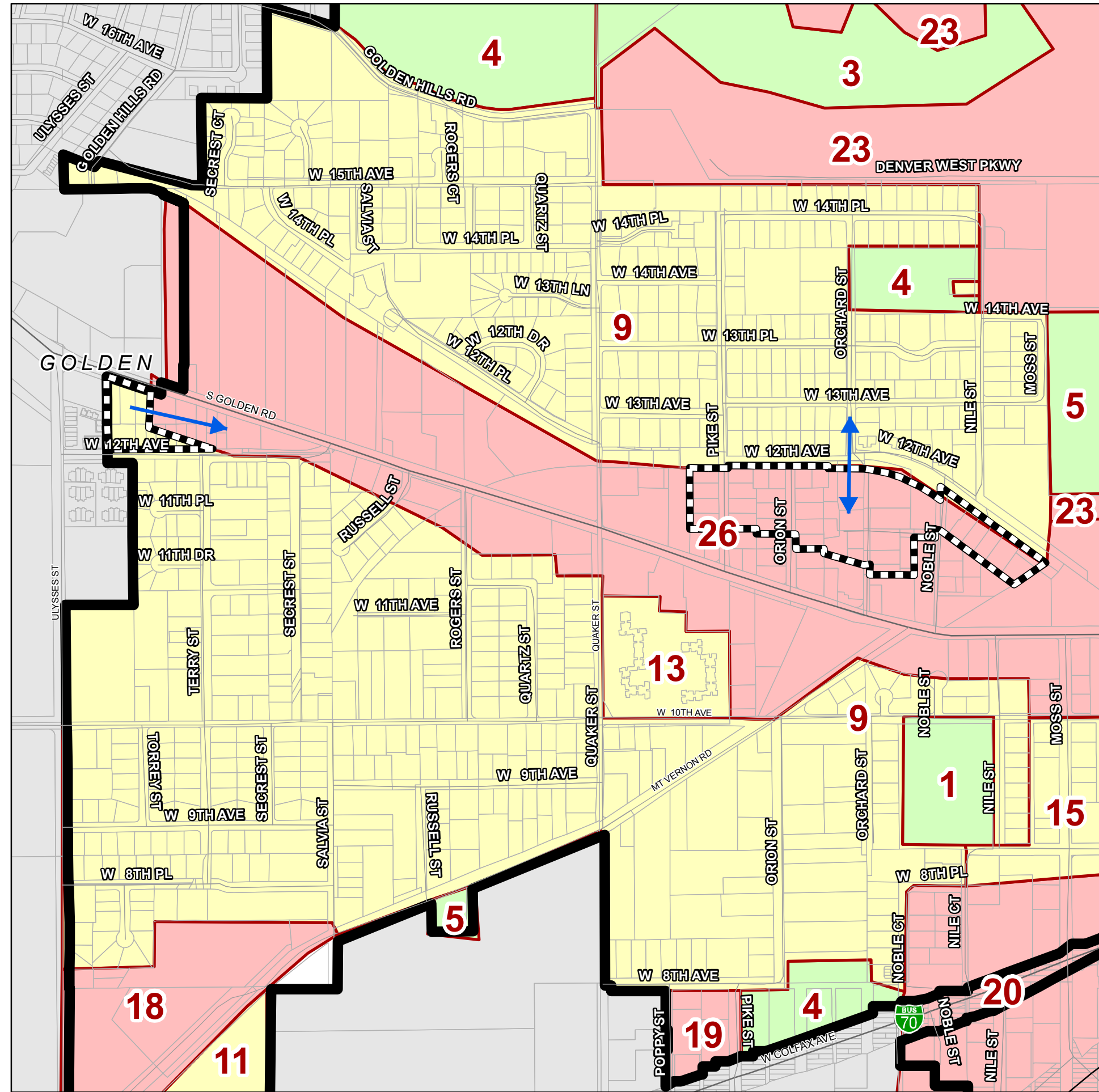


# South Golden Road Corridor Area



**Legend:**  
 - Areas in Question (dashed line)  
 - Central Plains Community Plan Boundary (solid line)  
 - Cities (shaded area)

