

# 35 E. RAMONA AVENUE LAND USE PLAN

35 E. RAMONA AVE PER RECEPTION NUMBER 204099057  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## LEGAL DESCRIPTION:

That portion of Lots 4 and 5 in Block 7 in ADDITION NO. 1 TO IVYWILD, described as follows:

Beginning at a point on the North line of said Lot 4 a distance of 35 feet Westerly from the Northeast corner of said Lot 4; thence Easterly along the North lines of said Lots 4 and 5 in Block 7 a distance of 78 feet to a point; thence angle right 86 degrees 27 minutes Southeasterly 150 feet, more or less, to a point in the South line of said Lot 5; thence angle right 60 degrees 48 minutes Southwesterly on the South lines of said Lots 5 and 4 a distance of 85.75 feet to a point; thence angle right 119 degrees 12 minutes Northwesterly 196.47 feet to point of beginning, County of El Paso, State of Colorado.

## GENERAL NOTES:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
3. MX-M PERMITTED USES ARE RESTRICTED ON THIS PARCEL. A MODIFICATION TO THIS LAND USE PLAN IS REQUIRED FOR USES NOT EXPLICITLY STATED WITHIN THIS PLAN.
4. THIS PARCEL IS WITHIN THE CHEYENNE CREEK STREAMSIDE OVERLAY. ALL FUTURE DEVELOPMENT WILL BE SUBJECT TO STREAMSIDE OVERLAY REVIEW.
5. EXISTING TREES COUNTED TOWARDS LANDSCAPE AND STREAMSIDE REQUIREMENTS WILL BE REPLACED IF NOT IN HEALTHY CONDITION AFTER CONSTRUCTION AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.

## FEMA CLASSIFICATION:

1. DEVELOPED PORTIONS OF THE SITE ARE WITHIN ZONE X (AREA OF MINIMAL FLOOD RISK) WITH PORTIONS OF THIS PROPERTY LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0737G, EFFECTIVE DECEMBER 7, 2018.
2. PORTION OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR CASE NO. 21-08-01112P EFFECTIVE DECEMBER 20, 2021.

## GEOLOGIC HAZARD DISCLOSURE:

A GEOLOGIC HAZARD WAIVER IS CURRENTLY BEING PROCESSED FOR THIS PROJECT AS IT MEETS APPLICABLE CRITERIA..

## CONTACTS:

**OWNER :**  
DANNY MIENTKA  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903  
TEL: (719) 639-7000  
CONTACT: DANNY MIENTKA

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: KEVIN KOFFORD, P.E.

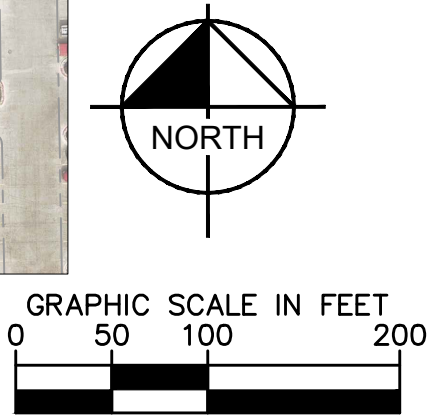
**DEVELOPER :**  
DANNY MIENTKA  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903  
TEL: (719) 639-7000  
CONTACT: DANNY MIENTKA

**SURVEYOR:**  
COMPASS SURVEYING AND MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, COLORADO 80917  
TEL: (719) 357-4120  
CONTACT: MARK JOHANNES, PLS

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JIM HOUK, P.L.A.



VICINITY MAP



## ALLOWED USES TABLE PER TABLE 7.3.2-A OF THE UDC:

| USE CATEGORY                         | USE TYPE                                                                                                                                  |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| RESIDENTIAL USES:                    | DWELLING, SINGLE FAMILY; DWELLING, TWO FAMILY (DUPLEX); DWELLING, SINGLE FAMILY ATTACHED; DWELLING, MULTIFAMILY; DWELLING, LIVE/WORK UNIT |
| CIVIC, PUBLIC AND INSTITUTIONAL USES | ADULT OR CHILD DAY CARE CENTER, SMALL; PARK                                                                                               |
| EATING, DRINKING AND LODGING         | BED AND BREAKFAST; PARK                                                                                                                   |
| OFFICE                               | OFFICE                                                                                                                                    |
| RETAIL SALES AND SERVICES            | PERSONAL OR BUSINESS, SMALL; RETAIL SALES, SMALL                                                                                          |

NOTE: USES ALLOWED ARE RESTRICTED TO ONLY THOSE THAT ARE PRESCRIBED IN THE ALLOWED USE TABLE ABOVE. USES NOT SPECIFICALLY LISTED ARE NOT PERMITTED.

