



**July 16, 2021**

Ryan Tefertiller  
Planning & Community Development  
30 S. Nevada Ave, #701  
Colorado Springs, CO 80901  
Phone (719) 385-5905

**RE: Creekwalk North Concept Plan Amendment, Zone Change, Vacation and Ivywild Neighborhood Master Plan (Minor Amendment)**

**PROJECT DESCRIPTION:**

**Overall:** An amendment to the Ivywild Neighborhood Master Plan (CPC MP 93-176-A3MN18), Creekwalk Concept Plan (CPC CP 18-00097), Zone Change, and ROW Vacations in support of a ±4.5 acre commercial redevelopment located at the northwest corner of St. Elmo Avenue and S. Nevada Avenue.

The proposed Master Plan Amendment proposes to expand the boundaries for Community Activity Center (commercial) and reconfigure the boundary of the Multifamily Transitional land use area by approximately 0.308 acres. As part of the overall application the 0.308-acres from the Multifamily Transitional Use currently zoned R-5 will be rezoned C5 and replatted together with adjoining C5 zoned properties together with property from the vacated Creekwalk Court and Metzler Street rights-of-way for planned redevelopment. It is believed to be consistent with general intent of the Master Plan Land Use designations.

***Master Plan Amendment:***

An amendment to the Ivywild Neighborhood Master Plan to transfer ± 0.308-acres (13,416.38 SF) land in the Multifamily Transitional Zone to the Community Activity Center for future commercial redevelopment.

Property subject to the Amendment will be rezoned to the C-5 zone and reconfigured together with other surrounding C-5 zoned properties to create land use boundaries consistent with the existing Ivywild Neighborhood land use boundaries.

The amended Master Plan land use boundaries will provide guidance for subsequent concept plan, zone change, development plan, and final plat boundaries. Minor variation in the Master Plan boundaries may occur during subsequent land use and development plan applications.

Additional square footage (acreage) from vacated Metzler Avenue and Creekwalk Court will be apportioned to adjoining properties within the Master Plan. Final land allocations will be subject to finalizations of private conveyances between and among the affected property owners.

**Master Plan (Amendment) Review Criteria/Justification:**

**A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.**

The proposed amendments are consistent with the projected land use patterns depicted on the approved Ivywild Neighborhood Master Plan (City File No. CPC MP 93-176-A3MN18). Proposed amendments do not introduce new land uses within the affected area, but reconfigure proportionate land uses to more consistent with the patterns for redevelopment and implementation of the existing plan.

PlanCOS identifies Ivywild Neighborhood is identified as an Established Traditional Neighborhood which is generally defined as having **a high value in preserving and enhancing walkability features including their gridded street patterns, wide sidewalks, and sometimes limited building setbacks from the street.** The amendment reconfigures land uses to increase available commercial acreage in response to market demand and site programming (spatial) needs. The amendment also reduces historic geometric irregularities in the shape of underlying properties and surrounding road network which facilitates a more desired “gridded” walkable street pattern. Future development of the underlying sites will provide the opportunity for the design and improvement of the adjacent pedestrian facilities serving the site.

The current irregular street pattern and parcel configuration negatively impacts developable efficiencies in the areas and which adversely affects compliance with development standards, including building envelope and siting, applicable buffers and setbacks, multimodal access patterns (ingress/egress, internal circulation, and pedestrian facilities), and stormwater management and system design..

The amendment supports ongoing private investment, housing, and economic development activities that implement and support redevelopment initiatives and activities consistent within the South Nevada Urban Renewal District.

The proposed amendment is also consistent with the following PlanCOS Vibrant Neighborhoods: Goals and Policies:

- **Policy VN-3.A: Preserve and Enhance the physical elements that define a neighborhoods character**
  - Strategy VN-3.A-4: Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.

- Strategy VN-3.A-6: Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopment.
- **Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.**
  - Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas.
- **Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods**
  - Strategy VN-3.E-1: Focus incentives for mixed-use development within parts of the city that have been identified as priority redevelopment areas or corridors that have the potential for enhanced multimodal access and walkability.
  - Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.

**B. Land Use Relationships:**

**1. *The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.***

The proposed amendment reconfigures existing mixed-use land uses from current irregular patterns to more geometric boundaries. The more linear land use boundaries will support more functional multimodal access and circulation. The plan will provide a safe connection between St Elmo and Ramona. While a private connect, the application will make way for a safer and clean intersection at Ramona and S. Nevada Ave.

