



SITE ANALYSIS

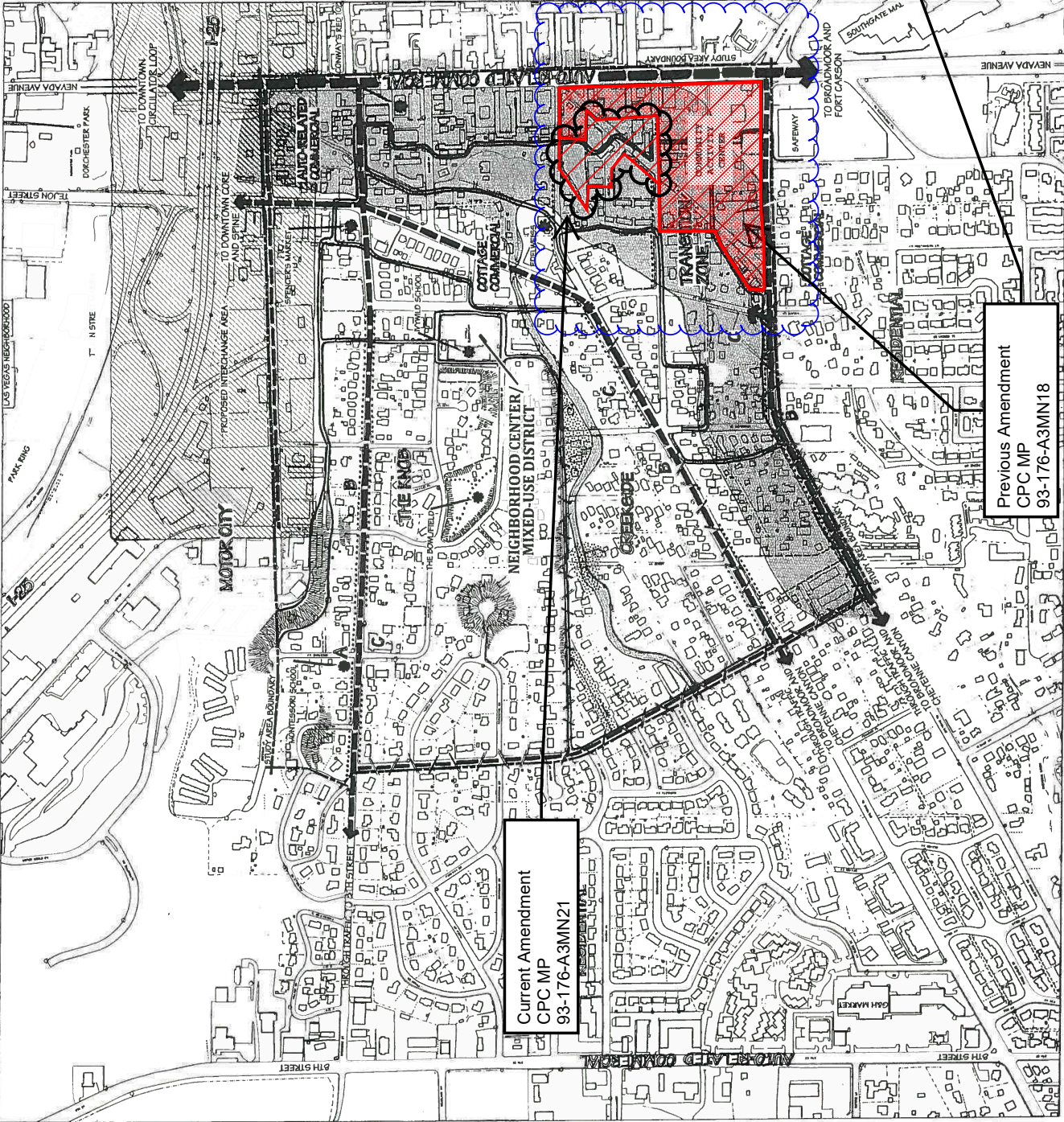
LEGEND

- MAJOR ARTERIAL STREET
- MINOR ARTERIAL STREET
- COLLECTOR STREET
- DISTRICT BOUNDARY
- FLOODPLAIN 100 YEAR
- OPEN SPACE
- AWKWARD OR DANGEROUS INTERSECTION
- CITY OR NEIGHBORHOOD LANDMARK / SPECIAL FEATURE
- STEEP TOPOGRAPHY
- DRAINAGE PROBLEM AREA
- PEDESTRIAN PATHWAY CUT WHERE SIDEWALKS DO NOT EXIST
- STREETS W/POOR EDGE DEFINITION: LACK OF CURB WORK, G. TREE, SIDEWALK STREET TREES, CURBS FLAGGED ON TIE/DIE, ETC.
- FIRE HYDRANT
- STREET LIGHT