## SITE DATA:

SITE AREA: 14,553 SQ. FT

EXISTING ZONE: R-5 SS-O; CPC-UV 04-00110; CPC-NV 04-00109

EXISTING USE: INTERIOR DESIGN STUDIO USE IN RESIDENTIAL STRUCTURE WITH STREAMSIDE OVERLAY

PROPOSED ZONE: MX-M (COMMERCIAL) SS-O

PROPOSED LAND USE: PERSONAL OR BUSINESS SERVICE, SMALL

BUILDING TYPE: SINGLE FAMILY RESIDENTIAL

JURISDICTION: CITY OF COLORADO SPRINGS

SITE ADDRESS: 35 E. RAMONA AVE.

TAX SCHEDULE NO.: 6430209005

BUILDING SETBACKS (MX-M): 20FT FRONT SETBACK (E. RAMONA AVE.)  
20FT SIDE SETBACK  
15FT REAR SETBACK

MAXIMUM LOT COVERAGE: N/A

MAXIMUM BUILDING HEIGHT: 50FT

LANDSCAPE SETBACKS: 10FT SETBACK (E. RAMONA AVE., NON-ARTERIAL STREET)  
10FT TYPE 2 BUFFER ON EASTERN AND WESTERN SIDE.  
STREAMSIDE BUFFER FOR TYPE 3 STREAM.

CONCEPT PLAN: N/A

MASTER PLAN: IVYWILD NEIGHBORHOOD MASTER PLAN (CPC MP 93-176-A5MN21)

## LAND USE DATA:

| USE   | NO. SQUARE FEET PROVIDED | % OF TOTAL PROPERTY |
|-------|--------------------------|---------------------|
| MX-M  | 14,553 SF                | 100%                |
| TOTAL | 14,553 SF                | 100%                |

## LAND AREA:

14,553 SF OR 0.33 AC

## BASIS OF BEARING:

THE BASIS OF BEARING IS ASSUMED TO BEAR SOUTH 88 DEGREES 17 MINUTES 46 SECONDS WEST BEING MONUMENTED BY A 1-1/2" ALUMINUM WASHER MARKED "CSAM LLC, PLS 32439" FLUSH WITH GROUND.

## BENCHMARK:

BENCH

| Sheet List Table |                           |
|------------------|---------------------------|
| Sheet Number     | Sheet Title               |
| 1                | COVER SHEET               |
| 2                | LAND USE PLAN             |
| 3                | LAND SUITABILITY ANALYSIS |

## CITY APPROVAL:

1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations?

Grading along Cheyenne Creek will be modified to incorporate a retaining wall which will stabilize the creek bank and correct the 100-year flood plan. This effort will stabilize the creek and improve patron access and enjoyment of Cheyenne Creek. Grading improvements for the retaining wall will include the removal of the existing garage from the floodplain and removal of a vehicle canopy from the outer stream buffer. The existing residential structure was constructed in 1999 and will remain within the outer stream buffer. Proposed improvements will provide stabilization of the overall site, stabilize the creek channel, improve access to the creek and overall patron enjoyment of Cheyenne Creek. Additional grading improvements include a small garden overlook and pathway with stairs which will allow patrons to access the creek. These improvements will support the long standing commercial uses of the site and respect the streamside overlay objectives. Improvements to the creek channel will be made with the Creekwalk West Residential Cheyenne Creek Improvement Plans. Changes to the grading along the stream include a correction to the 100-year floodplain, the addition of rip rap outfall protection, private storm mains, and inlets. Onsite streamside improvements will be included as part of an ongoing continuation of Cheyenne Creek improvements that stretch from this site south to Cascade Ave.

