



# x.X Silver Key Apartments

CITY PLANNING COMMISSION  
FORMAL MEETING – January 14, 2026





# SILVER KEY APARTMENTS

## QUICK FACTS

### Address:

2126 North Weber Street

### Location:

North Weber Street/East Madison Street  
intersection – southwest corner

### Zoning and Overlays

Current: OR (Office Residential)

Proposed:

### Site Area

1.31 acres

### Proposed Land Use

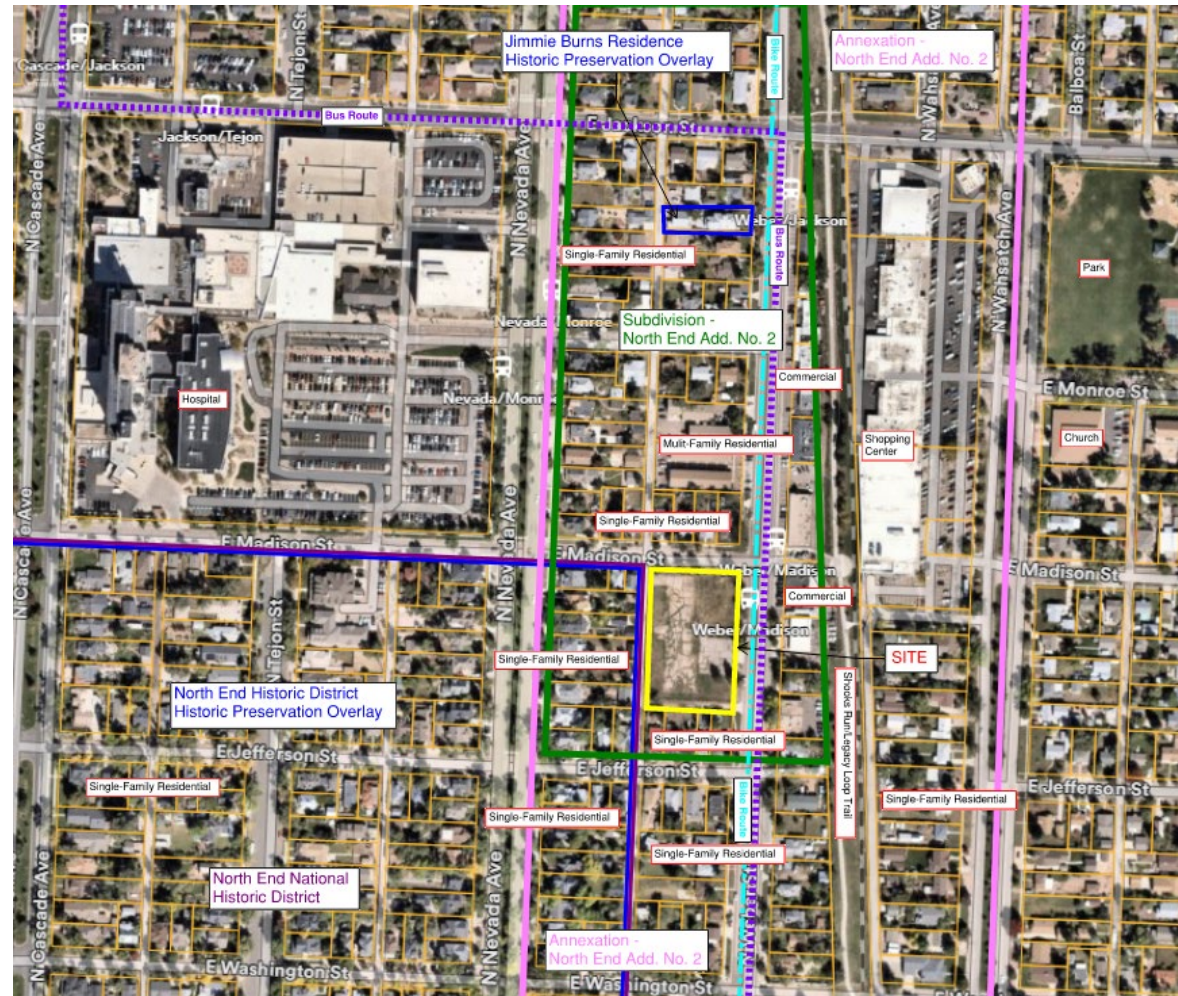
Multi-Family Dwelling

## APPLICATIONS

Conditional Use – Land Use Statement

Development Standards Adjustment

## VICINITY MAP



# SILVER KEY APARTMENTS

## PROJECT SUMMARY

### File #(s):

CUDP-25-0030

DVSA-25-0009

### Project Proposal:

Conditional Use for a Multi-Family Dwelling in the OR zone district

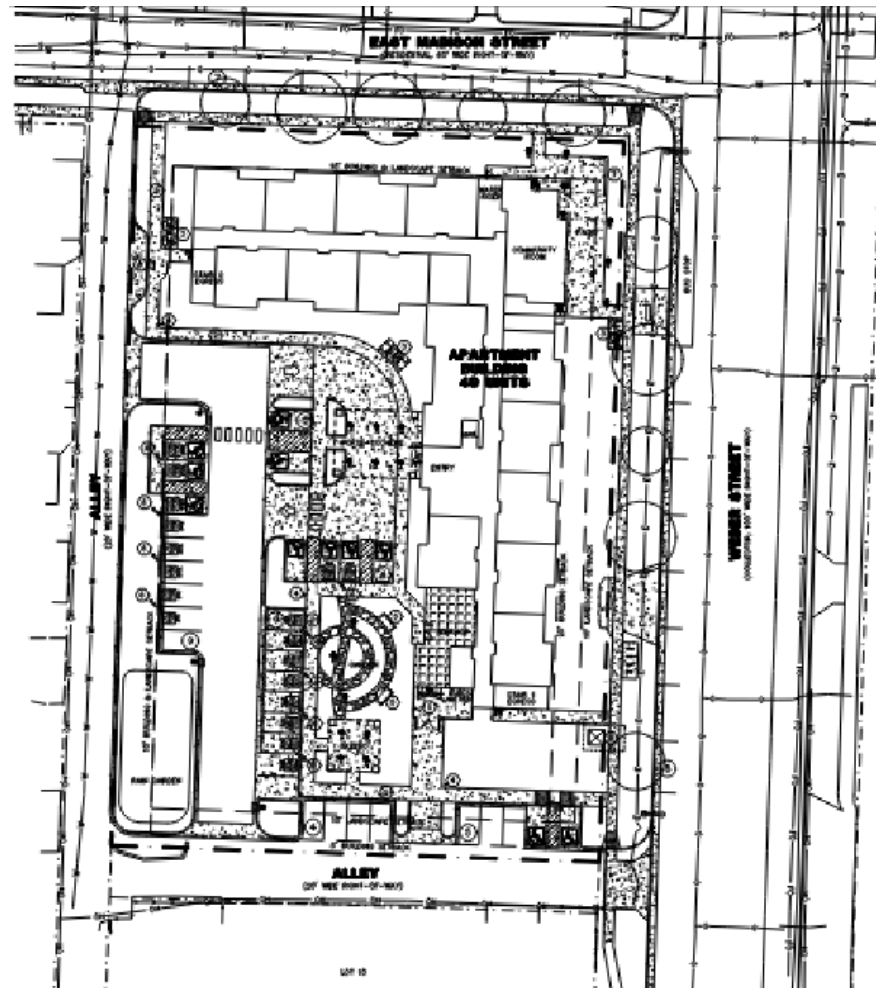
Development Standards Adjustment to allow a multi-family dwelling to have greater than 10 dwelling-units in a single structure

Multi-Family Residential – 49 units (47, 1-bdrm, 2, 2-bdrm)

Affordable Housing – Senior population, 0-60% AMI

A Development Plan is still required

## SITE PLAN





## ARCHITECTURE AND BUILDING SIZE COMPARISON

- PRELIMINARY DESIGN TO EMPHASIZE VARIETY OF MATERIALS, MASSING, & FACADE ARTICULATION



# TIMELINE OF REVIEW

Initial Submittal Date

October 7, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

December 22, 2025

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	3 times – Initial application, neighborhood meeting and planning commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	285 Postcards for each public notice
Number of Comments Received	15 emailed comments

## PUBLIC ENGAGEMENT

- Neighborhood Meeting held Thursday, December 11, 2025. The meeting was done as a public open house type with a variety of stations illustrating the project and allowing discuss and conversation. The meeting was well-attended (~50) over a period of 90 minutes.
- Applications have received broad opposition and support.
- Support - Need for affordable housing, positive addition and in character with the neighborhood, good urban infill, the vacant lot is a nuisance.
- Opposition – Too many units, building is too large, parking and traffic issues.

