

Executive Summary

Community Vision Statement

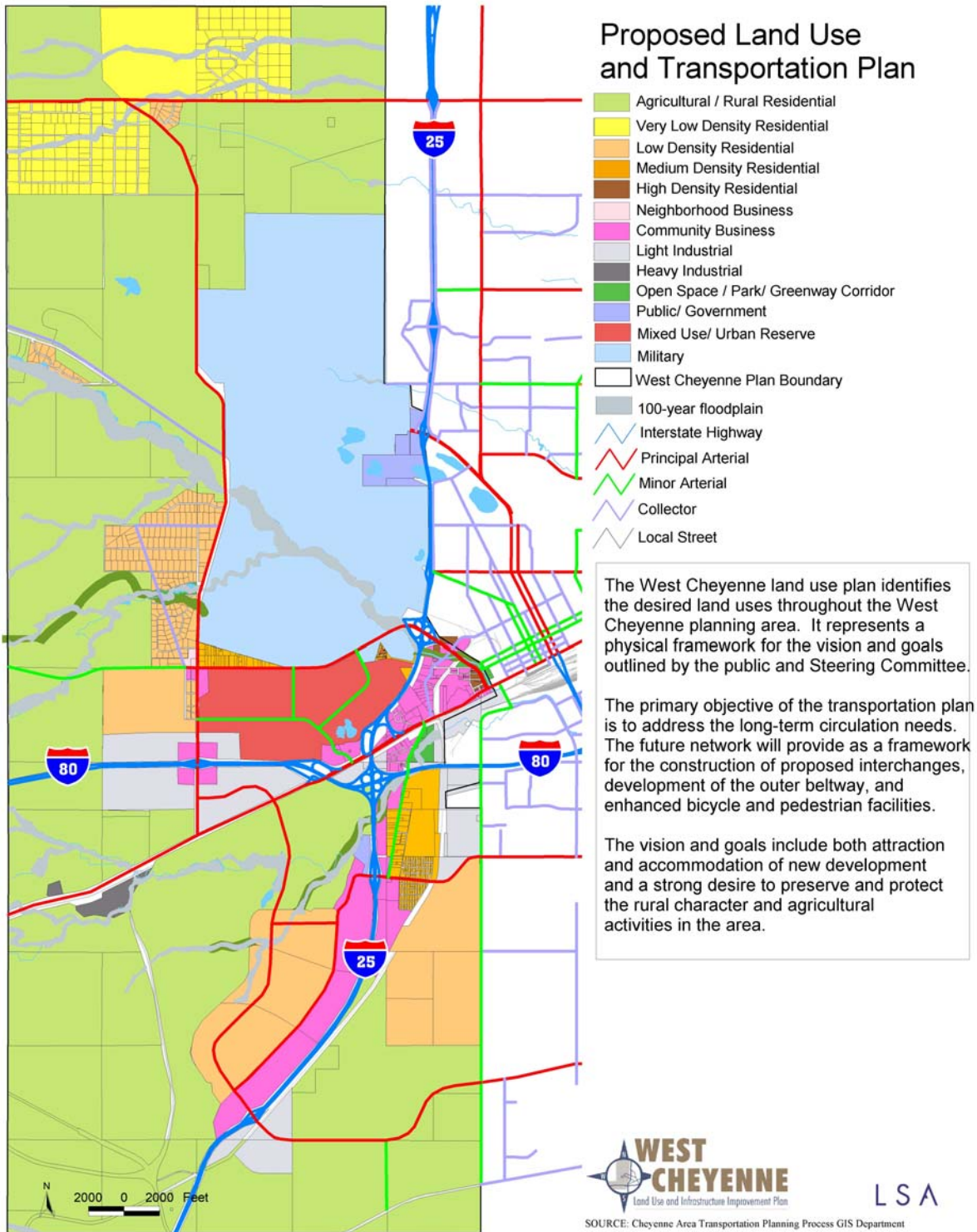
The West Cheyenne planning area will be a regional center of activity, defined by its connections and transitions. Attractive gateways will mark the entrance to the region with both a high quality of life for residents and an attractive climate for commercial and industrial business development. The planning area will also be defined by a coordinated transition from expansive ranching and agricultural lands to a vibrant urban center, with attractive neighborhood, commercial, and employment centers. A continuous greenway system and the preservation of scenic views to the west will connect and unite residents of West Cheyenne throughout the planning area.

Community Goals

Goals were developed with consideration of existing plan goals, objectives and considerable input from the Steering Committee.

- Encourage an efficient and coordinated pattern of development.
- Coordinate the plan with other planning efforts in the region.
- Encourage new employers to locate in planned business park, office, and industrial areas.
- Support the development and redevelopment of high quality commercial and retail areas.
- Develop a transportation system plan for the West Cheyenne planning area.
- Provide and maintain a safe and efficient transportation network for all users.
- Enhance connections between railroad and roadway transportation uses.
- Provide cost-effective water, sewer, and drainage infrastructure to the area concurrent with new development.
- Provide cost-effective and adequate emergency services protection and educational services concurrent with new development.
- Develop an accessible system of parks and greenways for the community.
- Preserve significant views to the west.
- Protect important natural lands for education and habitat preservation.
- Provide attractive gateways.
- Enhance the appearance of roadways in the area.
- Preserve the rural character of lands that help define the transition from rural to urban activities.

Executive Summary: Proposed Land Use and Transportation Plan



Action Plan

The Action Plan identifies improvements projects that are required in order to implement the Land Use Plan and provide adequate infrastructure to serve the proposed land uses. Below are highlights of the action plan:

- Develop implementation strategy to promote business parks, offices and industrial land uses.
- Develop of an infrastructure and transportation fee study and traffic impact analysis.
- Ensure any future development along Happy Jack Road is compatible with the base mission and also coordinated with the base.
- Coordinate with landowners as to a precise location for a trail extension south of Happy Jack Road from Missile Drive to west of North Fort Access.
- Develop minimum facility standards for new developments.
- Modify the Urban Development Boundary to extend west of Roundtop/North Fort Access Road.
- Encourage and help landowners to create and/or revise Master Plans for Overland Trails and the property west of Little America and east of Fort Access Road.
- To reduce confusion re-name South Fort Access Road and North Fort Access Road to Roundtop Road.
- Create guidelines for access control for streets within the West Cheyenne Study Area.
- Modify Transportation Plan to reflect recommend plan. Coordinate future roadway modifications and right-of-way preservation as part of future development plans.
- Determine the route for Southerly/Westerly beltway to connect with the I-25/South Interchange.
- Identify intermodal facility size, type of service and right-of-way requirements.
- Locate a future fire station to serve the West Cheyenne Study Area that will increase response time for the residential areas along Southwest Drive.
- Study connectivity options between Southwest Drive and Parsley Blvd.