

2126 N WEBER STREET CONDITIONAL USE

LAND USE STATEMENT

DECEMBER 2025

N.E.S. Inc., on behalf of Silver Key Senior Services, requests approval of a Conditional Use to allow multi-family residential in the OR (Office Residential) zone. This project is located at 2126 N Weber Street.

LOCATION AND ZONING

The proposed project is located at 2126 N Weber Street on the southwest corner of E Madison St and N Weber St. The site is 1.31 acres in size and is currently vacant. The site is adjacent to single and two-family residential to the north, west, and south and a variety of commercial uses to the east. The site is currently zoned OR and is adjacent to R-5 (Multi-family) to the north, R-2 (Two-family) to the northwest, west, and south, and MX-M (Mixed-use Medium Scale) to the east.

Legal Description: LOTS 11, 12, 13, 14, 15, 16 BLK 513 NORTH END ADD 2 COLO SPGS



SITE HISTORY

In 2017, a Development Plan was approved for a 44-unit multi-family and office building including 61 total bedrooms (27, 1-BR; 17 2-BR), a 1,500-sf office space, and a parking demand of 73 spaces at 2126 N Weber Street (AR DP 16-00474). Two variances were approved in conjunction with the Development Plan to allow a reduced front setback and parking requirement. A Waiver of Replat was also approved for this site to consolidate the historic lot configuration into one, developable parcel. The Development Plan and associated variances expired in April of 2023 because the site was never developed. The waiver of replat remains valid and the site can still be developed without a full subdivision plat.

PROJECT DESCRIPTION

This project proposes a Conditional Use to allow multi-family residential in the OR zone and a Development Standards Adjustment to allow 49 units in a single building where 10 is the maximum in the OR zone. The project will renew the expired Development Plan described above (AR DP 16-00474) with site changes to meet UDC requirements. The proposed project includes 49 units in a single-structure and 51 total bedrooms (47 1-BR; 2 2-BR). The proposed project will substantially conform to the previously approved Development Plan in overall layout, unit count, and design but will be brought up to current standards.

The proposed Multi-Family Residential community will be owned and operated by Silver Key Senior Services and is intended to serve seniors whose income is between 0 – 60% of the Area Median Income (AMI). The affordability of this project will be secured by a Land Use Restriction Agreement (LURA). Silver Key Senior Services has a demonstrated track record of delivering high-quality, impactful programs and housing that enhance the well-being of seniors throughout the region.

FUTURE UTILITY REQUIREMENTS

With future applications public utility easements will be dedicated to Colorado Springs Utilities.

FUTURE ENGINEERING REQUIREMENTS

All adjacent curb, gutter, sidewalk, driveway aprons, and pedestrian ramps that are in poor condition or nonstandard must be removed and replaced as part of the construction process. Due to increased traffic on the alley, paving and improving the alley may be required. This will be determined when the development plan is submitted. Upon development plan submittal, a Geological Hazard Not Applicable Form must be submitted.

PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.601.B)

If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

a) Proposed land uses, housing densities (as applicable), and development intensity;

The proposed Conditional Use request is to allow for multi-family residential 49 units on a 1.22-acre lot (40 du/acre). The 49 units are proposed to be consolidated into a single-structure so a Development Standards Adjustment to address City Code section 7.3.301.A is submitted in conjunction with this Conditional Use Request. The multi-family use will house seniors whose household income is 0-60% of the Area Median Income (AMI) which will be guaranteed by Land Use Restriction Agreement. On-site green space and parking will be provided.

As described above, this site was approved for a slightly more intense multi-family development in 2017 which would have included 44 units and an office suite. During the review of the previous project, off-site impacts were evaluated and found to be compatible with the surrounding area. The makeup of the surrounding area has not substantially changed since this approval and with the reduction in intensity and need to comply with current development standards, the proposed project remains compatible with the surrounding area.

b) Compatibility with adjacent development patterns; and

A conceptual site plan, building massing exhibit, and colored elevations is provided with this application to illustrate the compatibility of the proposed development and the surrounding neighborhood.

This infill project is compatible with development patterns in the area. The surrounding area is comprised of a variety of commercial, office, and residential development of various intensities. The proposed building will include a mix of unit types however it will be mostly 1-bedroom units which will allow the bulk of the building to remain minimal. The site is also near multi-modal transit options including a bus stop, bike routes, and a regional trail.