**2. *Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.***

Amendment to the Neighborhood Activity Center intended to serve “the day-to-day needs of the surrounding neighborhoods [(inclusive of commercial/industrial)] and residential areas. The amendment to creates and facilitates a more distinguishable

edge between commercial, residential (including multifamily) districts and edges and paths between the land use areas.

The amended land use configuration promotes a commercial site design that is compatible with the shape of surrounding properties, reduces access irregularities from the public ROW, and will serve the surrounding residential, commercial, and business community. The intensity, scale and massing of structures, and proposed land uses will be consistent with surrounding existing approved and implemented land uses in the development area. The plan amendment and related applications request will also support the on-going effort to improve and creek restoration and public trail extension within the area.

**3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.**

The proposed land use pattern is compatible with existing/proposed land uses and does not introduce land use densities which would increase noise and traffic impacts.

**4. Housing types are distributed so as to provide a choice of densities, types and affordability.**

The amendment is in support of future multifamily development to meet new and existing market driven housing demand (renter/owner occupied) accessible to downtown, employment, restaurants, recreation, and retail services.

**5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.**

Previous Master Plan approvals have evaluated the environmental impact of the larger land use patterns within the Ivywild Neighborhood. The conversion of 0.308 acres from multifamily to commercial and the reconfiguration of less than one-quarter acre to “swap” irregular portions of the multifamily and commercial land uses (and future zones), and incorporation of vacated public ROW land area into the adjoining zones does not impact the environmental analysis.

**6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.**

The amendment identifies general buffering between differing land use densities. Site specific buffering will be defined during the concept plan amendment and development plan applications for the related properties and land uses. It is believed that the application maintained the intended of the plan transitions, understanding that the creek provides the key natural transitional feature between the commercial active zone and the single-family residential west of Cheyenne Creek

**7. Land uses conform to the definitions contained in section [7.5.410](#) of this part.**

No changes are proposed to the land use categories identified on previous master plan approvals (including amendments). The land uses are presumed to remain consistent with the identified Master Plan Land Use definitions of the Code.

**C. Public Facilities:**

**1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.**

The amendment remains in conformance to the most recently adopted parks, recreation, and trails master plan.

**2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.**

No additional recreational or educational uses are proposed with this master plan amendment. The proposed reconfiguration does not impact the availability, accessibility, demand, or delivery of these services.

**3. The proposed school sites meet the location, function and size needs of the school district.**

N/A. No additional school sites are proposed with this master plan amendment.

**4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.**

The master plan amendment remains in conformance with the adopted plans and policies of Colorado Springs Utilities. Development of the site will adhere to CSU policies and development regulations. Additional utilities plans, reports, and analysis will be provided with future development and entitlement applications.

**5. Proposed public facilities are consistent with the strategic network of long-range plans.**

Proposed public facilities are consistent with the strategic network of long range plans. Ongoing evaluation of public facilities demands will occur in corresponding detail through the master plan and concept plan amendment, zone change, development plan, and final plat review processes.

**6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.**

The amendment does not trigger submission or approval of an MDDP. Development will conform to approved master drainage plans and studies and City stormwater management criteria. The application provides the request stormwater management clarifications.

**D. Transportation:**

**1. *The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is***

***evidence of compliance with State and local air quality implementation and maintenance plans.***

The proposed land use reconfigurations will not conflict with the intermodal transportation plan. The amendment is driven by demand for community-scale commercial (re)development to meet current and growing demand for accessible day-to-day retail services that are conveniently accessible by multiple transportation modes (bicyclists, motorists, and pedestrians) to those who work, live, and recreate in the area.

2. **The land use master plan has a logical hierarchy of arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.**

The proposed amendment respects the existing roadway network hierarchy. Promotion of alternate mobility choices will be highlighted with the development plans for future commercial and multifamily development in the amendment area.

3. **The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.**

The amendment will facilitate extensions or upgrades to the affected adjacent streets, pedestrian facilities and trails in the area. The amendment creates more opportunities to define and enhance modal interconnections and splits among, between, and within the impacted land uses, zones, and districts

4. **The transportation system is compatible with transit routes and allows for the extension of these routes.**

The amendment will not negatively impact transit route operations or extensions. The amendment will allow better access (direct v. circuitous access) to these facilities through perpendicular property lines and the elimination of irregularly configured parcels and unneeded rights of way (via the referenced vacations)

5. **The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residents and businesses.**

The amendment area is not large enough to significantly impact modes or costs of transit services in the area, but the application sets the stage for extended the Cheyenne Creek trail and maintaining the existing level of bus services along S. Nevada.

