



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Meeting Minutes - Draft City Planning Commission

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Wednesday, January 14, 2026

9:00 AM

2880 International Cir., 2nd Floor, Hearing Room

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### 1. Call to Order and Roll Call

**Present:** 8 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Vice Chair Case

**Absent:** 1 - Commissioner Willoughby

### 2. Changes to Agenda/Postponements

### 3. Communications

**Kenneth Casey - City Planning Commission Chair**

**Kevin Walker - Planning Director**

Kevin Walker, Planning Director, said the Mesa Road appeal was withdrawn by the applicant and will not be part of the agenda.

Mr. Walker said Ryan Case was appointed the day before as a voting member of the Planning Commission and congratulated him.

Mr. Walker said the three items related to Palmer High School were scheduled this month to come before City Council, however they have been rescheduled to March.

Mr. Walker said the Airport Road R5 item they heard in November has been withdrawn by City Council as new information has been provided, and it will be coming back before Planning Commission.

Mr. Walker said staff are also working on the Annual Report to be presented during City Planning Work Session in February.

### 4. Approval of Minutes

**4.A.** [CPC 2723](#) Minutes for the December 10, 2025, City Planning Commission meeting.

Presenter:

Kenneth Casey, City Planning Commission Chair

**Attachments:** [CPC Minutes12.10.25 Draft](#)

**Motion by Commissioner Slattery, seconded by Commissioner Robbins, to approve the Minutes for the December 10, 2025, City Planning Commission meeting.**

**The motion passed by a vote of 8-0-0-1.**

**Aye:** 8 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Case

**Absent:** 1 - Commissioner Willoughby

## **5. Consent Calendar**

**Motion by Vice Chair Hensler, seconded by Commissioner Clements, to approve the Consent Calendar.**

**The motion passed by a vote of 8-0-0-1.**

**Aye:** 8 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Case

**Absent:** 1 - Commissioner Willoughby

### **Ridge at Waterview North Rezone**

- 5.A.** [ZONE-25-0031](#) An Ordinance to amend the zoning map of the City of Colorado Springs pertaining to approximately 21.19 acres located northeast of Bradley Road and Powers Boulevard from R-5/AP-O (Multi-Family, High with Airport Overlay) to R-FLEX M/AP-O (R-Flex, Medium Scale with Airport Overlay). (Quasi-Judicial - First reading and setting the public hearing for February 24, 2026 in accord with City Code Section 7.5.407. Hearings for the ordinance and any related applications shall be conducted concurrent with the second reading.)

Related Files: ZONE-25-0031

Located in Council District 4

Presenter:

Drew Foxx, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [ORD Ridge at Waterview North Zone Change](#)  
[Staff Report Ridge at Waterview North Zone Change](#)  
[Exhibit A Legal Description](#)  
[Exhibit B Rezone Map](#)  
[Figure 1 Project Statement](#)  
[Figure 2 Annexation Ordinance No. 23-50](#)  
[Figure 3 Villages at Waterview North Master Plan](#)  
[Figure 4 Zoning Ordinance No. 23-54](#)  
[Figure 5 Villages at Waterview North Concept Plan](#)  
[Figure 6 Land Use Statement](#)  
[Figure 7 Pre-Approved Development Plan](#)  
[Ridge at Waterview Zone Change](#)  
[PDF Staff Presentation Ridge at Waterview Zone Change](#)

### **Polaris Pointe South Filing No. 4 (Ford Amphitheater)**

- 5.B. [PDZD-25-00](#) Polaris Pointe South Filing No 4 (Ford Amphitheater) Development Plan  
[30](#) Major Modification to remove 58 unconstructed parking spaces from the approved parking plan of the Ford Amphitheater consisting of 18.11 acres zoned PDZ/HR-O/AF-O (Planned Development Zone District with Highrise and United States Air Force Academy Overlays) located at 13045 Spectrum Sun View.  
(Quasi-Judicial)

Located in Council District 2

Presenter:

Austin Cooper, Senior Planner, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report](#)  
[Attachment 1 - Project Statement](#)  
[Attachment 2 - Parking and Access Plan](#)  
[Attachment 3 - Development Plan Major Modification](#)  
[7.5.516 MODIFICATION OF APPROVED APPLICATIONS](#)  
[Presentation](#)

### **Nine Extracts Conditional Use Request**

- 5.C. [CUDP-25-00](#) A Conditional Use to allow for indoor Retail Marijuana Products  
[29](#) Manufacturing where indoor Medical Marijuana Products Manufacturing exists in the MX-L (Mixed-Use Large Scale) zone district consisting of 1.12 acres located at 2430 Platte Place.