Additional enhancements to the area will include landscaping to meet Streamside Overlay landscape criteria. Any additional changes to grading will be per Army Corps of Engineers requirements.

2. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity?

Onsite improvements are designed to incorporate the stream corridor into the site by promoting access and connection for patrons. Proposed site improvements include removal of an existing garage from the floodplain, removal of a vehicle canopy from the outer stream buffer and construction of a retaining wall to stabilize the creek channel. All on-site stream improvements connect to an ongoing continuation of Cheyenne Creek improvements in the area and reach of the creek. A separate stream restoration plan will clean and restore the natural habitat of the creek and overall enhance the natural streamside setting for users. All onsite stream improvements and grading will be shown on a future development plan.

Streamside buffer plantings have been placed along the retaining wall and the proposed landscape patio. Selected plantings will stabilize the channel bank, protect the stream's flood capacity, enhance the user experience and connection to the creek.

3. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?

The proposed retaining wall will stabilize the creek channel which will support the re-establishment of the riparian ecosystem along Cheyenne Creek. Proposed streamside vegetation will further stabilize the creek and provide future habitat along the creek. A separate restoration plan for Cheyenne Creek will clean and restore the natural habitat of the creek, preserving many native trees, and adding and enhancing the native vegetation and wildlife habitat(s) in the corridor. Development of this site is a continuation of Cheyenne Creek improvements.

4. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design?

See above. A small garden area is proposed to overlook the creek from the top of the wall and provide active green space for patrons. Access to the creek is provided by a staircase which will connect patrons to the creek and back up to the garden overlook. These improvements will incorporate the stream into the long standing existing commercial uses of the site. Streamside buffer vegetation improvements are provided along the length of the proposed retaining wall and have been placed to screen the retaining wall and frame views of the creek for all users. All onsite stream and grading improvements will be shown as part of a future development plan. Development of this site is a continuation of Cheyenne Creek improvements.

5. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?

On site improvements will correct the 100-year floodplain along Cheyenne Creek. The proposed retaining wall will stabilize the creek bank along the south edge of site and prevent potential future flood damage. An existing garage has been removed from the floodplain and vehicle canopy has been removed from the outer stream buffer. Streamside inner and out buffer plantings are proposed to stabilize the creek and increase habitat. Streamside channel improvements have been approved by the Army Corps of Engineers. Improvements along the channel have been designed to accommodate flood storage, improve stabilization and conveyance needs. All channel improvements are shown in the Creekwalk West Residential Cheyenne Creek Channel Improvement Plans.

6. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?

Cheyenne Creek is a Type 3 waterway with significant existing slopes down to the creek. Onsite grading improvements and the construction of a retaining wall will stabilize the creek channel, remove the existing garage from the floodplain and provide a stairway for patrons to access the Creek. Proposed streamside planting improvements will further clean and stabilize the creek within the site. The approved Creekwalk West Residential Cheyenne Creek Channel Improvement Plans will provide grading and stabilization improvements along the creek corridor. This restoration plan for Cheyenne Creek will regrade, clean and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas. There is very little existing grasslands, scrub oak or coniferous tree cover along Cheyenne Creek. This area is one of the older developed areas of the City and is shown as fully developed by the Colorado State Forest Wildlife Risk Viewer. Additional plantings have been added to the site to screen the retaining wall, stabilize the creek and enhance existing vegetation and the space for all users. Improvements to Cheyenne Creek are part of an ongoing continuation of improvements that stretch from this site south to Cascade Ave.

7. Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans?

The project is located within the Southwest areas upper Cheyenne Creek Run, and Spring Run Drainage basin. This study was last updated in 1994. There are no changes to the site that will impact the existing drainage basin. Improvements to Cheyenne Creek will be implemented per the approved Creekwalk Residential PDZ (PUDD-22-0038) and separate restoration plan and Army Corps of Engineers approval.

8. Does the project design:

a. Implement a riparian buffer between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?

