



x.X Silver Key Apartments

CITY PLANNING COMMISSION

FORMAL MEETING – January 14, 2026



SILVER KEY APARTMENTS



QUICK FACTS

Address:

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

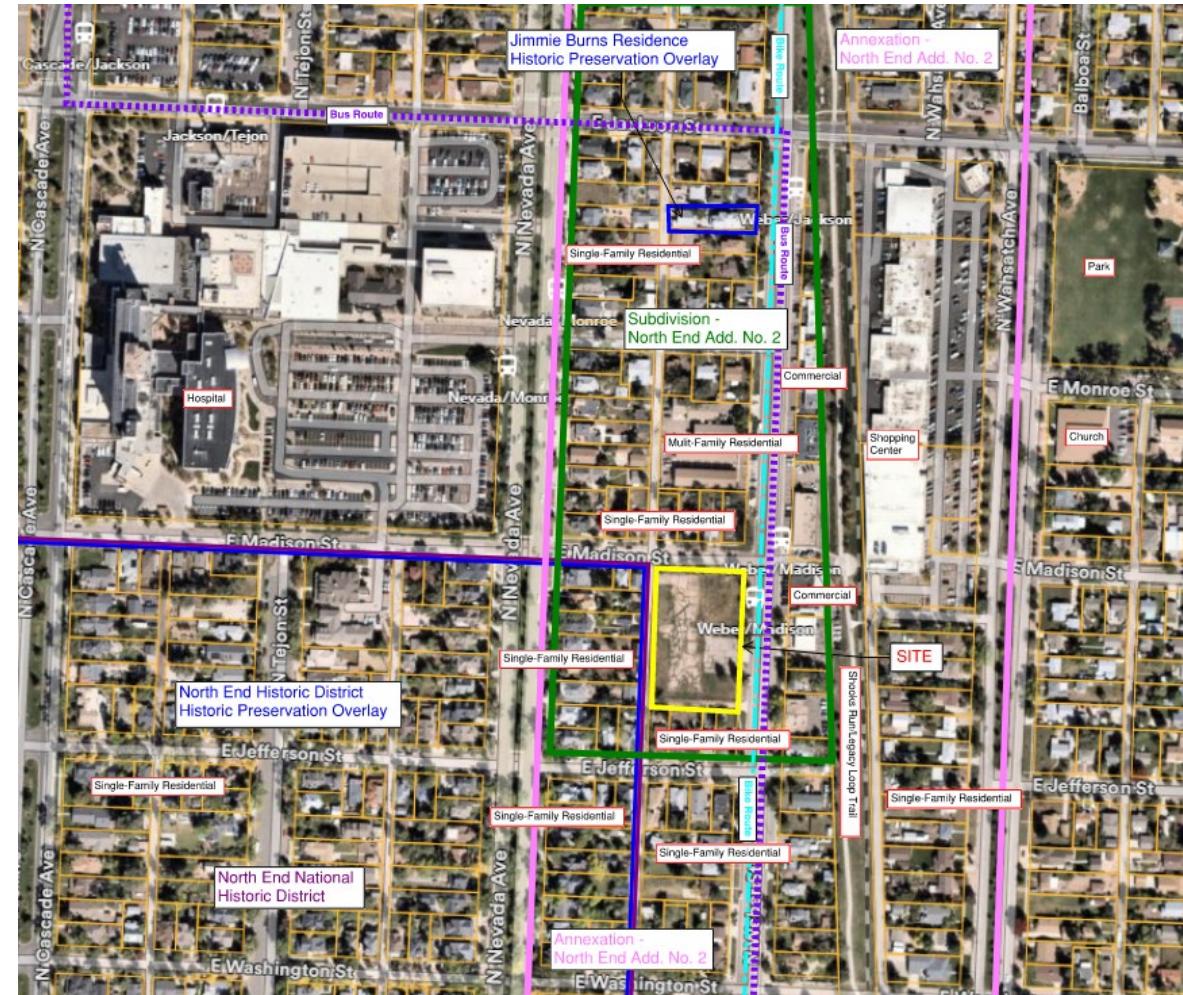
Multi-Family Dwelling

APPLICATIONS

Conditional Use – Land Use Statement

Development Standards Adjustment

