition to?

- a) Office
- b) Office and Light Industrial
- c) Research and Development
- d) Do not transition, keep as residential
- e) Other (Please specify)