The proposed retaining wall will stabilize the creek channel and correct the 100-year flood plain. Additional inner and outer streamside plantings are proposed which will reduce erosion, stabilize the inner and outer buffers and reduce sediment entering the creek. Vegetation improvements between the site and Cheyenne Creek will be made to meet the planning requirements. Selected plantings will stabilize channel bank, mitigate erosion, clean pollutants and protect the stream's flood capacity. The approved Creekwalk West Residential Cheyenne Creek Channel Improvement Plans will provide grading and stabilization improvements along the creek. This restoration plan will regrade, clean and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas.

b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay area on the site?

Cumulatively, existing development and proposed improvements result in imperviousness of the site that exceeds the 25% allowed imperviousness within the streamside outer buffer. No impervious surfaces are existing or proposed within the inner buffer. Existing impervious areas within the outer buffer include a garage, located in the floodplain, vehicle canopy, driveway to the garage, a portion of the existing residential structure and a small concrete patio which will be removed. These areas total to 26% imperviousness within the outer buffer. The existing site has limited access to the creek with an unstable slope exceeding 25% between the residential structure and the creek. Proposed streamside improvements include a small parking lot, ADA ramp, small patio overlook of the creek, and connecting stairway from the garden overlook to the creek. Proposed improvements to the site are intended to stabilize and activate the creek. These improvements include removal of the garage from the floodplain, removal of the vehicle canopy from the outer buffer and removal of the small concrete patio. Proposed impervious structures and areas will allow for correction of the floodplain, re-grading of the creek, improved access and placement of a retaining wall to support creek channel stabilization. These improvements total to 26% imperviousness within the outer buffer. Overall proposed improvements support and improve access, activation and stabilization of the creek. Plantings along the creek have been proposed to mitigate erosion, increase water infiltration, clean pollutants and stabilize. All grading and streamside improvements will be shown on a future development plan.

These proposed site improvements support the long-standing small scale commercial uses of the site. Implementation of these improvements will incorporate the stream as an amenity for patrons and activate the stream.

c. Incorporate all stormwater PCMs required by Stormwater Enterprise throughout the developed site and adjacent to the buffer to encourage on site filtration of stormwater and protect water quality?

The existing site is under 1AC with all proposed disturbance under 1AC of disturbance. There are no changes to historic flows projected with this development. Cheyenne Creek runs along the south end of the property and will be constructed as a Planned Infiltration Area (PIA). Improvements to the creek, including grading and channel stabilization will be made per the Creekwalk West Residential Cheyenne Creek Channel Improvement Plans.

d. Incorporate visual buffers of the stream between identified existing and/or proposed projects on opposing sides of the stream?

Outer buffer streamside vegetation will be added to the site to stabilize the channel bank and protect the stream's flood capacity. A proposed retaining wall will correct the 100-year flood plan and stabilize the creek channel. Improvements to both side of the creek channel, including grading and channel stabilization will be made per the Creekwalk West Residential Cheyenne Creek Channel Improvement Plans. Implementation of these plans will create a vegetative buffer between commercial and residential land uses, vegetative buffer for the stream, screening of the retaining wall and enhanced user experience along the Cheyenne Creek Stream Side Trail.

9. Are inner and outer buffer zone landscaping standards met and does the application meet all other requirements of Part 7.4.9 (Landscaping and Green Space)?

Inner and outer buffers are met with vegetative plantings selected to both stabilize and protect the stream's flood capacity. Cheyenne Creek improvements will be made to meet the approved Creekwalk Residential PDZ application (PUDD-22-0038) and Creekwalk West Residential Cheyenne Creek Channel Improvement Plans. These improvements include vegetative improvements along the creek to mitigate pollution, buffer commercial land uses from residential and enhance the user experience along the extended Cheyenne Creek Stream Side Trail. Onsite landscape improvements and active space requirements are met interior to the site. Best practices will be employed to preserve and enhance existing landscaping. All plant selections and locations will be shown as part of a future Development Plan.

A small proposed landscape patio, stairway and connection to the creek will exceed the 5% active open space requirements and provide a connection to the creek for site users.

10. Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual?

Disturbed areas will be revegetated to stabilize and minimize erosion within the inner and outer buffer. Plants specified within this area have been selected to stabilize the channel and protect the stream's flood capacity. All plantings have been selected from Appendix A of the Landscape Policy Manual. Revegetation of the creek channel will correspond to the approved Creekwalk Residential PDZ plan and Creekwalk West Residential Cheyenne Creek Channel Improvement Plans. All plant selections and locations will be shown as part of a future Development Plan.

