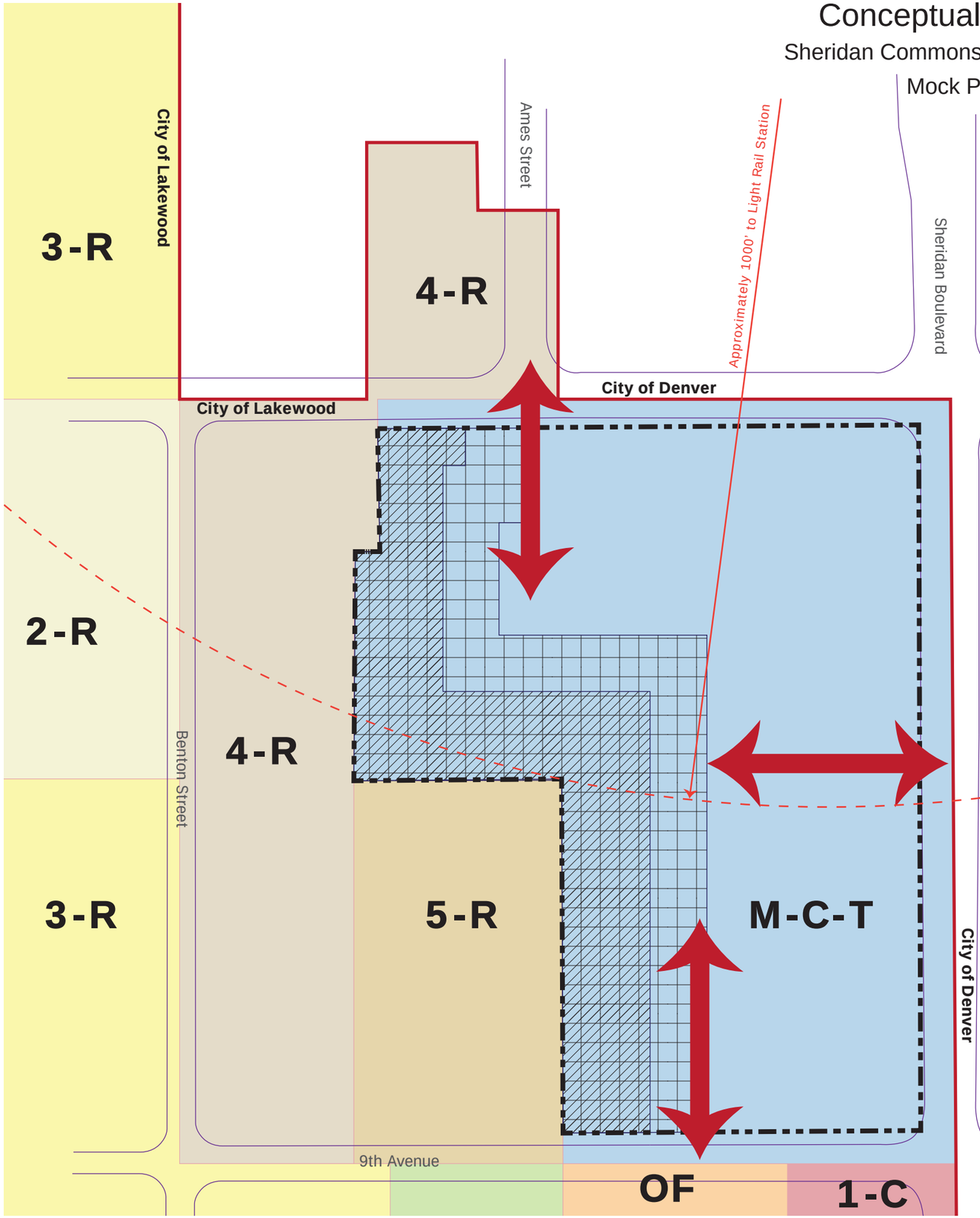
Attachment 3

Conceptual Land Use Plan

Sheridan Commons Mixed-Use Development

Mock Public Hearing



Statement of Intent:

The proposed rezoning is intended to provide opportunities for higher density mixed-use development near light rail stations. The 'transit' context reflects a pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Auto-oriented design elements are restricted and have specific design requirements.

Legend

- Proposed M-C-T Zone District
- Design Transition Zone
- Height Transition Zone
- City of Lakewood Boundary
- Project Boundary
- Potential Site Access

0 50 100 200

Scale in Feet

Permitted Uses in the M-C-T:

- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Bar
- Club, Lodge, or Service Organization
- Day Care Facility, Adult or Child
- Entertainment Facility, Indoor
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Hotel
- Motor Vehicle Sales, Indoor
- Office
- Parking, Stand-Alone, Structured
- Personal Service
- Restaurant
- Retail
- Community Building
- Park
- Religious Institution
- School, Public or Private
- Transportation Facility, Public
- University or College
- Utility Facility, Minor
- Home Business, Major
- Wireless Communications Facility