VICINITY MAP



SILVER KEY APARTMENTS



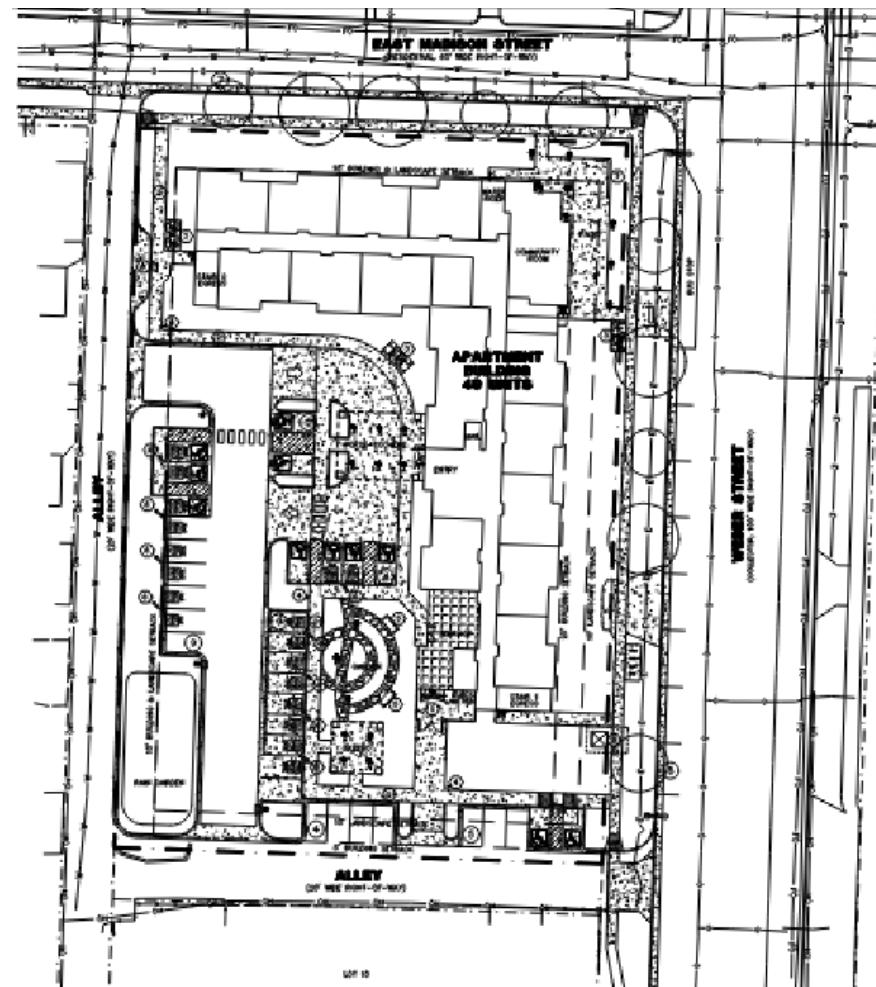
PROJECT SUMMARY

File #(s):

CUDP-25-0030

DVSA-25-0009

SITE PLAN



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

SILVER KEY APARTMENTS



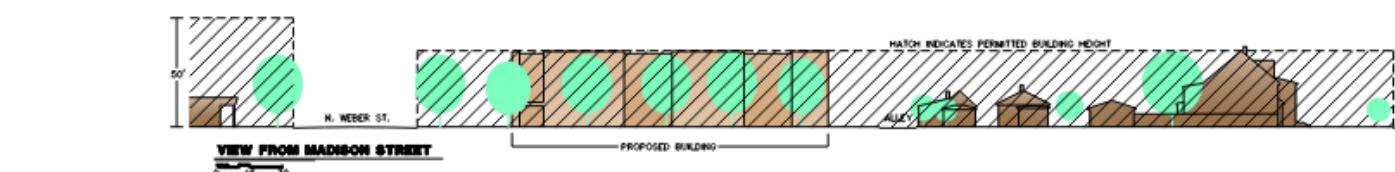
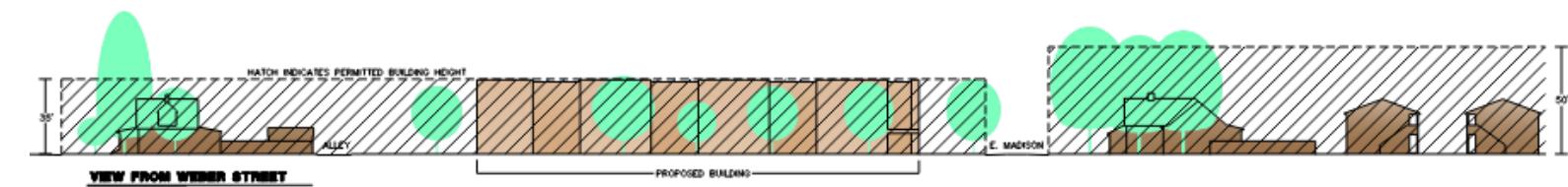
ADDITIONAL INFO