Located in Council District 4

Presenter:

Matthew Ambuul, Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report](#)

[Attachment 1 - Ordinance 25-10](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Land Use Statement](#)

[Presentation](#)

## **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

### **Silver Key Apartments**

[CUDP-25-00](#) A Conditional Use to allow a Multi-Family Dwelling use in the OR  
[30](#) (Office Residential) zone district located at 2126 North Weber Street.  
(Quasi-Judicial)

Located in Council District 5

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Staff Report](#)[Attachment 1-Zoning Map](#)[Attachment 2-OR Ordinance](#)[Attachment 3-2017 Development Plan](#)[Attachment 4-Waiver of Replat](#)[Attachment 5 Context Map](#)[Attachment 6-Public Comment V1](#)[Attachment 7-Public Comment V2](#)[Attachment 8-Public Comment Applicant Response](#)[Attachment 9-CU Project Statement](#)[Attachment 10-CU Land Use Statment](#)[Attachment 11-Site Plan Concept](#)[Attachment 12-DVSA Project Statement](#)[Attachment 13-Building Elevation Concept](#)[Attachment 14-Massing Exhibit](#)[Attachment 15-Madison Street](#)[Attachment 16-North End Land Use Plan](#)[7.5.601 CONDITIONAL USE](#)[Staff Presentation](#)

William Gray, Senior Planner, presented the conditional use and a development standard adjustment for the property located at 2126 N Weber Street with a current zoning for Office-Residential since the 1980's. The request is to allow multi-family dwelling use and to allow more than 10 units in a single structure. Mr. Gray described the surrounding zones as R5 to the north, to the west and southwest predominantly R2, and across Weber Street is a mixed-use medium scale. The size of the site is 1.3 acres. He said this property is adjacent to the North End Historic District and the North End Historic Preservation Overlay. Mr. Gray said the surrounding uses include multifamily, commercial, shopping center and Penrose Hospital.

Mr. Gray said the proposal includes 49 units, of which 47 are one-bedroom units, and it will be affordable housing for seniors earning up to 60% of the area median income. He said this project will have to come back for development plan approval, but they are proposing the building fronts Weber Street, having access from the alleys to the west and south of the property. Parking will be located in the back of the building. Mr. Gray said this is currently vacant property that will bring development and reinvestment into a historically residential neighborhood in a mixed-zone

area with urban character. The building moves in and out horizontally to create visual interest and to respond to the variety that exists in the neighborhood. Standard notice was made and a neighborhood meeting was held in December, and several comments were received in support and in opposition. Some aspects mentioned as positive are the need of affordable housing, a positive addition to the neighborhood, good urban infill, positive chance to the North End and access to transportation and healthcare. As part of the concerns are the size of the building, the number of units, parking and traffic issues, and not meeting the character of the neighborhood. Agency review was conducted and several comments were provided and will have to be addressed at the time of development. The application complies with PlanCOS and meets the review criteria for conditional use and for development standard adjustments.

### **Applicant's Presentation**

Ann Odom, representing Silver Key, the applicant, introduced the team working on the project and said they are requesting a conditional use to allow multifamily residential in the R zone district to deliver affordable housing for senior 62 and older, whose household income is 30 to 60% of the area median income, secured through a 40 year land use restriction agreement. She said they are also requesting a development standard adjustment to allow 49 units instead of 10 in a single structure.

Jason DeaBueno, President and CEO, Silver Key Senior Services, said the organization and himself have been part of the Pikes Peak region for 57 years. He said Silver Key has grown alongside the community and serves as the designated Meals on Wheels provider; it also operates the largest transportation program for older adults and offers strong behavioral health support to individuals facing isolation and loneliness. Mr. DeaBueno said the organization's core mission is to help people live independently for as long as possible and remain in the homes and communities they choose. He said a major challenge in the region is the lack of affordable housing for older adults, a problem seen nationally and locally.

Mr. DeaBueno said Silver Key addressed this issue by initiating its first housing project in the 1980s on Hancock, which later influenced the creation of a senior center to promote active and healthy living. He said more recently, the organization partnered with others to develop a second

project on Murray and Fountain, a 50-unit affordable housing development that aims to provide long-term homes and integrate community values. Mr. DeaBueno said there are over 400 individuals on the waiting list. He said Silver Key's is committed to supporting the aging journey through its services and partnerships. He said they have 16 locations across Colorado Springs and the Pikes Peak region, that strive to bring value to every community it serves.

Ms. Odom said the development site is a 1.2-acre infill parcel located at the southwest corner of East Madison Street and North Weber Street, near the Bon Shopping Center and Penrose Saint Francis Hospital. She said the area is a walkable, mixed-use neighborhood north of downtown, characterized by urban features; and the property is zoned for office and residential use, surrounded by a mix of zoning types, including multifamily and two-family residential areas, as well as mixed-use zones. Ms. Odom said the site is outside the historic preservation overlay.

