

CPC MP 93-176-A6MN21

**SITE ANALYSIS**

**LEGEND**

- MAJOR ARTERIAL STREET
- MINOR ARTERIAL STREET
- COLLECTOR STREET
- DISTRICT BOUNDARY
- FLOODPLAIN 100 YEAR
- OPEN SPACE
- ANNEX OR DANGEROUS INTERSECTION
- CITY OR NEIGHBORHOOD LANDMARK/SPECIAL FEATURE
- STEEP TOPOGRAPHY
- DRAINAGE PROBLEM AREA
- PEDESTRIAN PATHWAY CUT WHERE SIGNALS DO NOT EXIST
- STREETS WITH EDGE DRAINAGE, LACK OF CURB OR C/T, SIDEWALKS, STREET TREES, CARS PARKED ON VERGE, ETC.
- FREE FIREWATER
- STREET LIGHT

**NOTES**

- A. EXISTING CHILDREN'S CROSSWALK LOCATION  
 Indicated by a red dot. Topography makes it more difficult to see and understand the location of a crosswalk.
  - B. MAKE ARTERIAL BOULEVARD THAT HAVE FIRM IF ANY STOP SIGNS, STOP LIGHTS, OR SPEED LIMIT SIGNS. Excessive speed and traffic is a problem.
  - C. ASSESS LIVING HOMES FOR SENIORS, ORPHANS, OR TROUBLED YOUTH
- AUTO-RELATED COMMERCIAL**  
 Strip centers at arterial to arterio, arterio, or park, commercial uses that are primarily auto-oriented. These centers are typically located on major thoroughfares and are characterized by large, multi-story buildings and high parking volumes.
- COTTAGE COMMERCIAL**  
 Commercial and low-rise uses that frequently occupy converted houses, duplexes, and townhomes. These uses are typically located in residential neighborhoods and are characterized by smaller, single-story buildings and lower parking volumes.
- MULTI-FAMILY TRANSITION ZONE**  
 Occupies area between commercial uses and single family uses. Characterized by multi-story buildings with ground floor commercial uses and upper floor residential units. These uses are typically located in urban areas and are characterized by high density and mixed-use development.
- "THE INDY" - SINGLE FAMILY RESIDENTIAL (SMR) TO PRESENT**  
 The Indy is a residential neighborhood that is characterized by single family homes. The neighborhood is located in the central part of the city and is characterized by high density and mixed-use development.
- "CREEDS DE" - SINGLE FAMILY RESIDENTIAL (SFR) TO 1920s**  
 The Creeds De is a residential neighborhood that is characterized by single family homes. The neighborhood is located in the central part of the city and is characterized by high density and mixed-use development.
- COMMUNITY ACTIVITY CENTER**  
 Community activity centers that are the day-to-day nodes of the neighborhood and are characterized by high density and mixed-use development. These centers are typically located in urban areas and are characterized by high density and mixed-use development.

