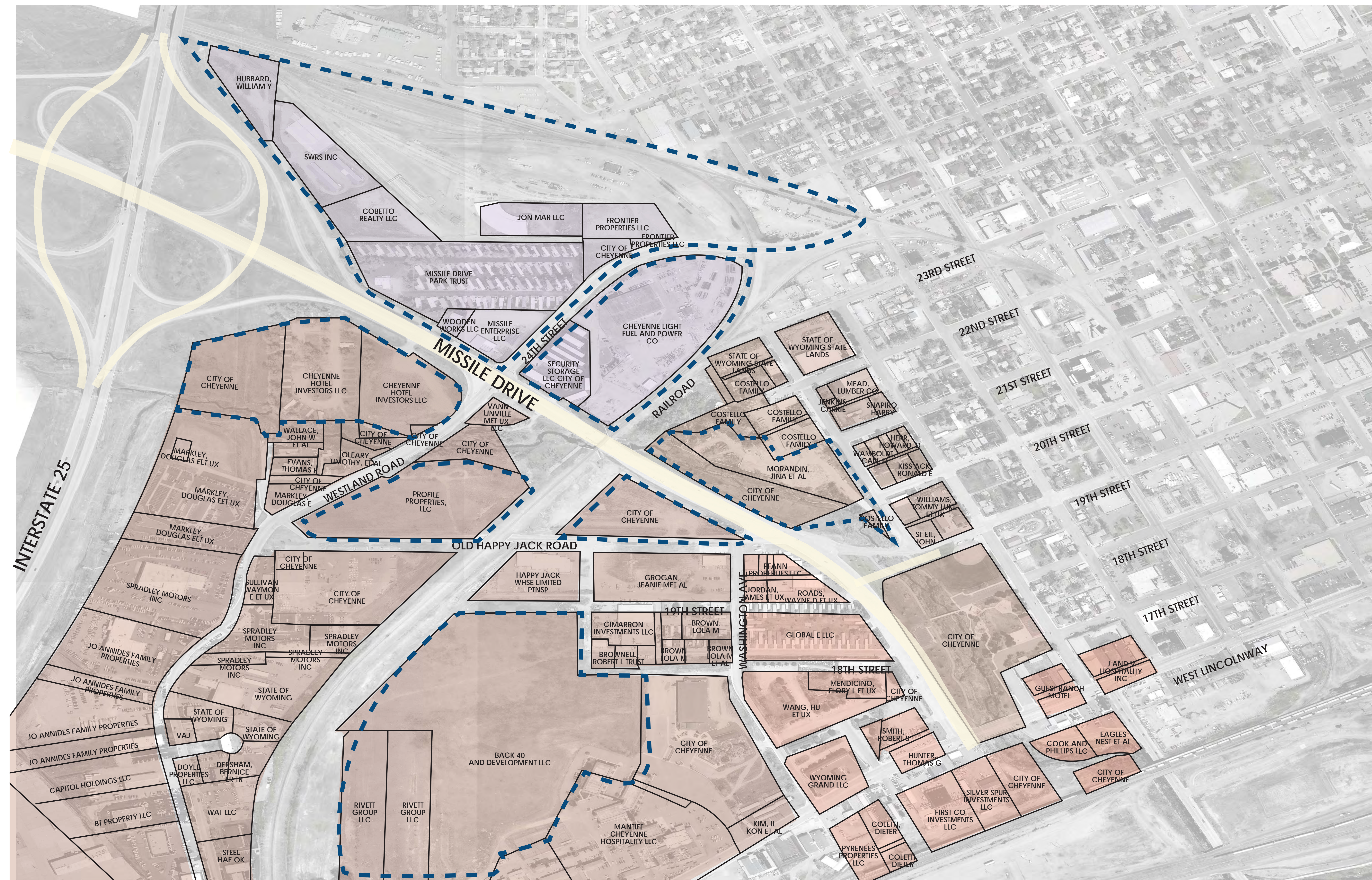# EXISTING LAND USE

Industrial encompasses the heavier and light industrial areas and generally provides a location where less restrictive regulations are applied. Outdoor storage and heavy industry may be appropriate in certain areas and will be evaluated as part of the development review process. High visibility locations require greater attention to design. Industrial areas should be located with access to major transportation facilities, such as interstates and railroads.