Ms. Odom said the site was zoned in 1980 and later used as offices and fleet storage for the Division of Wildlife until around 2005. She said by 2007, the property was up for sale, and the garages were boarded up, and then the building was demolished in 2011. She said since then the site has remained vacant, generating numerous complaints related to homelessness, camping, and trash. Ms. Odom said in 2017, a development plan was approved under the previous Chapter 7 code, allowing 44 multifamily units with 61 bedrooms and a small office space. She said that design included variances for parking and front setbacks and proposed a three-story building at 35 feet in height, with garages along the alley that increased the overall footprint, and it was intended for market-rate housing.

Ms. Odom said the current proposal underwent multiple postings and received a mix of supportive and opposing comments, with concerns focused on traffic, parking, alley use, site layout, architectural compatibility, density, and proximity to other affordable housing; while supportive comments emphasized Silver Key's strong reputation, the urgent need for senior housing, and the suitability of the location. She said a neighborhood meeting held on December 11th drew about 40 attendees, who appreciated learning more about Silver Key and felt most concerns were addressed. Ms. Odom said a smaller meeting with representatives from the Old North End Neighborhood Association followed on December 16th,

where discussions centered on architectural details, honoring Silver Key's founder Mickey Crocker with a dedicated garden, and a proposed Good Faith Neighborhood Engagement Framework, however, the association ultimately chose not to execute it.

Ms. Odom said the project will include 49 units and 51 bedrooms, slightly increasing unit count but reducing bedrooms compared to the previous plan. She said parking will include 48 spaces, with 15 on street, which Silver Key believes is sufficient given low demand in similar communities. She said the building will be just under 16,000 square feet, which is about 30% of the lot, and incorporate more open space than previously required. Ms. Odom said the design prioritizes distance from existing residences, maintains street presence on Weber and Madison, and screens parking from view using alley access to minimize traffic and pedestrian conflicts. She said the proposed building will be three stories and 34.5 feet tall, within zoning limits and consistent with adjacent areas. She said Silver Key is committed to high-quality architecture, including at least three façade materials, wall recesses for articulation, and street-level glazing to activate pedestrian spaces, as well as a patio area at the Weber and Madison corner. She said residents will benefit from Silver Key's comprehensive senior services, including transportation, meals, recreation, and community programs.

Ms. Odom said the conditional use review requires the project to comply with civic standards, demonstrate compatibility with the surrounding neighborhood, and confirm that existing infrastructure can support the development. She said North Weber Street, classified as a collector roadway, is appropriate for higher intensity uses. She said the proposed development benefits future residents by providing proximity to essential services such as shopping, medical offices, and transit, ensuring long-term mobility and independence for seniors.

Ms. Odom said the Development Standards Adjustment request seeks approval for more than ten units in a single building where the compensating benefit offered is guaranteed affordability for all units through a 40-year Land Use Restriction Agreement (LURA), aligning with city goals outlined in PlanCOS and addressing the significant shortfall in affordable senior housing identified in the 2025 Housing Needs Assessment. She said the design meets or exceeds code intent by consolidating services and communal spaces in one building, optimizing



accessibility for seniors, and minimizing neighborhood impact.

Ms. Odom said other uses permitted in the OR zone, such as offices, group living, or religious institutions, are not restricted by building size; therefore, a similar footprint could be developed on this parcel through an administrative plan, making larger structures consistent with the zone's intent. She said the proposed design does not maximize the allowable lot coverage and was carefully planned to consolidate Silver Key's services and communal spaces within a single building. Ms. Odom said a single building design ensures efficient access to elevators, which are essential for an older population, and allows Silver Key to deliver services more effectively.

### **Public Comments**

Dutch Schulz, President, Old North End Board, said, during his tenure, they have faced many challenges, but none as complex as this project. He said he strongly supports Silver Key and the overall concept, as the organization has had a long-standing relationship with the neighborhood and Mickey Crocker, who lived in the Old North End and will be honored with a dedicated garden. He said the project is an excellent fit for the area, offering housing close to essential services such as the hospital, transit, and shopping, all within walking or biking distance. Mr. Schulz said routing all traffic through the alleys is a fatal flaw in the proposed plan, because they are narrow, unpaved roads adjacent to residential homes. He said the Old North End has a history of proposing solutions to certain projects' issues, and he stressed that this concern is specific to the proposed traffic pattern and its potential impact on the neighborhood.

