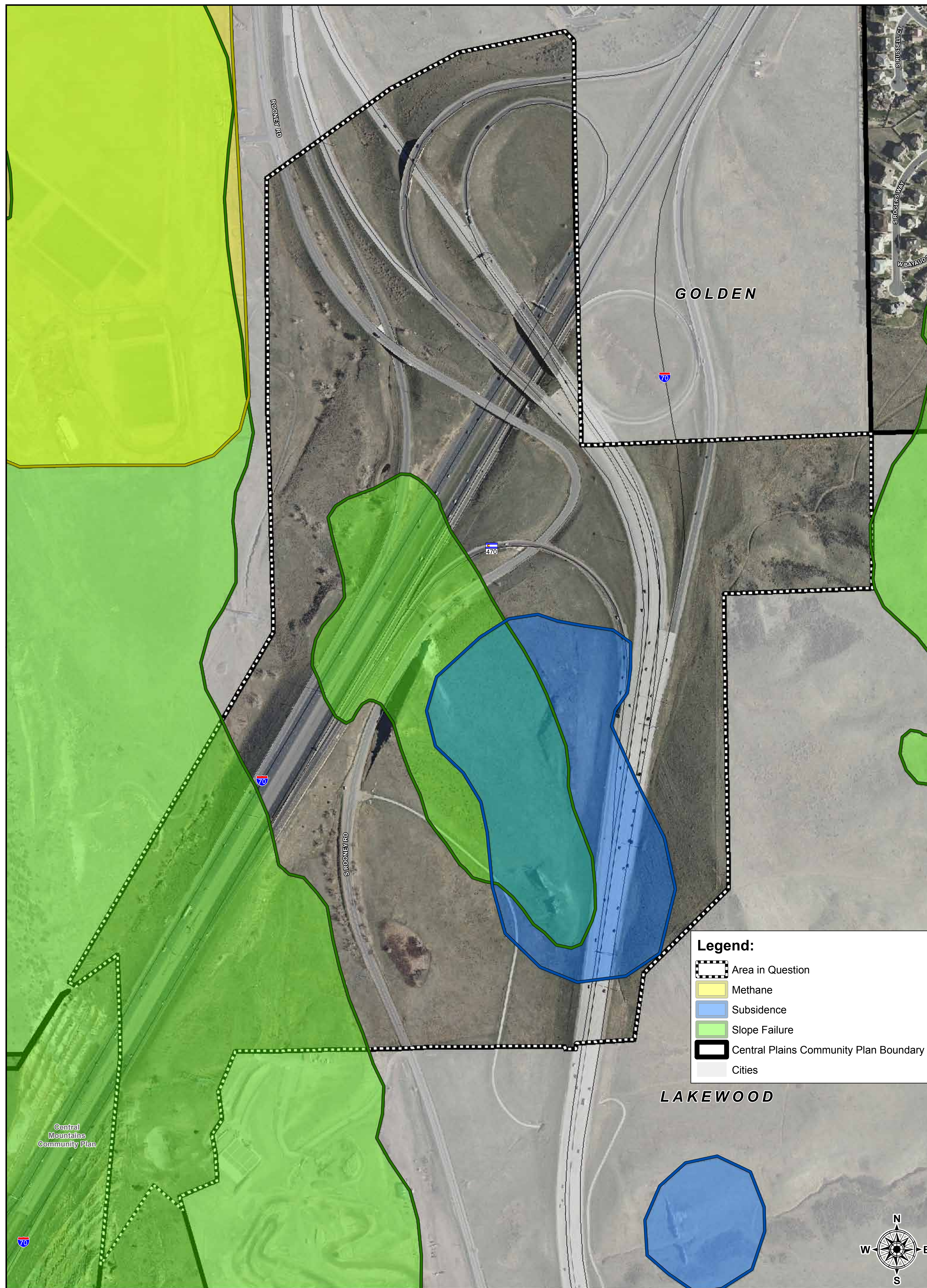


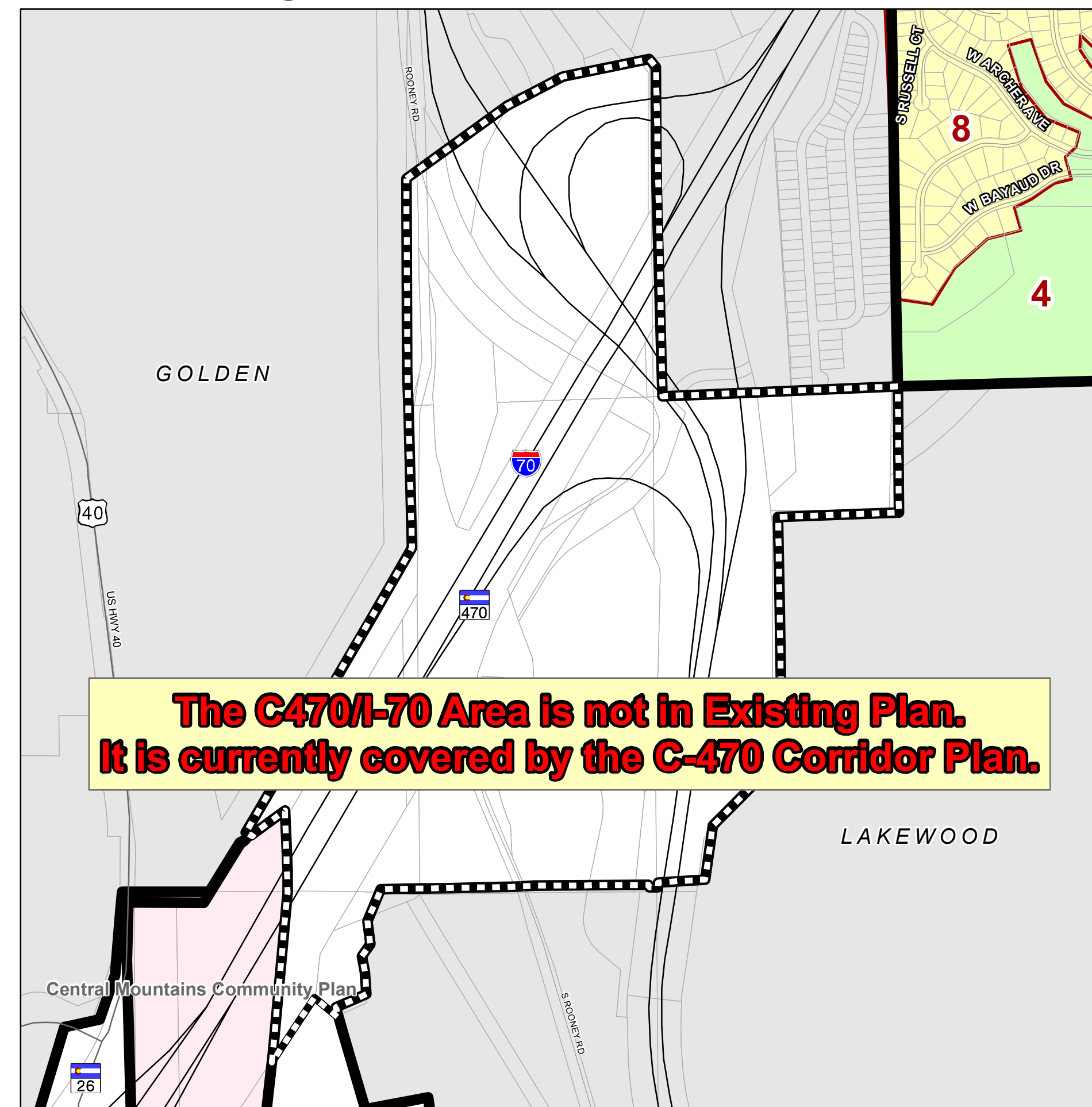
C-470 / I-70 Area



Legend:

- Area in Question
- Methane
- Subsidence
- Slope Failure
- Central Plains Community Plan Boundary
- Cities