ITVWILD NEI NEIGHBORHOOD CENTER / MIXED USE DISTRICT

2021 Amendment CPC MP 93-176-A5MN21

Previous Amendment CPC MP 93-176-A5MN18

12/11/2018

CITY OF COLORADO SPRINGS

City Council Approval

12/11/2018

CITY OF COLORADO SPRINGS

ITVWILD NEI NEIGHBORHOOD MASTER PLAN 13

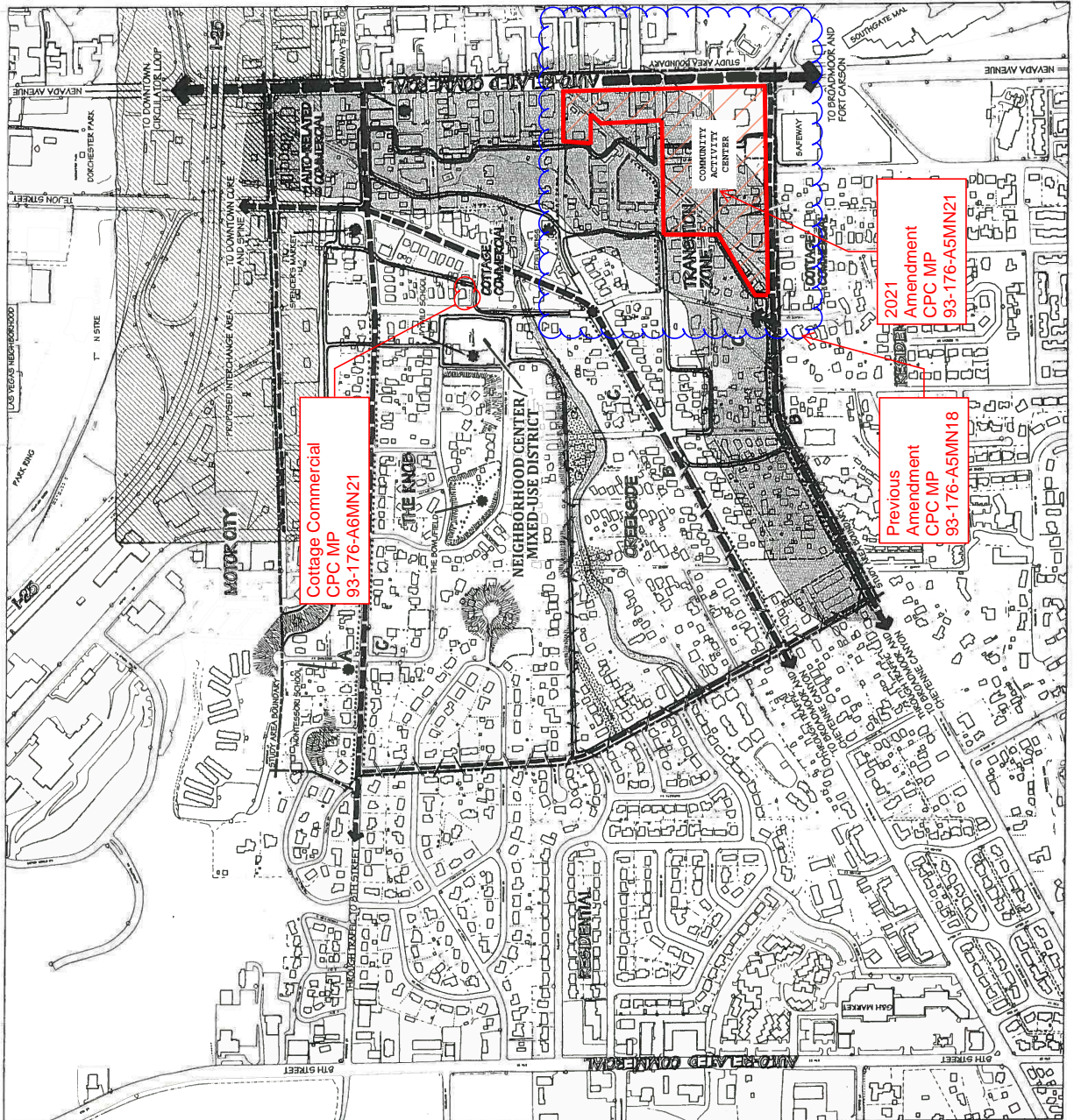


FIGURE 5

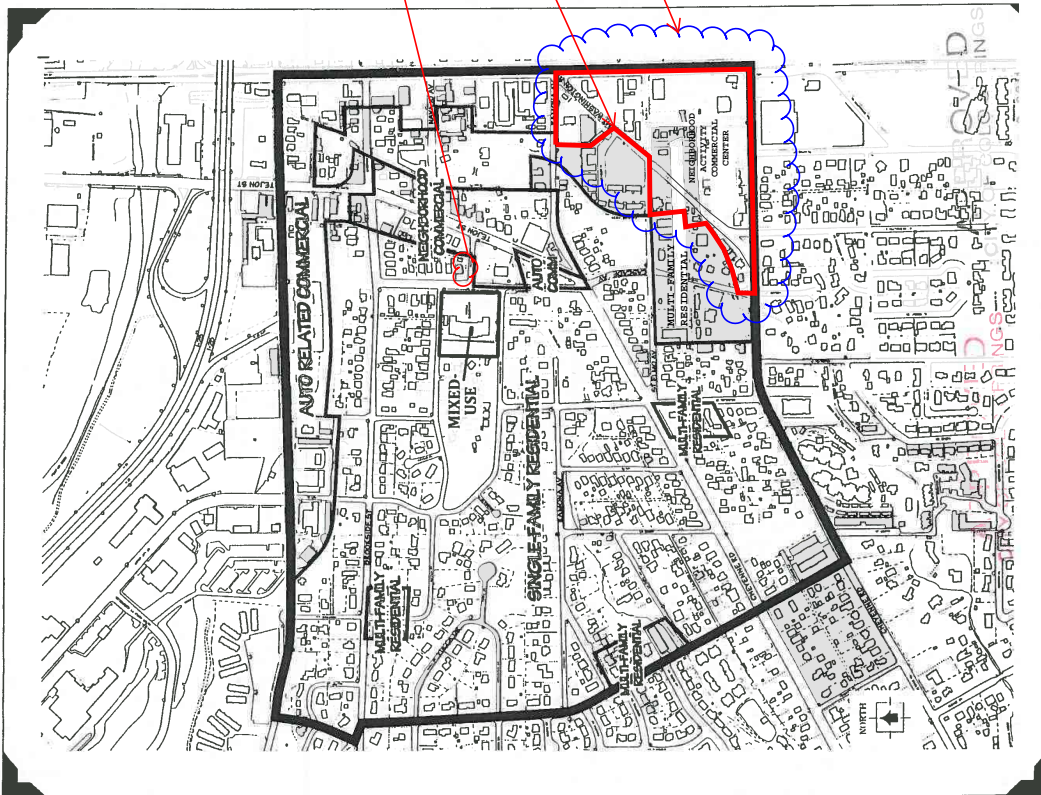


Figure 4  
LAND USE MAP

BY

areas of potential concern: the C-5 zone, which overlays the apartment and cottage commercial uses from the half block west of Nevada to 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