Rob Harrison, member of the Old North End Board, said he is in support of the concept of the Silver Key facility but the alley access, density, architectural design and the lack of detailed development plans are concerns raised by residents living adjacent to the proposed site. He said design details typically come later, but that uncertainty about the final plan creates apprehension among neighbors. He said the alley between Jefferson and Madison is extremely narrow, about 12 feet, and unimproved, making it inadequate for two-way traffic, delivery vehicles, shuttle services, and especially emergency vehicles such as fire trucks or ambulances. He said their suggestion is to flip the site plan to allow access

from Weber Street, a much wider roadway. He said parking along Jefferson and Madison often reduces them to single-lane streets. He said the density is five times higher than the neighborhood norm, and the architectural design, which features a three-story flat-roof structure, is incompatible with the surrounding historic homes.

Mike Anderson, member of the Old North End Board, said they recommend four specific conditions to address concerns raised by Mr. Harrison and other residents. He said the project's density should be limited to the R5 standard of 25 units per acre and restrict the building height to two stories. He said this adjustment would allow for pitched roofs and a design more compatible with the historic neighborhood, rather than the current three-story flat-roof structure, which is monolithic and out of scale. Mr. Anderson said Weber Street should be required as the primary entrance and main roadway access, effectively flipping the conceptual site plan. He said pitched roofs and exterior architectural features that complement the surrounding neighborhood should be implemented to respect the area's character. He said the development plan should be presented to the Planning Commission for a public hearing and approval rather than being handled administratively.

Dr. Robin Johnson, 33-year resident of the Old North End and an emergency department physician with public health experience, said she supports the Silver Key project. She said the neighborhood is an ideal place to introduce architectural diversity while maintaining historic character, noting that the community has always embraced change alongside preservation. She said, from a professional perspective, it is important to provide housing for seniors in a location that offers walkable access to parks, churches, grocery stores, and public transit, making it an ideal setting for this type of development. Dr. Johnson said Silver Key has a long-standing reputation and integrity and has been an exceptional partner in senior care for decades. She said Silver Key not only provides wraparound services that honor and support older adults but also enhances the communities where it operates by creating beautiful, sustainable environments. Dr. Johnson said their commitment to volunteer engagement and community integration further strengthens their impact.

Sam Jaraiedi, resident of the area representing six families living nearby, said they strongly support the Silver Key project. He said that while there are some concerns, the need for senior housing far outweighs them. He

said addressing the documented housing gap is urgent, noting that more than 400 people are on the waiting list for this development. Mr. Jaraiedi said the location is ideal for seniors, offering proximity to Safeway, parks, bus stops, and downtown access, which promotes self-sufficiency and walkability. He said there is potential for community engagement, and he hopes his own child could volunteer at the facility and build connections with residents. He said the economic benefits of the project include increased diversity and support for local businesses. Mr. Jaraiedi said he understands the concerns about alley access and suggested that the building design could better complement neighborhood character, like the John Zay Guest House near Penrose Hospital, however, the benefits of providing safe, affordable housing for seniors with a trusted operator like Silver Key far outweigh any drawbacks.

Jill Gaebler, Executive Director, Pikes Peak Housing Network, and Patty Jewett resident, said she is in support of the Silver Key project that will take place in land that has been vacant and blighted for so long, making this development a welcome improvement. She said this project will provide much-needed senior housing adjacent to grocery stores and other amenities, while also introducing affordable housing options into a neighborhood where the average home price is approximately \$700,000. She said demographic trends show that seniors over 65 and younger adults aged 25-34 are the fastest-growing populations in Colorado Springs, underscoring the importance of prioritizing housing for these groups. Ms. Gaebler said many seniors remain in large homes that are financially stable but increasingly unsafe and isolating as they age, while affordable housing near their current neighborhoods offers safer living conditions and opportunities for social connection. She said reducing the number of units would jeopardize the financial viability of the project, given the high cost of building affordable housing, often \$400,000 to \$500,000 per unit, and the limited timeline and funding sources available, potentially killing a project that is urgently needed. Ms. Gaebler said enabling seniors to downsize frees up larger homes for younger families, increasing housing supply and helping stabilize prices. She said diverse housing options are essential for a healthy housing continuum.

Lauren Moore, Old North End resident, said she is in support of the project, but has concerns about the current proposal. She said she values affordable senior housing and appreciates Silver Key's mission but emphasized that the Old North End is a historic neighborhood with strict

building guidelines that have preserved its character for generations. She said the proposed three-story, 49-unit building would be significantly taller and denser than surrounding structures, most of which are two stories or less. Ms. Moore said using the existing alley as the main entrance could pose safety hazards, noise, congestion, and strain on aging infrastructure. She said nearby residents already experience water and sewage pressure issues and questioned whether the current system could handle additional demand. She said there are other construction impacts such as noise, light pollution, and parking strain. Ms. Moore said adjustments should be implemented to improve compatibility with the neighborhood, like reducing the building to 33 units, limiting it to two stories, incorporating architecture that complements the historic character, and relocating primary access to Weber Street.