The OR zone district has a maximum height of 35' which is consistent with the R-2 zone district to the northwest, west, and south and is less than the 50' allowed in the R-5 zone district to the north and the MX-M zone district to the east.

As illustrated on the site plan and elevations, The proposed building will include a variety of façade materials and prioritize street level glazing to provide visual interest from Madison Street and Weber Street. Articulation of the building is designed with recesses at 20'-30' intervals to mimic the typical width of the older homes in the area and to help break up the massing of the building from the street. A patio will be incorporated on the corner of Madison and Weber Street which will create a pedestrian level gathering space which will help integrate future residents with the existing community. The single-building also hides parking from the street and concentrates it in the rear

which is consistent with the surrounding development pattern and the design standards of the neighboring Old North End Historic District. Finally, the building is positioned to maximize separation from existing homes, reducing shadows and other potential impacts to the greatest extent feasible. Parking and a rain garden for water quality is proposed along the west side of the development which will increase the buffer between the existing homes across the alley and the entrance to the building.

Street trees will be maintained along both N Weber Street and Madison Street. Many of the multi-family and commercial buildings along N Weber Street utilize 90-degree, on-street parking directly in front of the buildings which do not allow for street trees to along N Weber Street. The street trees will also contribute to reducing the visual impact of the proposed building and will maintain the uniform streetscape on the west side of N Weber Street.

Finally, the UDC requires buffers between differing uses and landscape setbacks along roadways. Development of this site will require buffering techniques such as opaque fencing and landscaping on the south and west sides and additional landscaping on the north and east sides.

c) Impact to adjacent developments including but not limited to light, noise, and traffic.

The off-site impacts anticipated by this multi-family residential project are minimal. Traffic generated by the use is minimal due to the modest number of units and the senior population occupancy. The proposed project will situate the proposed building on the east side of the site, away from existing residences and accommodate open-space and parking on the west side of the site to increase the buffer between the multi-family building and the existing homes. Lighting will be designed to meet city standard which prohibits light spill across shared property lines and mandates that all fixtures be downward facing with full cutoff. Landscape buffers are required along shared property lines that will also contribute to minimizing the impact of the proposed development and future activity on site. The parcel currently has two access points onto N Weber St but only one will be retained.

CONCEPTUAL SITE PLAN ONLY

SETBACKS ARE SHOWN ACCORDING TO
TABLE 7.2.3-A 'SETBACKS FOOTNOTE #2'

PARKING CALCULATIONS:

PARKING REQUIRED:

1 X 47, 1-BEDROOM UNITS	47
1.5 X 2, 2-BEDROOM UNITS	3
TOTAL (BEFORE REDUCTIONS)	50
25% REDUCTION FOR AFFORDABLE SENIOR (7.4.1005, C)	-12.5
10% REDUCTION FOR TRANSIT PROXIMITY (7.4.1005, F)	-5
5% REDUCTION FOR BIKE/TRAIL PROXIMITY (7.4.1005, H)	-2.5
TOTAL REQUIRED	30
NUMBER OF ACCESSIBLE SPACES REQUIRED (PER 7.4.1006)	2

PARKING PROVIDED:

STANDARD SPACES (9'Wx18'D)	15
COMPACT SPACES (8'Wx16'D)	7
STANDARD ON-STREET SPACES (22'Wx9'D)	15
STANDARD ACCESSIBLE SPACES (8'Wx18'D W/5' AISLE)	9
VAN-ACCESSIBLE SPACES (8'Wx18'D W/8' AISLE)	2
TOTAL PROVIDED	48
NUMBER OF ACCESSIBLE SPACES PROVIDED	11