PlanCheyenne provides for **Mixed-Use Employment Campus** along Missile Drive. The Mixed-Use Employment Campus category is intended to promote a range of land uses, with primarily office and light industry designed in a business campus setting. The campus should include open space, parks and plazas, and pedestrian walkways. Retail and services are an important component to creating a functional business campus. Secondary uses include places of worship and other public or civic uses are also appropriate.

The intent is to create an environment that has employment opportunities integrating buildings and outdoor spaces, transportation and parks, open space, civic uses, and other uses as appropriate. Uses may be mixed either vertically or horizontally. Mixed-Use Employment Campus areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use.

Mixed-Use Commercial areas should be located near principal arterial or minor arterial streets or transit facilities and can become larger activity centers if they meet the Mixed-Use Activity Center criteria. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and parks, open space and civic uses, if appropriate. Uses may be mixed either vertically or horizontally.

Mixed-Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use or housing type. No single land use shall exceed eighty (80) percent of the land area of a project, nor should any single land use exceed eighty (80) percent of total building square footage where a mix of uses are provided within the building. Higher intensity employment and residential developments are encouraged in the core of Mixed-Use Commercial areas, or adjacent to principal arterial roadways or at the intersection of a principal arterial or as part of activity centers. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent development.

LEGEND

- MIXED-USE COMMERCIAL EMPHASIS
- MIXED-USE EMPLOYMENT CAMPUS EMPHASIS
- INDUSTRIAL LAND USE
- POTENTIAL ECONOMIC DEVELOPMENT AREAS
- POTENTIAL BRIDGE IMPROVEMENT

MISSILE DRIVE CORRIDOR LONG TERM VISION

AECOM AYRES ASSOCIATES MPO

February 16, 2010

Map labels

INTERSTATE 25, MISSILE DRIVE, WESTLAND ROAD, OLD HAPPY JACK ROAD, RAILROAD, WASHINGTON AVE, 24TH STREET, 19TH STREET, 18TH STREET, 17TH STREET, 18TH STREET, 19TH STREET, 20TH STREET, 21ST STREET, 22ND STREET, 23RD STREET, WEST LINCOLNWAY

HUBBARD, WILLIAM Y; SWRS INC; COBETTO REALTY LLC; JON MAR LLC; FRONTIER PROPERTIES LLC; CITY OF CHEYENNE; MISSILE DRIVE PARK TRUST; WOODEN WORKS LLC; MISSILE ENTERPRISE LLC; SECURITY STORAGE LLC CITY OF CHEYENNE; CHEYENNE LIGHT FUEL AND POWER CO; STATE OF WYOMING STATE LANDS; MEAD LUMBER CO; COSTELLO FAMILY; SNAPIRO, HARRY; JERKINS, CARRIE; VANN, LINVILLE MET UX; MORANDIN, JINA ET AL; HERR, HOWARD; VANBOLT, CAROL; KISS, ICA RONALD E; WILLIAMS, TOMMY LINN ET UX; ST EIL, JOHN; CHEYENNE HOTEL INVESTORS LLC; WALLACE, JOHN W ET AL; EVANS, THOMAS R; OLEARY, TIMOTHY E ET AL; PROFILE PROPERTIES LLC; MARKLEY, DOUGLAS E ET UX; SULLIVAN, WAYMON E ET UX; SPRADLEY MOTORS INC; STATE OF WYOMING; VAJ; DOYLE PROPERTIES LLC; DENSHAM, BERNICE ET R; WAT LLC; STEEL, HAE OK; BT PROPERTY LLC; CAPITOL HOLDINGS LLC; JO ANNIDES FAMILY PROPERTIES; HAPPY JACK WHSE LIMITED PTNSP; GROGAN, JEANIE MET AL; CIMARRON INVESTMENTS LLC; BROWNELL, ROBERT L TRUST; BROWN, LOLA M; JORDAN, JAMES ET UX; ROADS, WAYNE E ET UX; JEANN PROPERTIES LLC; GLOBAL E LLC; MENDICINO, FLORY L ET UX; WANG, HU ET UX; SMITH, ROBERT B; HUNTER, THOMAS G; WYOMING GRAND LLC; BACK 40 AND DEVELOPMENT LLC; RIVETT GROUP LLC; MANTIFF CHEYENNE HOSPITALITY LLC; KIM, IL KON ET AL; PYRENEES PROPERTIES LLC; COLETTI, DIETER; FIRST CO INVESTMENTS LLC; SILVER SPUR INVESTMENTS LLC; COOK AND PHILLIPS LLC; EAGLES NEST ET AL; GUEST RANCH MOTEL; J AND HOSPITALITY INC