Steve Schroeder, Old North End resident, said previous comments have already addressed his concerns regarding alley access, the number of units versus the parking spaces provided and the architectural component of the building. He said the building design should reflect the style of nearby facilities, such as the hospital-related structure on Madison, which blends well with the neighborhood. He said a flat-roofed, three-story building would be visually inconsistent with the Old North End and create an architectural disadvantage for the community. Mr. Schroeder said the narrow alley cannot accommodate delivery trucks, trash collection vehicles, or emergency services without difficulty, because of the existing congestion issues on Madison Street, where parked cars often reduce traffic to a single lane, and predicted that the proposed development would exacerbate parking shortages, especially during events at nearby businesses.

#### **Applicant's Rebuttal**

Ms. Odom said, while community members are not entirely opposed to the project, they have requested significant changes, including reducing density to R5 standards (25 units per acre), limiting the building to two stories, and requiring Weber Street as the primary entrance. She said these requests effectively create a new zoning standard, which does not align with city code. She said alley access is consistent with traffic standards, as alleys are intended for vehicular use, and under the development plan review, the alley would be improved to meet emergency

service requirements, including paving and widening to 20 feet. Ms. Odom said trip generation for senior housing will be low, with many trips consolidated through shuttle services and public transit access. She said, regarding architectural compatibility, the site is outside the historic preservation overlay, and surrounding areas include non-historic uses. She said the pitched roofs that were suggested only apply within the historic district. She said if the final plan does not align with commitments and illustrative materials provided, it should return for commission approval as suggested by public comment; otherwise, administrative approval would be appropriate to maintain competitiveness in the funding process. Ms. Odom said the proposed density does not exceed what is allowed in the OR zone, as the zone does not limit overall density, only the number of units per building, and consolidating units into one building provides operational efficiencies and better project benefits than dispersing them across multiple structures.

Danielle Vachon Bell, Development Director, MGL Partners, said reducing units from 49 to 33 would likely render the project infeasible, as funding commitments from the state, city, and county are tied to unit count, and economies of scale are critical given high development costs and low operating income from affordable rents. A significant reduction would compromise financing and the ability to provide essential resident services, making the project unsustainable.

### **Commissioners' Questions and Comments**

Commissioner Cecil asked for clarification on the design and architecture given that the site is adjacent to the Old North End and, according to the standards of the National Park Service for infill development, they should be compatible with the area. Doug Fullen, Way Architects, said the building design incorporates architectural elements intended to reflect the rhythm of the surrounding historic neighborhood. He said the facade is broken into bays approximately 20 to 30 feet wide, with setbacks that create rhythm and visual variation like existing homes in the area. Mr. Fullen said he understands the community's preference for pitched roofs but explained that achieving the required unit count for project feasibility would necessitate a two-story building. He said this makes it challenging to balance architectural preferences with the financial and operational requirements of development.

Commissioner Cecil asked where the balance between compatibility is and mimicking the surroundings. Mr. Fuller said they are articulating the façade and introducing additional materials for variety, so it does not have the appearance of a massive building. He said they included tall overhangs, particularly at the northeast corner where the patio area will be, so it creates an interaction with the community.

Commissioner Cecil said incorporating higher scale materials would make the structure look more as a transition. Mr. DeaBueno said Silver Key has limited resources to bring this effort forward, and they have been actively exploring non-traditional funding sources to strengthen the viability of the project, because, as a nonprofit, Silver Key has unique opportunities to access resources from entities interested in preserving historical aspects of communities and supporting innovative housing solutions. He said these efforts do not guarantee additional space or design flexibility, but they could provide supplemental resources to enhance the project beyond basic housing needs. Mr. DeaBueno said securing such funding is challenging and involves uncertainties, as grant applications and alternative financing options are competitive; however, Silver Key is committed to pursuing these opportunities to create a project that balances feasibility with community expectations.

Mr. Gray said if a new building were to come in the Historic District it would have to comply with all their criteria.