- Redevelopment of a vacant site
- Eliminates a neighborhood nuisance
- New infill development and reinvestment into a historical residential neighborhood
- Area is made up of mixed zoning and uses
- Strong urban design
- Architectural articulation to reduces bulk, create visual interest and respond to the building variety of the neighborhood.
- As presented can meet applicable zoning and development standards.

ARCHITECTURE AND BUILDING SIZE COMPARISON

CONCEPTUAL ELEVATIONS ONLY

PRELIMINARY DESIGN TO EMPHASIZE VARIETY OF MATERIALS, MASSING, & FAÇADE 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

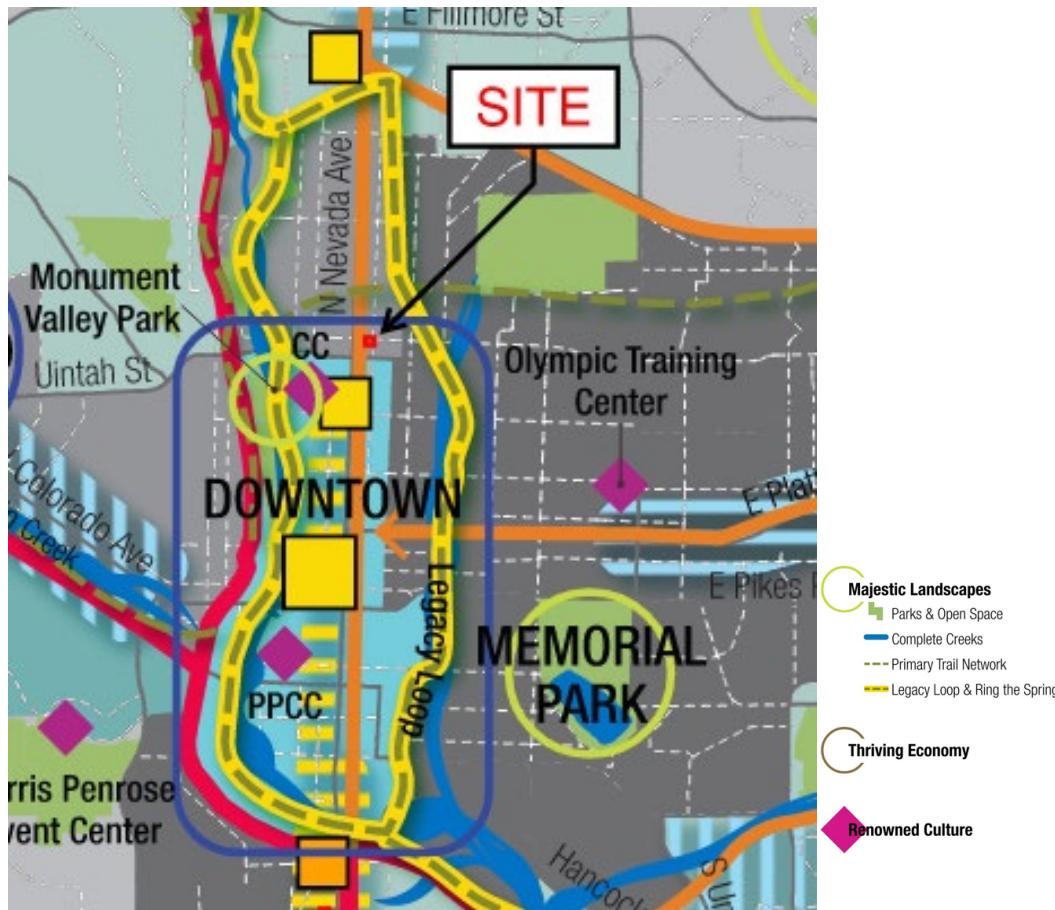
No review comment for the conditional use. They did however provide an informational comment that any future development plan application would be required to provide a Preliminary Utility Plan.