NOTES

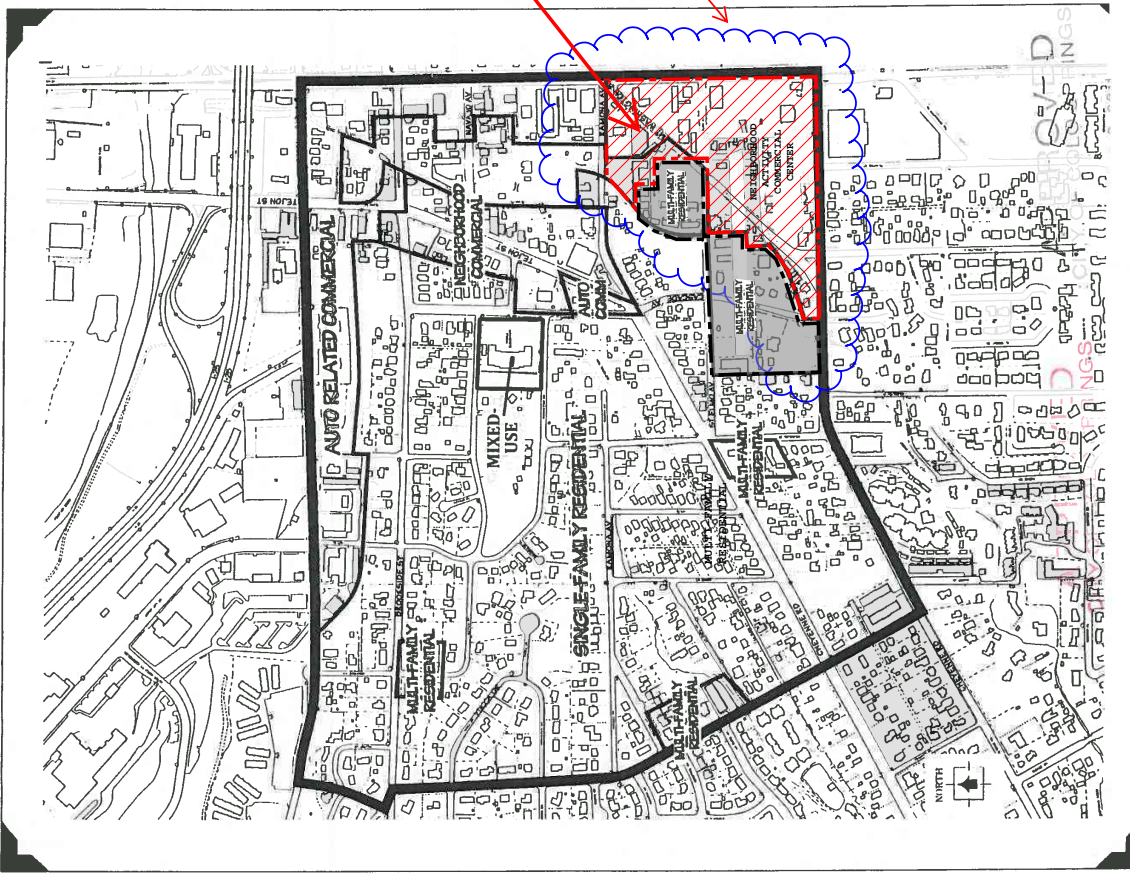
- A. EXISTING CHILDREN'S CROSSWALK LOCATION
 Existing crosswalks are shown. Topography makes it difficult to see and encourages excessive speed.
- B. MAJOR ARTERIAL BOUNDS THAT MAKE FEEL OF ANY STOP SIGNS, STOP LIGHTS, OR SPEED LIMIT SIGNS. Excessive speed and traffic is a problem.
- C. ASSISTED LIVING HOMES FOR SENIORS, ORPHANS, OR TROUBLED YOUNG
 AUTO-RELATED COMMERCIAL
 COTTAGE COMMERCIAL
 MULTI-FAMILY TRANSITION ZONE
 NEIGHBORHOOD CENTER / MIXED-USE DISTRICT
 TRANSITION ZONE