Commissioner Slattery thanked the members of the public for their comments. Commissioner Slattery said they have two aspects to evaluate, the conditional use for multifamily, which is very much needed and supported; and allowing 49 units instead of 10. Commissioner Slattery said this has looked like a spot zone since the 1980's and acknowledged the trade-offs between maintaining neighborhood compatibility and ensuring project feasibility. Commissioner Slattery said reducing the building to 10 units or two stories would make the project financially unviable due to construction costs and economies of scale. Commissioner Slattery said the proposed 49-unit, three-story design fits within the 35-foot height limit and aligns with zoning allowances, serving as a transition between commercial and residential uses. Commissioner Slattery said requiring pitched roofs would increase costs and potentially trigger height variances, making the project less feasible. Commissioner Slattery said she

supported the development standards adjustment for a single building exceeding 10 units, with this building having design features like articulated facades that complement neighborhood rhythm. Commissioner Slattery said she will be in support of the project.

Commissioner Slattery asked for clarification about the alley as access and what the requirements would be for approval. Todd Frisbie, City Traffic Engineering, said a traffic impact study was not required for this project because the number of units falls below the threshold. He said staff reviewed the application and addressed access concerns by requiring the alley behind the site, both to the west and south, to be paved to accommodate additional traffic. Mr. Frisbie said senior housing typically generates less than half the trips of standard multifamily developments and given the low-trip generation and planned alley improvements, the anticipated traffic impact can be managed effectively.

Commissioner Slattery asked if there are dimensional standards for alleys. Mr. Frisbie said they have asked for construction drawings for on and off-site improvements, and they have to meet their criteria for alley width and for traffic control devices. He said the alleys should be upgraded to their standards and manual.

Vice Chair Hensler asked if the requirement is to pave the alley, would that be what is adjacent to the property or the entire alley. Mr. Frisbie said it would have to be the whole width, from property to property, and length of the alley from Madison to Jefferson Streets.

Commissioner Cecil asked if the alley is only 12 feet, as mentioned by a member of the public, how the additional eight feet would be granted. Ms. Odom said there is already 20 feet right of way along the alley on the west side and additional dedication is not required, only physical improvements. She said existing fences and outbuildings along the alley are old, and if necessary, the project has sufficient space to accommodate encroachment for the required width. Ms. Odom said, regarding the southern alley, the Alta survey confirms it as public right-of-way, and the design assumes public access.

Commissioner Cecil said she has usually seen buildings having a collector street as an entrance, not an alley, and asked what the reason behind it

was. Mr. Frisbie said the decision is based on the use for senior housing, which generates significantly lower traffic compared to traditional multifamily developments. He said daily trip generation for this project falls well within acceptable thresholds for alley access. He said if the development were a standard multifamily project, staff would have recommended additional access from Weber Street to reduce alley impacts.

Vice Chair Hensler said the multifamily to the north has some head-in street parking off of Weber and asked if that was a special condition. Mr. Frisbie said that is not something that would be allowed today, that is a legacy project built like that.

Chair Casey said that probably overall traffic generation would be lower for senior housing, but emergency service calls might increase and asked if this factor was considered. Mr. Frisbie said the traffic analysis focused strictly on vehicle trip generation and transportation impacts, not emergency service access, that falls under the fire department's purview. Based on his experience, he noted that emergency services typically adapt and access the site as needed, potentially using pedestrian access on Weber Street for direct entry rather than using the alley.

Commissioner Cecil said in the conceptual site plans nose-in parking is shown and asked if they were doing that. The development team said no.

Chair Casey asked if the developer is responsible for the relocation of the utility's poles shown in the pictures submitted by Mr. Harrison. Ms. Odom said the team has not seen the pictures; however, the team thinks they refer to the ones that served the old building and will not be needed anymore.

Vice Chair Hensler asked what the thought on the site layout was, having the entrance through the alleys. Ms. Odom said the building was intentionally placed closer to the street to mimic the historic development pattern, where primary vehicular access typically occurs via alleys rather than streets. She said this layout enhances the neighborhood by maintaining street presence and architectural interest, rather than exposing a large parking lot to public view. She said design leverages right-of-way widths to maximize distance from existing homes. Ms. Odom said Madison Street is narrow and has stop-controlled intersections, which will likely deter traffic. She said most vehicles will use the southern alley and Weber Street.



She said the project will generate low traffic overall, with many trips consolidated through Silver Key's shuttle service, reducing individual vehicle trips and improving safety.

Ms. Vachon Bell said the average age of residents at Silver Key's South Murray apartments is 67, meaning most are retired and travel during off-peak times. She said the pedestrian-focused design of the proposed site, which includes a direct walkway from the community area to a nearby bus stop, encourages transit use and indoor waiting during extreme weather. She said, in addition to public transit, Silver Key offers shuttle services to reduce individual trips. Ms. Vachon Bell said the project's goal is to support aging in place, allowing residents to remain in the community as they grow older and eventually stop driving, which further reduces vehicle demand and prioritizes walkability and access to nearby amenities. Mr. DeaBueno said Silver Key has a long-term commitment to the community, citing the Hancock property where original residents have aged in place and now live into their 80s and 90s. He said Silver Key continues to provide shuttle services and support at that location, demonstrating a similar 40-year commitment. Mr. DeaBueno said Silver Key offers services like nutrition and transportation, that help reduce strain on the healthcare system by keeping seniors healthy and independent. He said at the Hancock property, the average resident age is now 79, illustrating the organization's success in supporting aging in place.