11. Have stream bank and slope areas been identified, including those over fifteen (15) percent slope, has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized, and does the plan provide for the revegetation and stabilization of any disturbed areas required by this UDC?

The stream bank and slope will be regraded to incorporate a retaining wall and removal of the existing garage from the floodplain. This improvement will stabilize the creek channel and improve accessibility to the creek. All disturbed areas within the site will be planted with stream side buffer plantings which will mitigate erosion, stabilize and protect the stream's flood capacity. Selected plantings will be placed above and below the proposed retaining wall. A separate restoration plan will clean up and restore the natural habitat of the creek which will preserve and add many trees to enhance wildlife features. All proposed plantings have been selected from Appendix A of the Landscape Design Manual. Stream bank improvements are part of ongoing Cheyenne Creek improvements. All plant selections and locations will be shown as part of a future Development Plan.

12. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation includes any action that improves the quality of that drainageway visually, functionally, or recreationally, and that brings the drainageway into a more natural condition.

The existing improvement creek plans improve and stabilize the creek channel and overall site. Streamside vegetative improvements along Cheyenne Creek will create a vegetative buffer between commercial and residential developments, buffer for the stream, stabilize the bank and enhance user experience. Proposed vegetation for this area has been selected on Stream Side buffer criteria and selection from the Landscape Design Manual, Appendix A. All on site improvements will be shown on a future development plan.

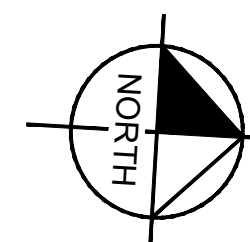
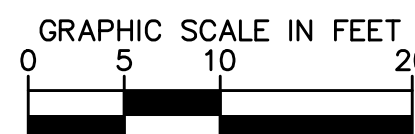
# 35 E. RAMONA AVENUE LAND USE PLAN



29 E. RAMONA AVE.  
6430209082  
R-5  
SCHNAKENBERG, HELGA K.  
BOOK 6296 OAGE 939

ADDRESS: 35 E. RAMONA AVE.  
REC. NO. 224102915  
PARCEL AREA: 14,553 SQ.FT.  
EXISTING ZONE: R-5 SS-O  
CPC-UV 04-00110  
CPC-NV 04-00109  
PROPOSED ZONE: MX-M  
(COMMERCIAL) SS-O

43 E. RAMONA AVE.  
6430209004  
R-5  
SNA EQUITIES, LLC  
REC. NO. 224103238



## LEGEND

PROPERTY LINE

CITY APPROVAL:

LAND USE PLAN  
SHEET 2 OF 3

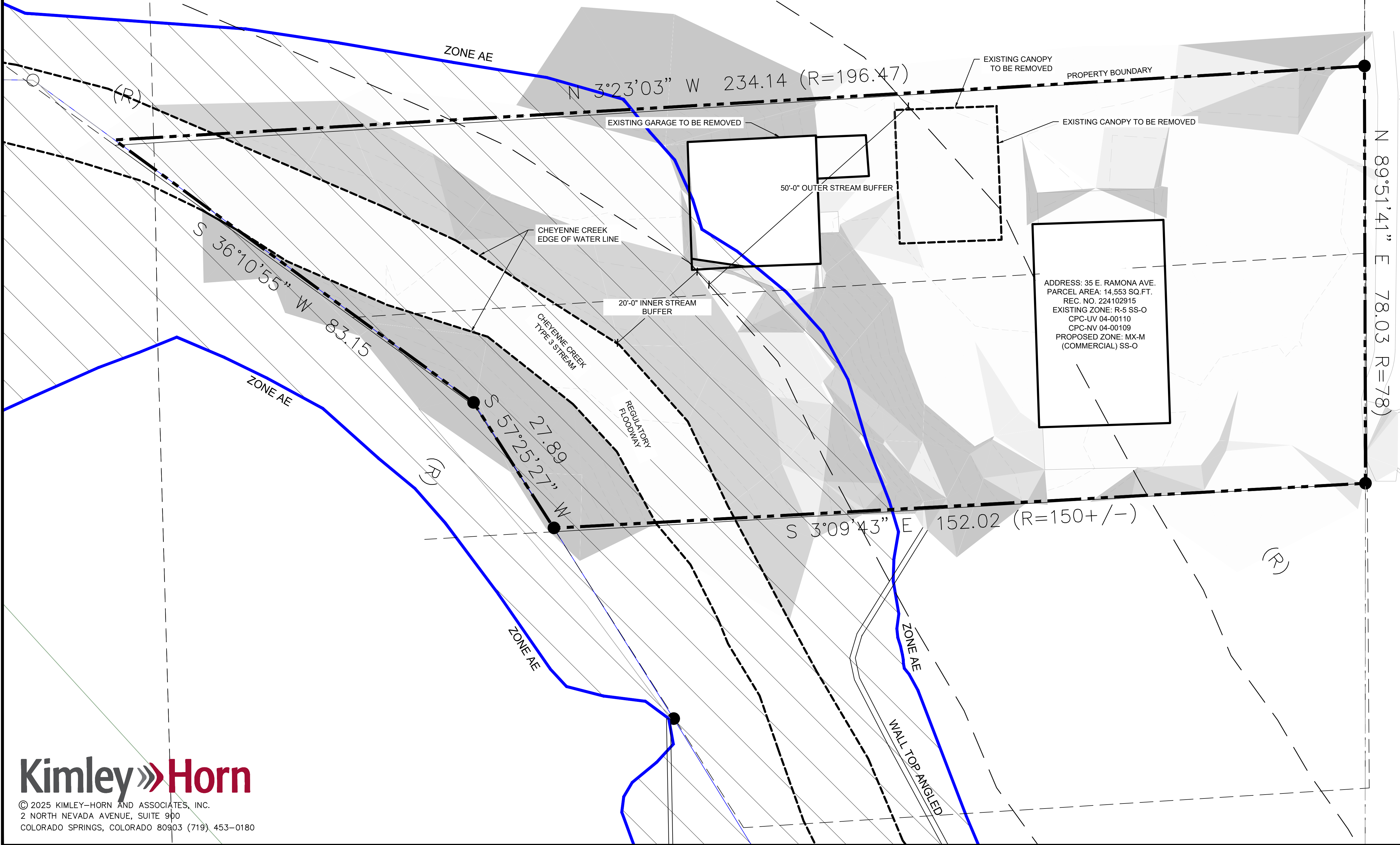
35 RAMONA AVENUE - CITY FILE NO. ZONE-25-0012

**Kimley-Horn**

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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

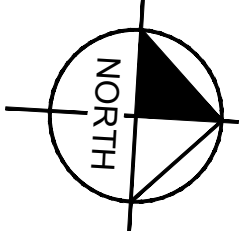
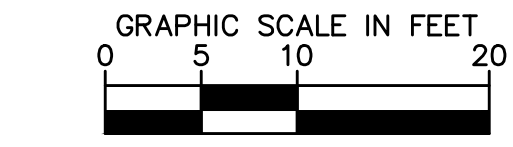
35 E. RAMONA AVENUE  
SLOPE DIAGRAM

| Slopes Table |               |               |       |
|--------------|---------------|---------------|-------|
| Number       | Minimum Slope | Maximum Slope | Color |
| 1            | 0.00%         | 7.90%         |       |
| 2            | 8.00%         | 11.90%        |       |
| 3            | 12.00%        | 14.90%        |       |
| 4            | 15.00%        | 24.99%        |       |
| 5            | 25.00%        | 11741.27%     |       |



ADDRESS: 35 E. RAMONA AVE.  
PARCEL AREA: 14,553 SQ.FT.  
REC. NO. 224102915  
EXISTING ZONE: R-5 SS-O  
CPC-UV 04-00110  
CPC-NV 04-00109  
PROPOSED ZONE: MX-M  
(COMMERCIAL) SS-O

EAST RAMONA AVE.  
RESURFACING  
(PUBLIC ROW Varies -  
PLAT BOOK A, PG. 115)



LEGEND  
- - - - - PROPERTY LINE

CITY APPROVAL:

**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SLOPE ANALYSIS  
SHEET 3 OF 3