Figure 3
 SITE ANALYSIS MAP



Current Amendment
 CPC MP
 93-176-A3MN21

Previous Amendment
 CPC MP
 93-176-A3MN18



(2021) Amendment
CPC MP-93-176-A3MN21

Previous Amendment
CPC MP 93-176-A3MN18

Figure 4
LAND USE MAP

BY

areas of potential concern: the C-5 zone, which overlays the apartment and cottage commercial uses from the half block west of Nevada and Cascade; and the R-5 zone between the half block west of Nevada Avenue and Woodburn Street, and bounded by Dorchester on the north to Cheyenne Road on the south boundary of the Study Area, covering single-family uses.

The C-5 zone, between Nevada and Cascade, is a potential problem for the following reasons. It encompasses approximately half of the multi-family land use area, suggesting that the area could eventually be commercial. The multi-family land use serves to buffer the single-family uses from the Nevada Avenue strip commercial uses, and it is valuable in helping to prevent commercial encroachment. Because of current zoning, however, commercial encroachment is a real possibility, which could remove the buffering effect of the current land use and possibly reduce the quality of neighborhood for the single-family areas. However, redevelopment to commercial uses would trigger more significant landscape buffering to screen the impacts of the adjacent land uses under the landscape ordinance for new construction.

The R-5 zone in the southeastern corner of the neighborhood covers one of the oldest areas in Ivywild, which has many Victorian and bungalow style houses that are valuable to the neighborhood's identity and character. This zone designation may encourage unsympathetic apartment and rooming house conversions that could diminish the cohesive, single-family atmosphere that residents stated in their survey that they enjoy. In addition, R-5 zoning may conditionally allow such uses as mini-warehouses that are not appropriate to the character of this part of the neighborhood.

Table 4
IVYWILD ZONING (2018)

| Zoning | No. Acres | Percent (%) of Total Area |
|----------|----------------------|---------------------------|
| R-1-6000 | 39.5 | 16.4 |
| R-2 | 78.0 | 32.5 |
| R-5 | 49.0 46.7 | 19.6 19.4 |
| R-5-P | 3.5 | 1.5 |
| PUD | 4.0 | 1.6 |
| C-5 | 55.5 57.7 | 23.0 23.9 |
| C-6 | 3.0 | 1.0 |
| C-6P | 0.5 | 0 |
| C-6/CR | 8.0 | 3.5 |
| TOTAL | 241.0 | 100.0 |

Table 4
IVYWILD ZONING (2021)

| Zoning | No. Acres | Percent (%) of Total Area |
|----------|-----------|---------------------------|
| R-1-6000 | 39.5 | 16.4 |
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| C-6P | 0.5 | 0 |
| C-6/CR | 8.0 | 3.5 |
| TOTAL | 241.0 | 100.0 |

NEIGHBORHOOD ZONING

Zoning Map Legend

R-1-6000: Single family residential use on lots of 6000 square feet minimum; personal care boarding homes permitted; schools and religious institutions conditionally permitted.

R-2: One and two family residential on 5000 square foot minimum lots; intermediate and personal care boarding homes permitted; schools, religious institutions, human services, and day cares conditionally permitted.

R-5: Multi-family residential permitting single, two, and multi-family housing, rooming houses, nursing homes, religious institutions, day cares, schools and human services; funeral parlors, hotels, hospitals, libraries, clubs, mini warehouses conditionally permitted.

R-5-P: Multi-family planned provisional requires that additional, mitigating efforts be made by the developer to better blend the project with its surroundings.

PUD: Planned unit development; permits residential units, religious institutions, open space, personal or intermediate care boarding home, retirement home, rooming house; human services, day cares, nursing homes conditionally permitted.

C-5: General commercial including: shops and studios, clinic, laboratory, market, office, parking, school, religious institution; conditional uses: auto sales and repair, mini warehouses, human services, day cares, nursing homes, hospitals restaurants, retail and personal beauty services.