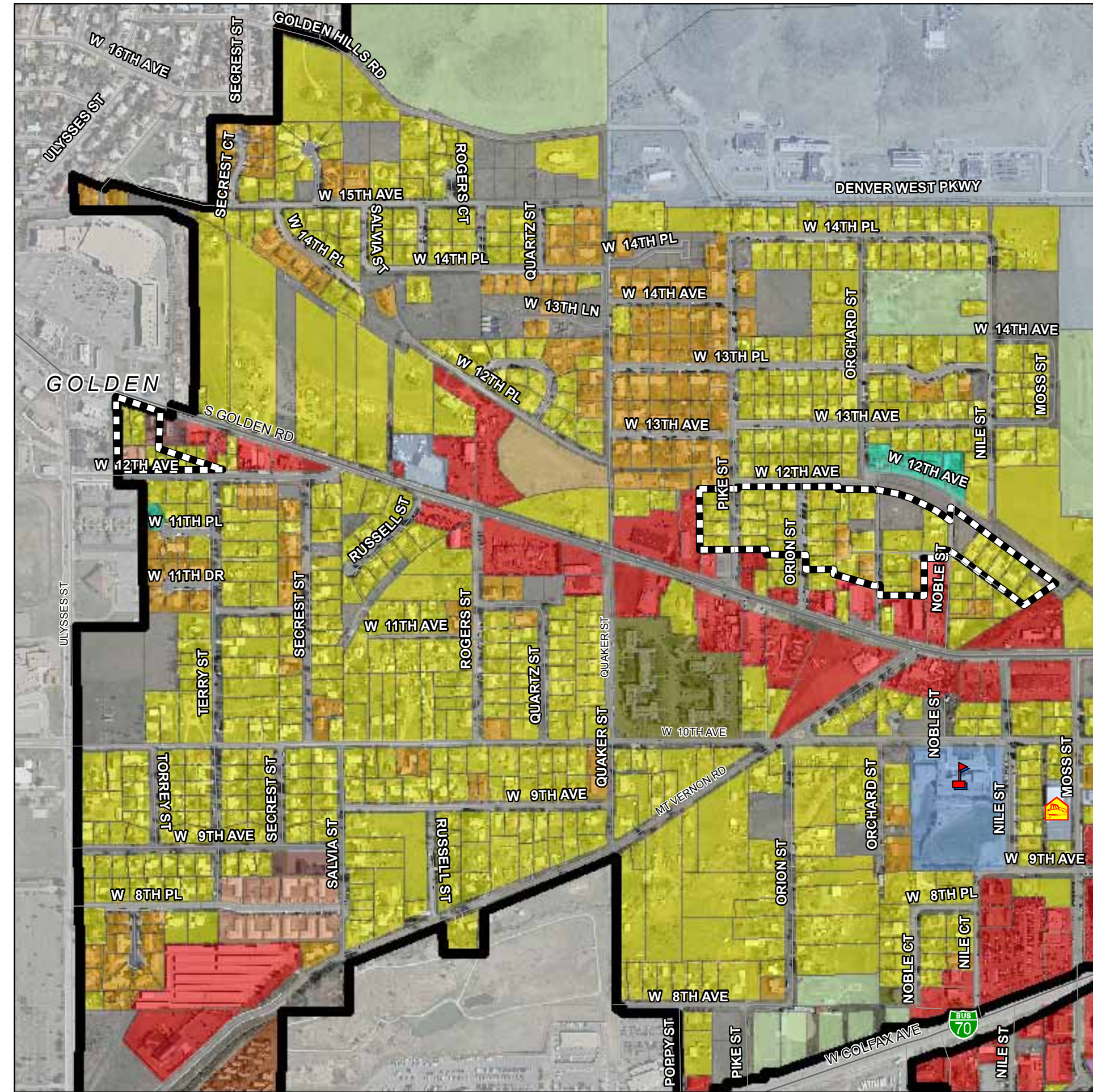
## Existing Plan Recommendations



### Existing Plan Recommendations:

- |  |   |  |
|--|---|--|
| <p><b>Community Uses:</b></p> <ol style="list-style-type: none"> <li>Schools</li> <li>Cemetery</li> <li>Existing conservation easement</li> <li>Existing open space, park, recreation area</li> <li>Proposed open space</li> </ol> | <p><b>Residential:</b></p> <ol style="list-style-type: none"> <li>Residential 1 du/ac</li> <li>Residential 3 du/ac</li> <li>Residential 3.5 du/ac</li> <li>Residential 4.5 du/ac</li> <li>Residential 8 du/ac</li> <li>Residential 10 du/ac</li> <li>Residential 15 du/ac</li> <li>Residential 20 du/ac</li> <li>Residential</li> <li>Transition areas</li> </ol> | <p><b>Commercial:</b></p> <ol style="list-style-type: none"> <li>Office</li> <li>Research and development</li> <li>Light industrial</li> <li>Retail</li> <li>Automotive</li> <li>Industrial</li> <li>Mixed use</li> <li>Government facility</li> <li>Transition area</li> <li>Transition area</li> <li>S. Golden Rd. Corridor</li> </ol> |
|--|---|--|