7. **Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.**

No new land area or uses are proposed which would increase traffic generation. It is assumed that the direct connection to the western neighborhoods will be improved

with the proposed public improvements associated with the outcome of the application request and approval.

**E. Environmental:**

**1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.**

The northwesternmost portion of the Master Plan Amendment area is adjacent to a segment of Cheyenne Creek. Development against this area will conform to the Streamside/Creekside Overlay and development criteria. Appropriate Creek/streamside buffer zones, flora protection, water quality and stormwater management will be demonstrated with subsequent concept plan, rezone, final plat, and development plan applications.

**2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.**

Land uses contemplated under this amendment are not anticipated to generate excessive noise impacts in violation of the City Noise Ordinance. Uses will conform to the following permissible noise levels for residential and commercial land uses and zones Commercial and Residential as identified in the City Code.

<u>Zone</u>	<u>7:00 A.M. To Next 7:00 P.M.</u>	<u>7:00 P.M. To Next 7:00 A.M.</u>
Residential	55 dB(A)	50 dB(A)
Commercial	60 dB(A)	55 dB(A)

**3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.**

Pedestrian and non-motorized trail improvements are planned to increase public access and usage of the Cheyenne Creek corridor within the overall Master Plan boundaries. Considerations will be given during the design and development phases for property adjacent to the creek corridor to enhance the creek consistent with more comprehensive creek improvement planning efforts and established City plans.

**4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural hazard areas.**

Previous geologic hazard investigations have not identified any hazards that would preclude or impose extraordinary constraints on development. Future site-specific investigations and recommended mitigation will be adhered to during the appropriate phases of development design, construction, and implementation.

**F. Fiscal:**

1. ***A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate Municipal funds.***

The proposed amendment and proportionate reconfiguration of existing land uses is not anticipated to significantly impact City costs to infrastructure or service levels.

2. ***The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police and fire services.***

No adverse impact upon the general community has been identified. Phasing and development within the Master Plan area remains consistent with long range utility plans. Development will occur as infill opportunity within the amendment area. the project will develop under existing built out conditions.

3. ***The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan, phasing of the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.***

The costs of any capacity and/or delivery related infrastructure improvements (on-off-site) will be borne by the developer of property and/or Creekwalk Business Improvement District within the amendment area. Improvements will be proportionate to the impact created by specific use demands and will be evaluated in detail with the appropriate phase of development. Improvements may include roadway/street improvements to St. Elmo Avenue, streetscape and pedestrian enhancements, and creek and trail improvements.

4. ***Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.***

Creekwalk Business Improvement District is authorized to fund and manage public improvements within the Community Activity Center Boundaries of the Plan. Current and ongoing infrastructure improvements in support of Creekwalk development and other urban renewal activities have been performed by the District under current Creekwalk Business Improvement District and South Nevada Urban Renewal



Authority agreements. No additional special agreements for improvements or maintenance are proposed or projected at this time.

**5. Any proposed special districts are consistent with policies established by the City Council.**

The Creekwalk Business Improvement District has been established to finance and manage improvements within the commercial zones of the Master Plan area. No new special districts are proposed or anticipated.

**Creekwalk Concept Plan Amendment Review Criteria/Justification::**

Inclusion of an ±4.5 gross acres commercial property to the approved ±10.63 AC Creekwalk Concept Plan (CPC CP 18-00097). The concept plan currently depicts general land use relationships in support of nearly 52,000 commercial retail and 45,600 square foot of Residential (Multi-family). The concept plan permits a mix of retail, restaurant, commercial, service, and office uses. The Concept Plan Amendment includes a ±4.5-acre expansion to bring a total 14.69 acres under unified development site control. The Creekwalk Amended Concept Plan depicts consideration and general conformance with City development criteria, including building massing and siting, access and circulation (multi-modal), public utility, and buffering and screening requirements.

**JUSTIFICATION:**

**1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?**

No; the concept plan of development supports economic growth and reinvestment goals of the South Nevada Urban Renewal District boundaries. The planned commercial uses will provide necessary daily and convenience retail goods and services to those who live and work in the Ivywild and surrounding neighborhoods in the South Nevada Avenue corridor.

**2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?**

Buildings are oriented with respect to height, mass, and location on the sight to promote accessibility to both light and air on and through the sight. Proposed Commercial and residential buildings will belimited to 45 -feet in height. Structures will be setback per the approved code.