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 identity 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.



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

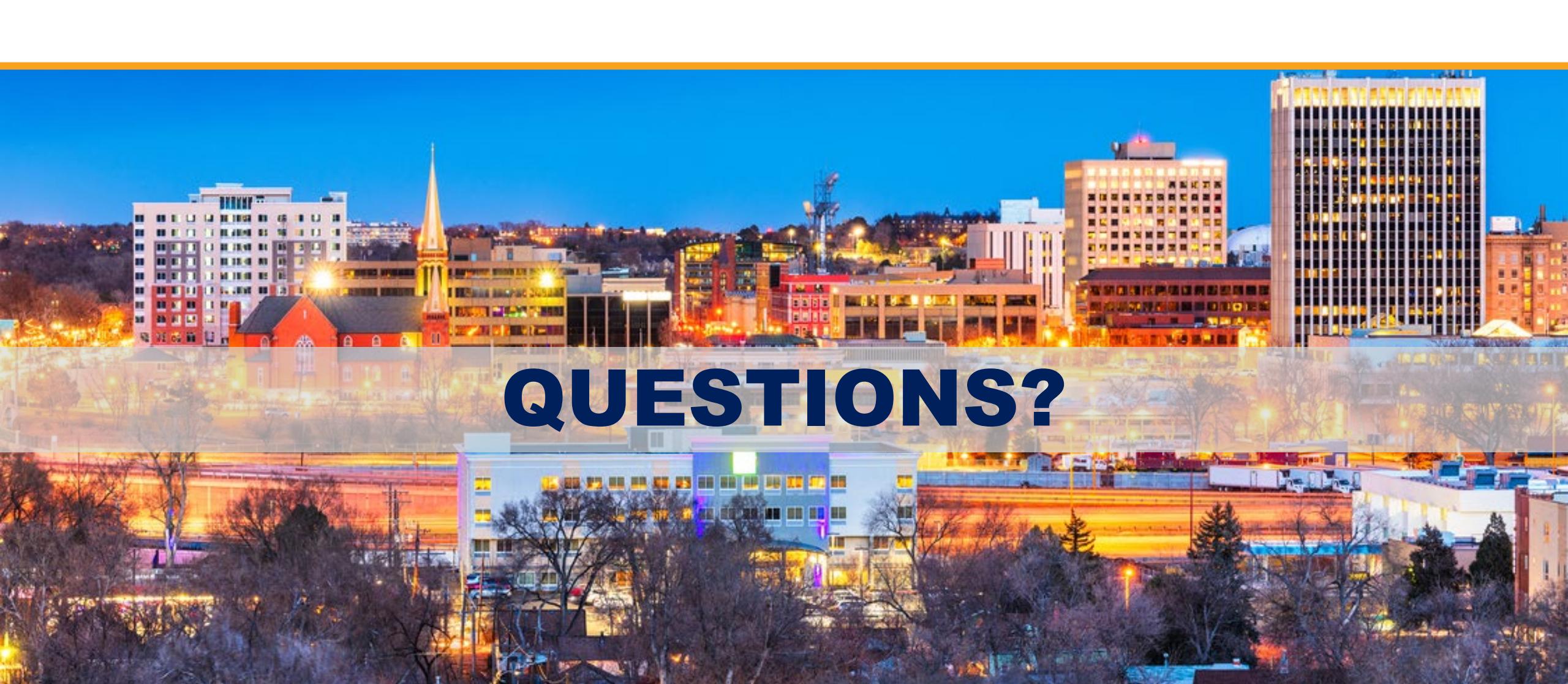
Motion to Approve

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.



QUESTIONS?