C-6: General business including: any use included in C-5, auto repair and storage, drive-in business, night club, mini warehouses, wholesale business; conditional uses include: residential units, kennels, human services, day cares, nursing homes, teen or young adult clubs.

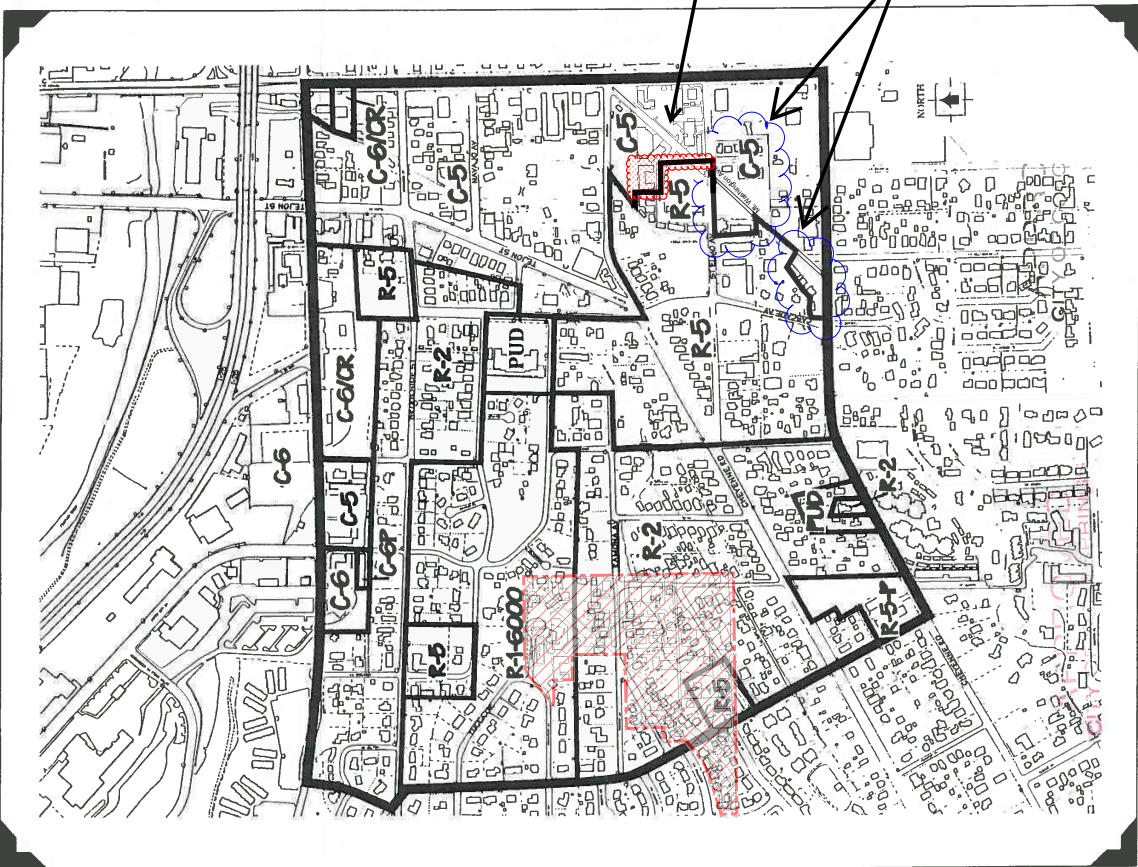
C-6-P: General business planned provisional requires that additional, mitigating efforts be made by the developer to better blend the project with its surroundings.

C-6/CR: General business conditions of record: represent further refinement of zoning regulations intended to address specific issues related to a proposed use and its compatibility with adjacent existing land uses. Conditions of record are generally developed at the time zoning for property is changed.

Disclaimer: The zoning descriptions provided herein represent summaries of the type of land use permitted under specific zoning. Full characterization of zoning is contained in the *Colorado Springs Zoning Ordinance*.

Previous Amendment
CPC MP
93-176-A3MN18

Added, Per Amendment: CPC MP 93-176-A3MN18



Current Amendment of Proposed Zone
District Boundaries
CPC MP 93-176-A3MN21

Previous Amendment
CPC MP
93-176-A3MN18

Figure 5
ZONING MAP