**3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?**

The permitted uses, bulk requirements, and landscaping/screening requirements are intended for the C5 Zone which accommodates general neighborhood/community scale retail uses developed on individual sites near established residential zoning

and land uses. The landscape requirements and criteria are appropriate to mitigate visual impacts of the building massing, internal vehicular circulation and parking.

Commercial uses as depicted on the Concept Plan are consistent with existing planned land use development standards in the neighborhood. The site is located adjacent to major intersection within the neighborhood. the commercial uses will provide necessary retail goods and services to support residential uses/residents in the surrounding area.

**4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?**

“Yes; Ingress/Egress points are planned to accommodate multimodal access. The access for the south half of the site will connect to Cheyenne Blvd, S. Nevada Ave and St. Elmo Ave. The amended north half of the site will oriented with primary frontage on along S. Nevada Ave that provides the main pedestrian ingress/egress from the sidewalk, with primary vehicle access on St Elmo and Ramona Avenue providing primary ingress/egress.. Internal circulation is designed to promote the mix, integration, and movement of vehicular, pedestrian, and bicycle traffic through the site. ADA parking and navigation paths are identified for accessibility and safety; pedestrian ingress/egress points are distinguished and separated from vehicular access locations.”

- S. Nevada Ave is a major north-south thoroughfare and commercial corridor with multimodal uses including vehicular, transit (bus)/bicycle, and pedestrian traffic;
- A bus/transit station/shelter is located at this intersection immediate adjacent to the site.
- St. Elmo Ave (local residential) an east-west corridor provides pedestrian, bicycle, and vehicular linkages between residential land uses and commercial land uses near the intersection. St. Elmo also is a key connector to the planned Cheyenne Creek Trail alignment.

**5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?**

“No; the proposed development will not require roadway widening or additional travel lanes on the S. Nevada, Ramonaor St. Elmo Avenues to support the proposed commercial and residential uses. Striping improvements to potentially include, but not limited to, to pedestrian crossings, bike lanes, four-way stop intersections, and on street parking will be determined during the development plan and supporting construction documents.

Off-site utility infrastructure and services are existing and available to serve the development. On-site utilities, necessary Infrastructure upgrades, and service

connection fees will be the responsibility of the developer at financed at their expense or per existing agreements.

**6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?**

The proposed concept plan implements the South Nevada Urban Renewal Project goals and objectives to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries through the promotion of private economic investment and [public improvements] , among other goals. The commercial development provides retail services that respond to the communities purchasing power and demands for convenient access to necessary and convenience retail goods and services from within their neighborhoods.

**7. Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single- family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?**

“Yes; the Plan will mitigate potentially detrimental use to use relationships via building siting, orientation, and massing, landscaped buffers, and avoidance.”

“Adjacent/differing land uses are buffered by landscape buffers and vegetative screens. The adjacent Cheyenne Creek will act as key buffer to the west single family neighborhoods. The creek will also be enhanced by adherence to requirements of the Streamside Overlay Ordinance. Internal uses will be oriented on site and screened with landscaping to reduce impacts of lighting, noise, and building massing.”

**8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan? (Ord. 94-107; Ord. 01-42; Ord. 03-157; Ord. 09-78; Ord. 12-72).**

“Yes; the concept plan conforms to the bulk, density, dimensional, and use requirements of the C5 zone. The included underlying properties will be subject to the Subdivision and roadway vacation procedures and requirements; and the land uses and physical plan of development will be consistent with approved neighborhood and City wide master plan goals and objectives.

**Zone Change Review Criteria/Justification:**

The Zone Change request is prepared in support of the proposed Concept Plan Amendment and planned mix commercial redevelopment associated with Creekwalk South and Creekwalk North. The zone change is for the parcel located at 130 Metzler St.. The application request that the current R5 zone be changes to C5. The .3 acre site rezone will

support the redevelopment of the overall 4.5 acre Concept Plan Amendment as noted above.

**1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.**

The zone changes as requested will facilitate private development of multifamily uses to meet housing demands; the commercial zone will accommodate the development of retail services to provide necessary goods and services to residents and employees in the area.

The zone change will support consolidation of smaller individual properties for unified development. The development will fund initial infrastructure improvements in the area. Efficiencies gained from improvements to the area infrastructure network promote the public interest, health, safety, convenience, and general welfare.

**2. The proposal is consistent with the goals and policies of the Comprehensive Plan.**

The proposed amendments are consistent with the projected land use patterns depicted on the approved Ivywild Neighborhood Master Plan (City File No. CPC MP 93-176-A3MN18) and concurrent amendments. Existing master planned uses are being reconfigured to provide more consistent land use patterns for development.