Zoning	No. Acres	Percent (%) of Total Area
R-1-6000	39.5	16.4
R-2	78.0	32.5
R-5	46.7	19.4
R-5-P	3.5	1.5
PUD	4.0	1.6
C-5	57.7	23.9
C-6	3.0	1.0
C-6P	0.5	0
C-6/CR	8.0	3.5
OR	0.16	0.16
TOTAL	241.0	100.0

Per 2021 Amendment  
CPC MP 93-176-A5MN21

Per 2021 Amendment  
CPC MP 93-176-A5MN21

Table 4  
IVYWILD ZONING (2021 PER CPC MP 93-176-A6MN21)

Zoning	No. Acres	Percent (%) of Total Area
R-1-6000	39.5	16.4
R-2	78.0	32.5
R-5	<del>46.7</del> 46.54	<del>19.4</del> 19.24
R-5-P	3.5	1.5
PUD	4.0	1.6
C-5	57.7	23.9
C-6	3.0	1.0
C-6P	0.5	0
C-6/CR	8.0	3.5
OR	0.16	0.16
TOTAL	241.0	100.0



12/11/2018

RTetertiller

## 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.

**C-6:** General business including: any use included in C-5, auto repair and storage, drive-in business, light fabrication, 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 MO 93-176-A3MN18

**OR:** Office Residential; This transitional zone district accommodates a variety of residential unit types and offices. The zone is directed to smaller office sites which need a careful evaluation of use to use compatibility such that the stability and value of the surrounding neighborhood is best protected.

NEIGHBORHOOD ANALYSIS

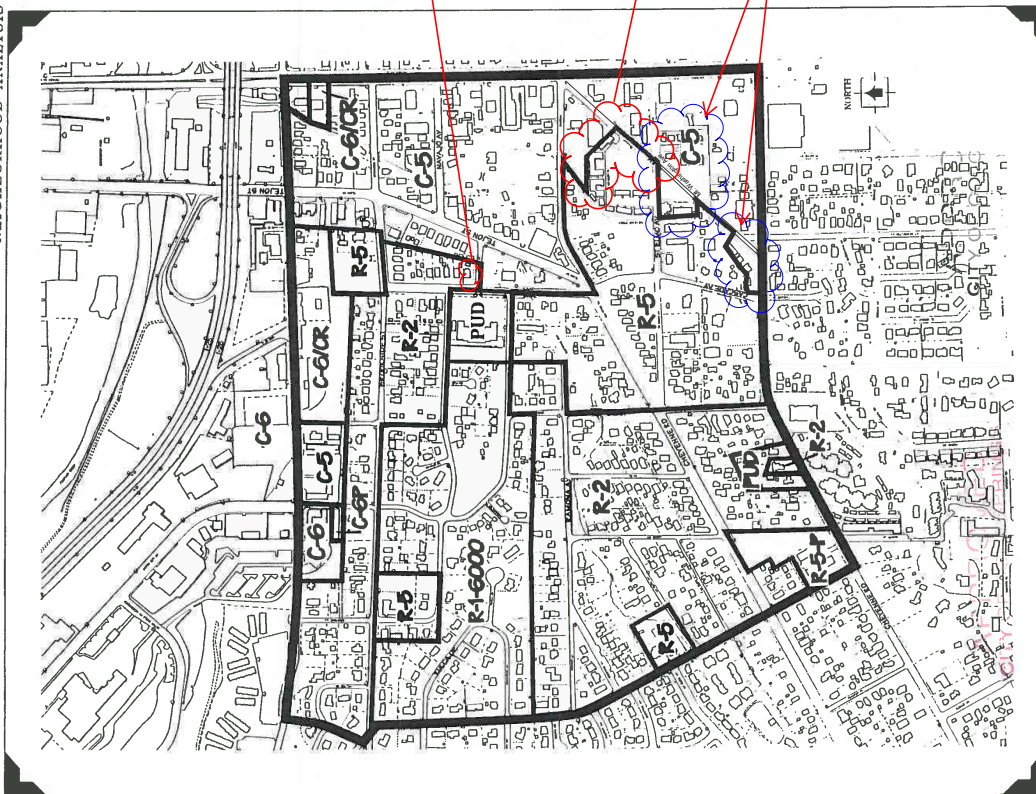


Figure 5  
ZONING MAP