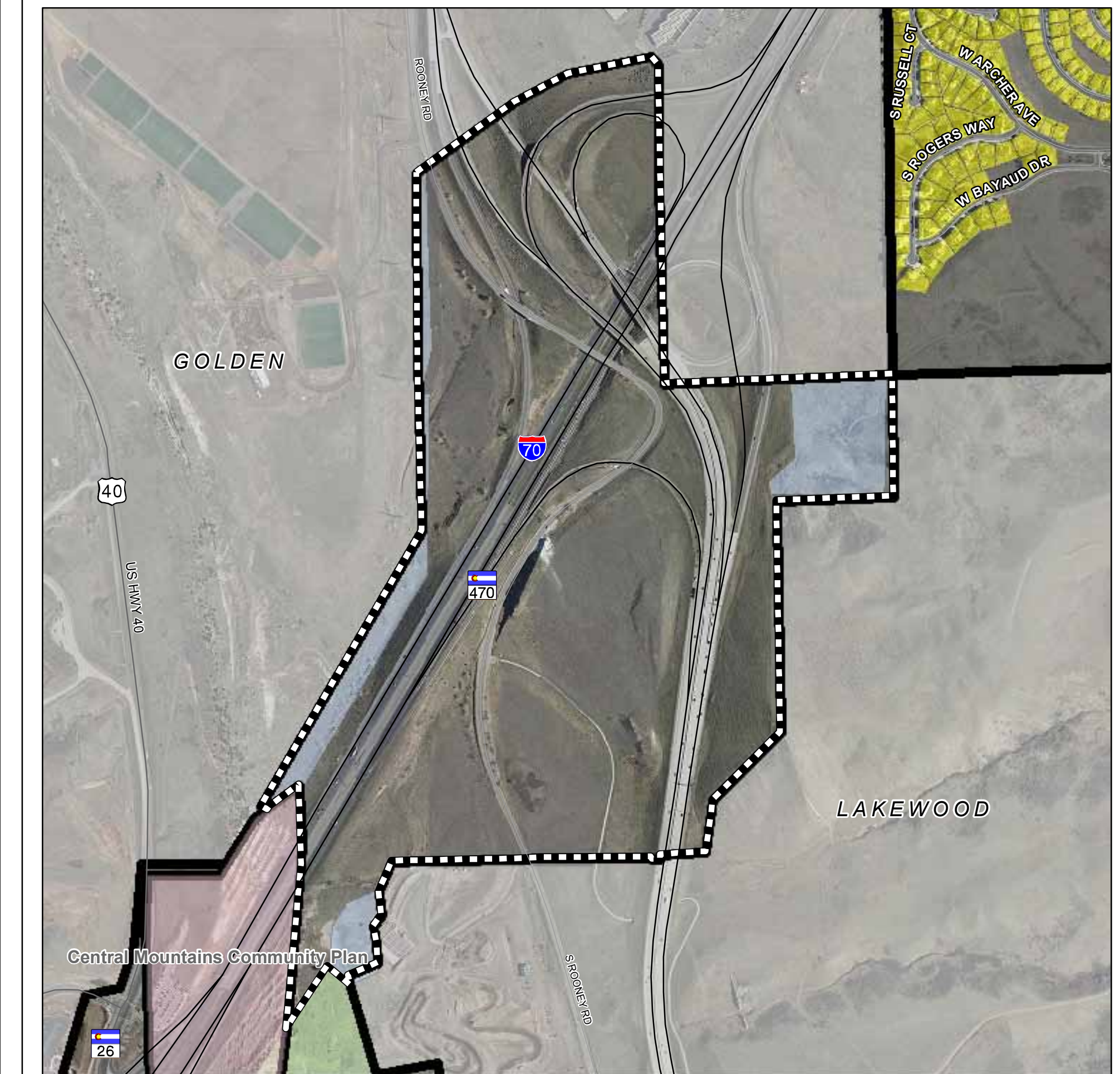
Existing Plan Recommendations



Existing Plan Recommendations:

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

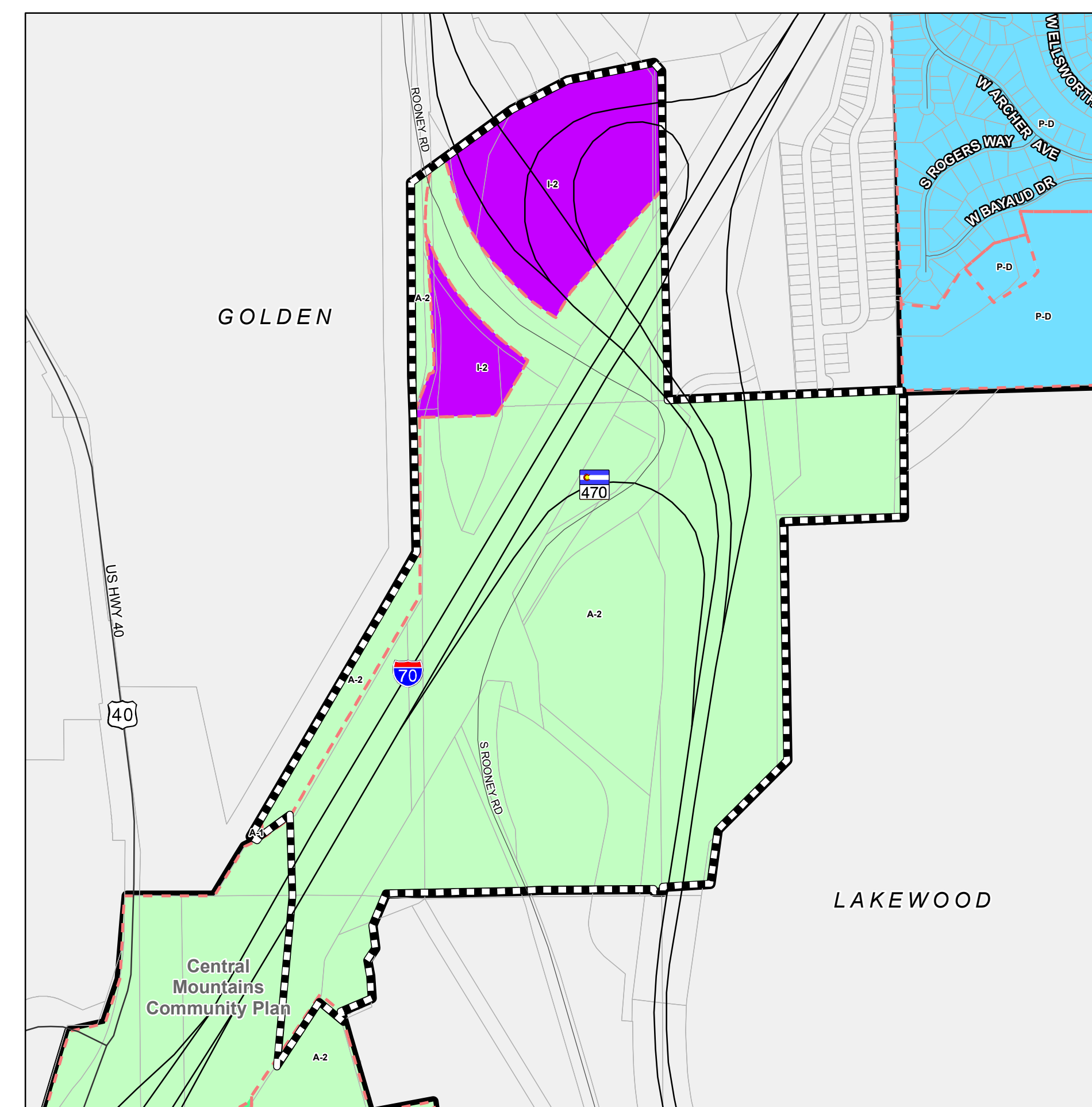
Existing Land Use



Existing Land Use:

| Structure Type | Non-Taxable Ownership | Schools |
|--|---|---|
| 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 | |

C-470 / I-70 Area

This area is currently within the C-470 Corridor Plan, which recommends land uses that create or support a large number of high-wage, full-time, primary jobs. Office and light industrial uses should be encouraged and supported above other uses. Big-box retail, self-storage, and new churches should be discouraged.

Staff thinks the office and light industrial recommendation should remain. However, should the following uses be added to the recommendation?

- a) Transit hub
- b) Event/conference center
- c) Hotel
- d) A combination of the above, but not all (Please Specify which uses)
- e) All of the above
- f) Other