PlanCOS identifies Ivywild Neighborhood is identified as an Established Traditional Neighborhood which is generally defined as having **a high value in preserving and enhancing walkability features including their gridded street patterns, wide sidewalks, and sometimes limited building setbacks from the street.**

The amendment will also facilitate ongoing private investment, housing, and economic development activities that implement and support redevelopment initiatives and activities consistent within the South Nevada Urban Renewal District.

The amendment is consistent with the following PlanCOS Vibrant Neighborhoods: Goals and Policies:

- **Policy VN-3.A: Preserve and Enhance the physical elements that define a neighborhoods character**
  - Strategy VN-3.A-4: Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.

- Strategy VN-3.A-6: Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopment.
- **Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.**
  - Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas.
- **Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods**
  - Strategy VN-3.E-1: Focus incentives for mixed-use development within parts of the city that have been identified as priority redevelopment areas or corridors that have the potential for enhanced multimodal access and walkability.
  - Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.

Ongoing implementation of these policies are demonstrated by ongoing redevelopment efforts in the Ivywild neighborhood in to implement the South Nevada Urban Renewal District development objectives.

**3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.**

PlanCOS identifies Ivywild Neighborhood is identified as an Established Traditional Neighborhood which is generally defined as having a high value in preserving and enhancing walkability features including their gridded street patterns, wide sidewalks, and sometimes limited building setbacks from the street. The amendment reconfigures land uses to increase available commercial acreage in response to market demand and site programming (spatial) needs. The amendment also reduces poor historic geometric irregularities in the shape of underlying properties and surrounding road network which facilitates a more desired “gridded” street pattern. Future development of the underlying sites will provide the opportunity for the design and improvement of the adjacent pedestrian facilities serving the site.

The amendment supports ongoing private investment, housing, and economic development activities that implement and support redevelopment initiatives and activities consistent within the South Nevada Urban Renewal District.

The proposed zone change is consistent with the proposed Amendments to the Ivywild Neighborhood Master Plan. See previous discussion in the Master Plan and Concept Plan Review Criteria above for details.

**Vacation Review Criteria/Justification:**

The proposed street vacation request will assist in the redevelopment of the proposed Concept Plan area. The adjacent parcels have been consolidated to create greater redevelopment opportunities, which have eliminated the need for the current public street rights-of-ways. The proposed application requests the vacation of two small dead end streets with the proposed project area. The streets include Metzler Street and Creekwalk Ct. See the vacation exhibits and refer to the Concept Plan Amendment for further redevelopment context.

**1. The right of way is no longer needed for public transportation purposes;**

Portions of the rights of way have been vacated in connection with past redevelopment plans which have altered existing, approved, and anticipated land use and transportation patterns surrounding these rights of way. Current Master and Concept Plan amendments and zone change applications propose reconfiguration of vacant and underperforming properties and these rights-of-way into unified commercial and other master planned land uses. The current vacations of Metzler Place and Creekwalk Court will not impact current transportation systems serving properties in the area. The request will make way for future development connections that will better serve the redevelopment and public.

**2. The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes;**

Currently there is little stormwater infrastructure in the noted ROW. As the redevelopment accrues, new stormwater systems and utility mainlines will be upgraded and realigned to meet the needs of the redevelopment area. Not private services will be interrupted with the vacations. The proposed vacation will not change the current drainage patterns or systems.

Utilities will be available via extensions from existing remaining ROW surrounding the reconfigured development parcel. Service extensions will be made from the adjoining S, Nevada Ave and St. Elmo Avenue. Drainage will also likewise be routed to existing networks along these public streets.

**3. The vacation will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is sought;**

The vacation request includes the whole dimension of the ROW's as defined today. The vacation action will vacate remaining portions of the respective ROW's and will not leave any remaining road or ROW segments. The vacation will be uniform and will provide clean breaks at the intersection of each adjacent street. No unusual ROW configurations will be created with this proposal.

**4. Access to lots or properties surrounding the public right of way will not be adversely affected; and**

lots currently served by the ROW to be vacated are will be consolidated into a unified parcel for development with unified access to St. Elmo avenue. No parcel will be isolated.

**5. The vacation is consistent with the purpose of this Subdivision Code.**

The proposed vacation would support the long-term redevelopment plans for the area and every step has been taken to consistently meet the intent of the code and preserve the access, utility and development rights associated with the impacted properties.