Commissioner Robbins said he was also thinking it would be a good idea to flip the building to address alley concerns. Commissioner Robbins said, while flipping the building could expose parking to public view, incorporating garden space and landscaping could mitigate this issue and improve traffic flow for vehicles and pedestrians, especially near the hospital. Commissioner Robbins said adding an apron on Weber Street would also enhance emergency access. Commissioner Robbins said he used to deliver Meals on Wheels for vulnerable residents. Commissioner Robbins said this is a much-needed project but there should be collaboration to implement changes for the planned 49 units, acknowledging that some parking exposure may be unavoidable.

Commissioner Case asked if an Alta survey had been conducted for the alleyway to identify affected property owners to be sure that the 20-foot right-of-way does not pose property conflicts, in case utility poles, garages, or other structures might need to be moved. Ms. Odom said they have not

field-verified the alleys, but if some encroachments are needed, they certainly have the room to accommodate them.

Commissioner Case commended the development team for their efforts, the improvements to come, and finding the right site.

Chair Casey asked if Fire Department has reviewed the application since they are not listed in the staff report and if they provided any comments. Mr. Gray said they did review it and did not have any comments on the conditional use, but they will on the development plan.

Chair Casey asked if there were any limitations to the units for other permitted uses. Mr. Gray said the limitation only applies to multifamily, any other type of project would not have the restriction.

Chair Casey asked if there are any timeline or funding constraints associated with the project. Ms. Vachon Bell said the project's primary financing will come from low-income housing tax credits provided by the Colorado Housing and Finance Authority, covering approximately 70% of the required equity. She said the application cycle for a project of this size occurs annually, with the current deadline on February 2, 2026, zoning approval is required to apply, and awards will be announced by May 2026. She said if approved, the team must secure permits, finalize financing, and begin construction by June 2027. Ms. Vachon Bell said the construction timeline is estimated at 14 months, with the goal of moving low-income seniors into the facility by August 2028.

Chair Casey asked if bringing the development plan for approval before the Commission would significantly delay their project. Ms. Vachon Bell said it is more of a risk than a timing issue, since the application to the Colorado Housing and Finance Authority is very competitive, where one in three projects will be awarded. She said showing them that it is an administrative review, it provides strength to the process. Ms. Vachon Bell said they will present the exact conceptual plan shown today to CHFA, and no material changes can be made after submission or award of tax credits, meaning the number of units will remain at 49, AMI levels will stay the same or lower, and parking spaces cannot be reduced. Ms. Odom said the application included detailed materials, such as the site plan and elevations, exceeding typical requirements. She said if the final development plan deviates significantly from what was submitted, staff

could refer it back to the Planning Commission; otherwise, compliance would result in a standard review.

Commissioner Cecil said she supports the applications given that they meet the criteria, and she does not see anything that could cause future issues with capacity. Commissioner Cecil cited specific sections of the UDC that the project clearly complies with.

Chair Casey said he is also in favor of both applications and concurs with Commissioner Cecil's comments. Chair Casey said this is a needed project, very well located close to hospitals and transportation. Chair Casey said the traffic issues can be addressed with the development plan, where there would be another public process that members of the public can participate in.

Vice Chair Hensler said she concurs with everything that has been said and this is a great project.

**Motion by Commissioner Slattery, seconded by Vice Chair Hensler, to 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, 80 percent of the off-street parking spaces located behind the building, and paving the alley between Madison Street and Jefferson Street.**

**The motion passed by a vote of 8-0-0-1.**

**Aye:** 8 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Case

**Absent:** 1 - Commissioner Willoughby

- 8.B.** [DVSA-25-00](#) [09](#) A Development Standards Adjustment to City Unified Development Code Section 7.3.301.A to allow a 49-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.  
(Quasi-Judicial)

Located in Council District 5

Presenter:

William Gray, Senior Planner, City Planning Department

Kevin Walker, Planning Director, City Planning Department

**Attachments:** [7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

**Motion by Commissioner Slattery, seconded by Vice Chair Hensler, to approve the Development Standards Adjustment to City Code Section 7.3.301.A to allow a 49-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, 80 percent of the off-street parking spaces located behind the building, and paving the alley between Madison Street and Jefferson Street.**