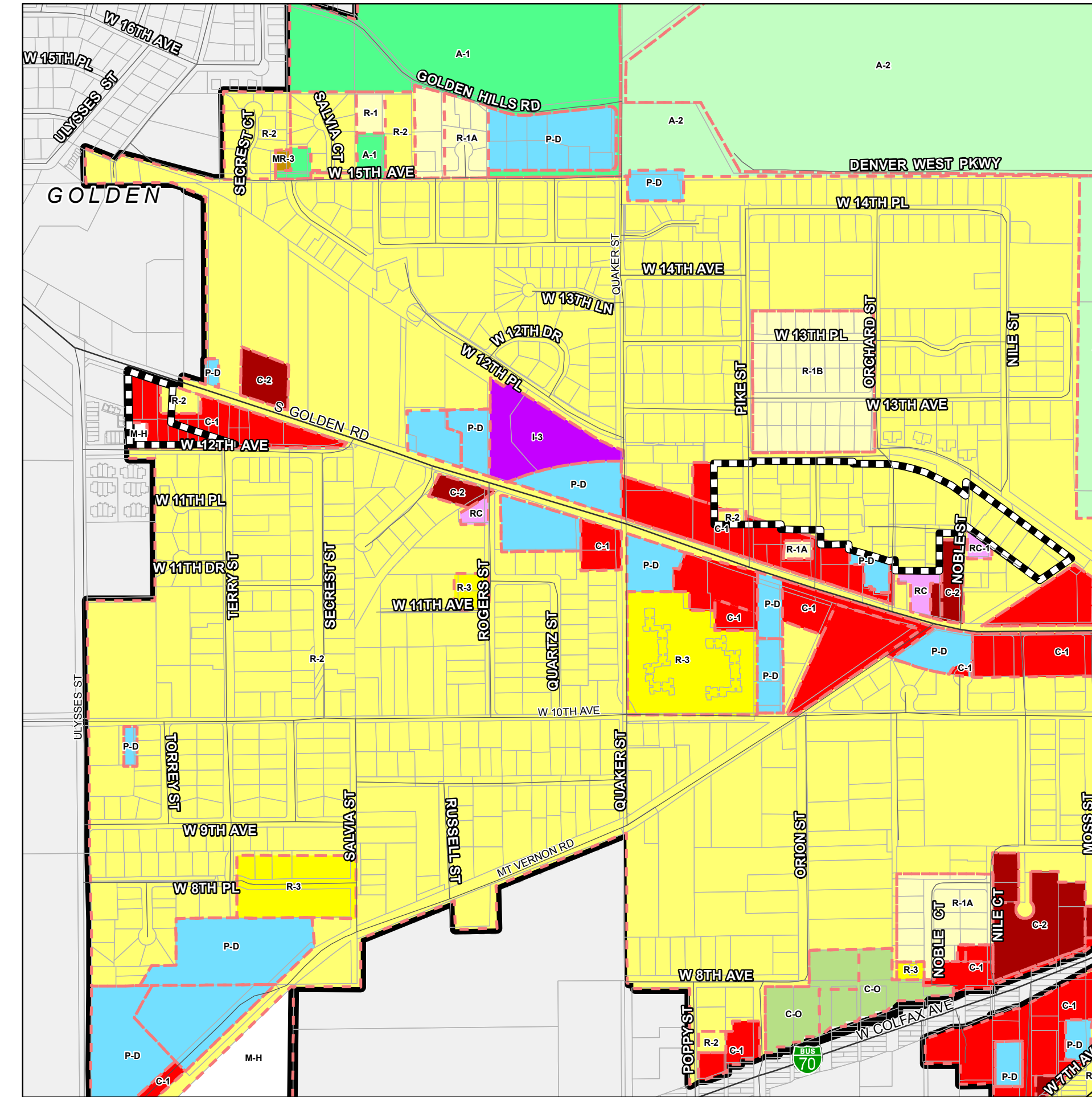
## Existing Land Use



### 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:

- |     |                    |                 |                |      |
|-----|--------------------|-----------------|----------------|------|
| 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           |      |

## South Golden Road Corridor:

The current recommendation is to provide services and employment for residents and support research and development industries.

Just west of this area, there are properties zoned for commercial uses, but they are not within the corridor. Most are currently used as residences. Should those properties be added to the South Golden Road Corridor Area?

- Yes, with a recommendation for Retail, Research & Development, and Light Industrial
- Yes, with a different recommendation (Please specify)
- No, keep as residential of 4.5 dwelling units per acre

In the northern portion of this area, there are properties that are zoned residential and are currently used as residences. Should those properties be removed from the South Golden Road Corridor Area?

- Yes, with a recommended for residential at 4.5 dwelling units per acre
- Yes, with a different recommendation (Please specify)
- No, keep in the South Golden Road Corridor Area