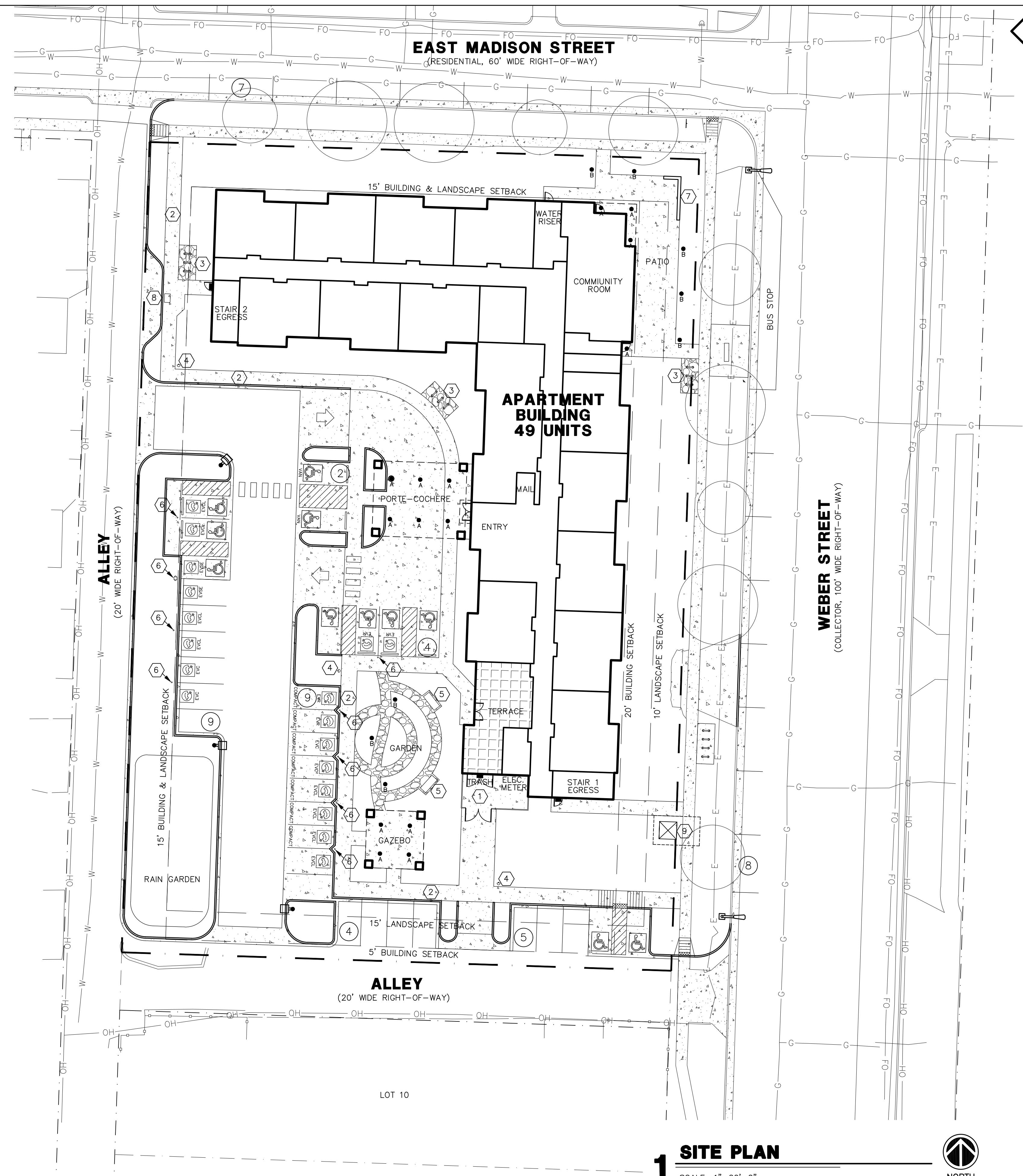
EV READY PROVIDED:

EVSE INSTALLED SPACES (1.5 REQUIRED)	2
EV READY SPACES (4.5 REQUIRED)	4
EV CAPABLE SPACES (3 REQUIRED)	4
EV CAPABLE LIGHT SPACES (9 REQUIRED)	8

*EVSE & EV CAPABLE SPACES EXCEEDING MIN. REQUIRED MAY BE USED TO MEET EV READY & EV CAPABLE LIGHT REQUIREMENTS

BICYCLE PARKING:

1 SPACE PER EVERY 3 UNITS REQUIRED (REDUCTION PER 7.4.1007, 4)	
49 UNITS/3	17
NEW ONSITE BICYCLE SPACES PROVIDED	18
EXISTING OFFSITE BICYCLE SPACES PROVIDED	8



NOT FOR CONSTRUCTION

WAY ARCHITECTS, P.C.
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(719) 473-8400

DATE: 12-08-25
JOB NO: 2502
DRAWN BY: DF/AS
CHECKED BY: DF

SILVER KEY
AT WEBER

2126 NORTH WEBER STREET,
COLORADO SPRINGS, COLORADO 80907

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SITE PLAN
SP1 OF XX

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