**The motion passed by a vote of 8-0-0-1.**

**Aye:** 8 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano and Case

**Absent:** 1 - Commissioner Willoughby

### **Southeast Strong Neighborhood Plan**

- 8.C.** [NPLN-25-0001](#) The Southeast Strong Neighborhood Plan, the first neighborhood planning project proposed under the PlanCOS key initiative for a Neighborhood Planning Program.  
NPLN 25-0001.  
(Legislative)

Presenter:

Page Saulsbury, Planner II, City Planning Department  
Kevin Walker, Planning Director, City Planning Department

**Attachments:** [Attachment 1 - Southeast Strong Neighborhood Plan 1 14 2026](#)  
[CPC Staff Report Southeast Strong Neighborhood Plan 1 14 2026](#)  
[Southeast Strong Neighborhood Plan CPC Presentation 1 14 2026](#)

Commissioner Willoughby joined the meeting.

Page Saulsbury, Planner II, presented the plan and the community strategy that promotes infrastructure, transit and walkability, safety, economic development and job growth, and redevelopment. The Community Strategy highlights cultural assets, community hubs and community partnerships, and food and healthcare access. The plan includes different neighborhoods located at the southeast of Colorado Springs. Ms. Saulsbury said there has been about five years of work to bring this plan forward and will come before City Council approximately in March 2026 to get adopted. She said Planning's purpose is to provide an advisory guide for efficient use of public and community-based resources, help smart growth principles, support livability in alignment with PlanCOS and the City's Strategic Plan. Ms. Saulsbury said there has been significant private and City investment, and a big economic impact of Peak Innovation Park; and several agencies and departments have contributed to provide the investments information for the Plan. She said the next steps will be progress and measures report, and they will have a similar indicator to PlanCOS. The Plan meets the review criteria and aligns with PlanCOS.

### **Public Comments**

Heather McBroom, Executive Director, The Thrive Network, said Southeast Colorado Springs needs a resident-led city plan to address unique challenges often missed by top-down approaches, such as aging infrastructure, unsafe streets, and limited access to jobs and services. She said meaningful community input ensures smarter investments, prevents displacement, and builds trust. Ms. McBroom said the Southeast Strong Community Plan embodies this vision by prioritizing economic mobility, workforce readiness, small business growth, and neighborhood-based investments, creating conditions for long-term, sustainable impact.

Joyce Salazar, Executive Director of Resilient, Inspired, Strong, Engaged (RISE) Southeast, said her organization's mission is to enhance Southeast

Colorado Springs through resident-led change, envisioning a vibrant, connected community with opportunities for all. She said she is excited about the Southeast Strong Plan, noting it reflects over a decade of grassroots work and collaboration with city departments, public health, foundations, and developers. Ms. Salazar said the plan is significant because it unites past efforts with future goals, demonstrating the city's commitment to valuing residents and addressing local challenges through collective action.

### **Commissioners' Questions and Comments**

Commissioner Cecil thanked staff, especially Ms. Saulsbury and the community, for the hours that have been invested in this plan. Commissioner Cecil said she did her Christmas shopping in the southeast to get to know the area better.

Commissioner Cecil asked about the five-year refresh plan. Ms. Saulsbury said they would be doing updates approximately every five years to establish goals that have been accomplished and developments that have happened during that time, such as commercial and traffic changes to the southeast, and the addition of affordable housing.

Chair Casey asked if these updates would align with PlanCOS and AnnexCOS. Ms. Saulsbury said yes.

Vice Chair Hensler said the amount of work put into the plan is tremendous, setting a very high bar for future plans. Vice Chair Hensler said it is a beautiful plan to look through, it is colorful, vibrant and informative, reflective of the southeast; and specially, it is actionable.

Commissioner Case commended the team for the effort and said he looks forward to all the success stories.

Commissioner Slattery said she echoes other Commissioners' comments of this being a great work, having voices together that elevate in an authentic and tangible way.

Commissioner Robbins said he agrees with the previous comments, and he finds this plan amazing to read.

Chair Casey said he concurs with all Commissioners about the plan being very well done, very comprehensive and a great product for all stakeholders.

**Motion by Commissioner Slattery, seconded by Vice Chair Hensler, to recommend approval to City Council the Southeast Strong Neighborhood Plan prepared by the City and at the direction of PlanCOS. The motion passed unanimously.**

**Aye:** 9 - Vice Chair Hensler, Commissioner Cecil, Commissioner Slattery, Commissioner Robbins, Chair Casey, Commissioner Clements, Commissioner Gigiano, Commissioner Willoughby and Case

## **9. Presentations**

## **10. Adjourn**