# AGENCY REVIEW

## **Traffic Engineering**

Agreed with the comments provided by Engineering. In addition, the use of Madison Street for on-street parking would be formally evaluated at the time of Development Plan.

## **SWENT**

Recommended approval of the proposed Conditional Use. The application includes a statement that the future multi-family development will adhere to the City of Colorado Springs Drainage Criteria Manual.

## **Engineering Development Review**

Concluded the lot was suitable for multi-family dwelling use. All adjacent curbs, gutters, driveway aprons in poor condition or non-standard will be removed and replaced. Also, due to the potential of increased traffic on the alley, paving and upgrading the alley may be required. To be addressed with Development Plan.

## **Colorado Springs Utilities**

No review comment for the conditional use. They did however provide an informational comment that any future development plan application would be required to provide a Preliminary Utility Plan.

## **Planning – Park, Schools, Impact Fees**

An informational comment was made for this Conditional Use application to make the Applicant aware that the Park Land Dedication Ordinance, School Land Dedication Ordinance, and Community Development Impact Fees Ordinance are applicable at the time any Development Plan is submitted for the lot.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

The project complies with PlanCOS.

- Reflects the neighborhood identify where it is located.
- Redevelopment of a vacant lot.
- Targeted infill.
- Reinvestment that supports the historic identity and values of the North End and Weber-Wahsatch Historic Districts.
- Housing for all and diversity of housing.
- Locating housing in established neighborhoods with connections to transportation, activity centers and majestic landscapes.

**Majestic Landscapes**

- Parks & Open Space
- Complete Creeks
- Primary Trail Network
- Legacy Loop & Ring the Springs

**Thriving Economy**

**Renowned Culture**

**Activity Centers**

- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub

**Strong Connections**

- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

**Vibrant Neighborhoods**

- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.



# APPLICATION REVIEW CRITERIA

## 7.5.601 Conditional Use

### Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

### Statement of Compliance

#### **CUDP-25-0030 Silver Key Apartments**

The conditional use application for Silver Key Apartments meets the criteria for approval with conditions.

# APPLICATION REVIEW CRITERIA

## 7.5.525 Development Standards Adjustment

### Criteria for Approval

- a) The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
- b) When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
- c) The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
- d) The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by the UDC or State Law.

### Statement of Compliance

#### **DVSA-25-0009 Silver Key Apartments**

The development standards adjustment application for Silver Key Apartments meets the criteria for approval with conditions.



# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

\_CUDP-25-0030 – Silver Key Apartments

### Motion to Approve

Approve the Conditional Use to allow a Multi-Family Dwelling use in the OR (Office Residential) zone district located at 2126 North Weber Street, based upon the findings that the request complies with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601.C.2. with the following condition:

1. The site and building design of the Development Plan shall be compatible with the Site Plan Concept and Building Elevation Concept as provided with the application. This includes, at minimum, building orientation to both Weber Street and Madison Street, architectural articulation, use of more than three (3) exterior building materials, and 80 percent of the off-street parking spaces located behind the building.

### Motion to Deny

Deny the Conditional Use to allow a Multi-Family Dwelling use in the OR (Office Residential) zone district located at 2126 North Weber Street, based upon the findings that the request does not comply with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601.C.2.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

DVSA-25-0009 – Silver Key Apartments

### Motion to Approve

Approve the Development Standards Adjustment to City Code Section 7.3.301.A to allow a 50-unit, Multi-Family Dwelling when the use is limited to no more than ten (10) units in a single structure, and the compensating benefit being affordable housing, located at 2126 North Weber Street, based upon the findings that the request complies with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E. with the following conditions:

1. A Deed Restriction or Land Use Restriction Agreement is provided prior to or with any future building permit for the proposed multi-family structure.
2. The site and building design of the Development Plan shall be compatible with the Site Plan Concept and Building Elevation Concept as provided with the application. This includes, at minimum, building orientation to both Weber Street and Madison Street, architectural articulation, use of more than three (3) exterior building materials, and 80 percent of the off-street parking spaces located behind the building.

### Motion to Deny

Deny the Development Standards Adjustment to City Code Section 7.3.301.A to allow a 50-unit, Multi-Family Dwelling when the use is limited to no more than ten (10) units in a single structure, and the compensating benefit being affordable housing, located at 2126 North Weber Street, based upon the findings that the request does not comply with the criteria for a Development Standards Adjustment as set forth in City Code Section 7.5.525.E.



