



# Odyssey at North Weber Urban Renewal District

CITY PLANNING COMMISSION

FORMAL MEETING – December 10, 2025



# Odyssey at North Weber Urban Renewal District

## QUICK FACTS

### Address:

302 Cragmor Road & 3981 N Weber Street

### Zoning and Overlays

Current: MX-M & MX-M/cr (Mixed-Use Medium Scale & Mixed-Use Medium Scale with conditions of record)

### Site Area

4.4 acres + ROW

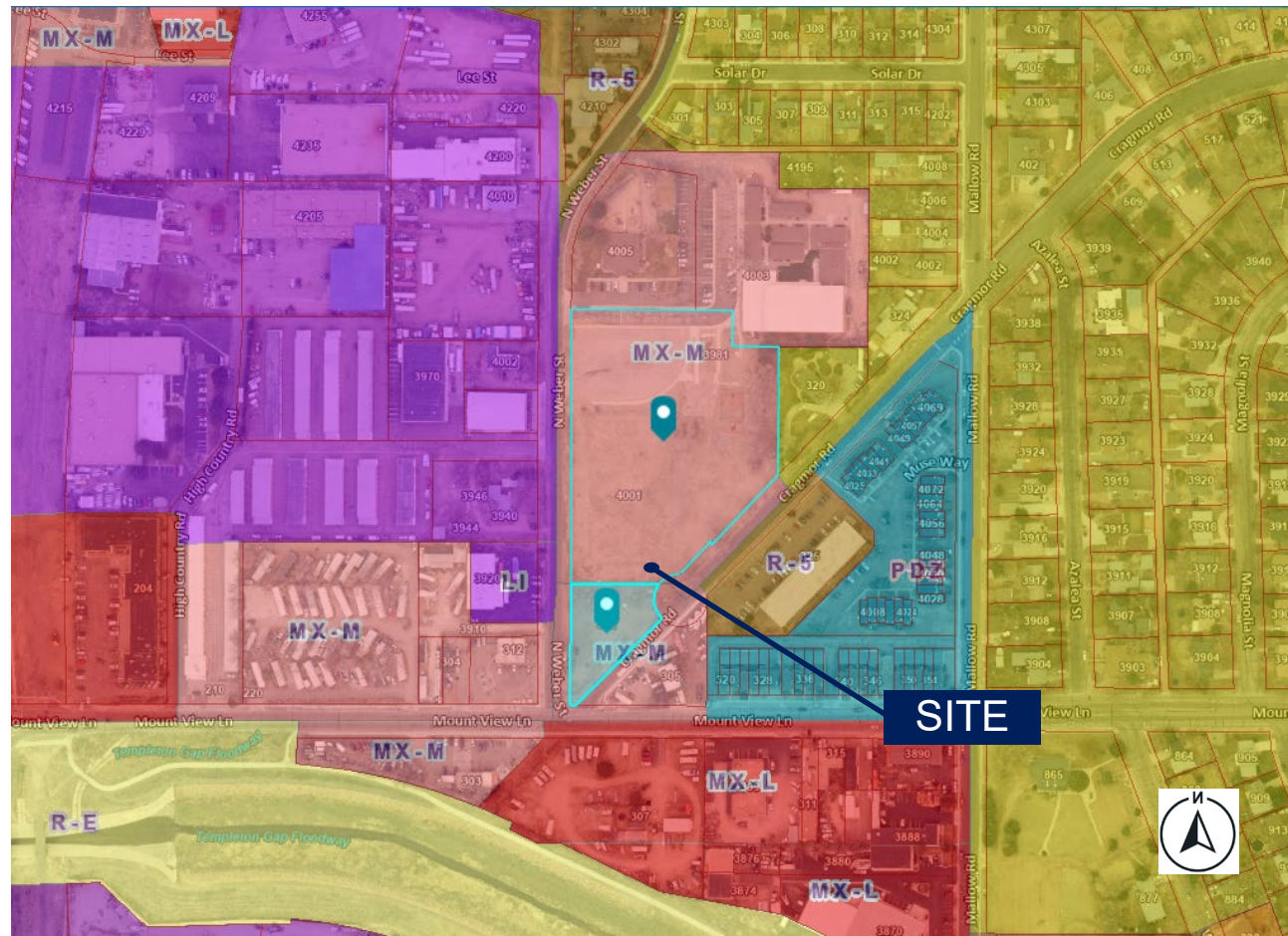
### Proposed Land Use

Multi-Family Dwellings

## APPLICATIONS

Urban Renewal Designation

## VICINITY MAP



# Odyssey at North Weber Urban Renewal District

## PROJECT SUMMARY

### File #(s):

URAP-25-0001

### Project Proposal:

- A request to establish the Odyssey at North Weber Urban Renewal District.
- Establishment of the proposed Urban Renewal District will support the redevelopment of the land through use of Tax Increment Financing (TIF).
- The Commission must find that the plan conforms with PlanCOS

## SITE PLAN



# Odyssey at North Weber Urban Renewal District

## URBAN RENEWAL 101

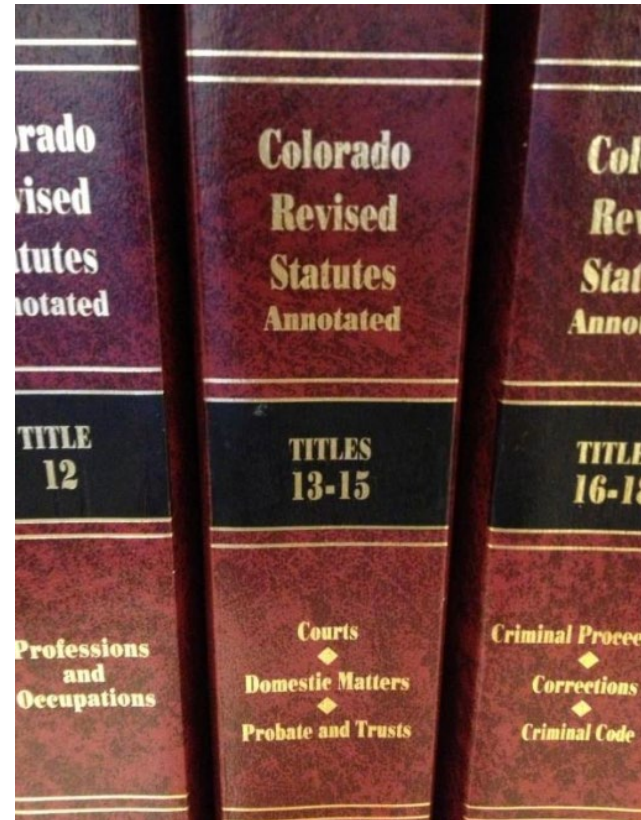
- The Urban Renewal Authority is governed by state statute and has a board of 13 commissioners. 10 are appointed by the Mayor (to include 1 active City Council board member), 1 school board member, 1 special district representative and 1 county representative.
- For an area to be considered for a URA designation it MUST have 1 of 11 factors of blight present (which are defined in the state statute). If the parcel(s) have multiple owners then 4 factors must be present.
- Each potential urban renewal area has a condition (blight) study, impact report and plan put together by a team hired by the urban renewal authority to provide to the taxing entities.
- The taxing entities decide on how much net new tax increment (TIF) they will pledge to a project and once agreed upon, they sign agreements in partnership with the URA. The URA uses TIF to put back into the project through public improvements, job creation etc.
- Once all agreements are finalized and planning commission has voted on compliance with the city comprehensive plan, city council is presented with their own tax sharing agreement and ultimately vote on the conditions of blight and if the area shall receive official urban renewal designation.

# Odyssey at North Weber Urban Renewal District

## STATE STATUTES

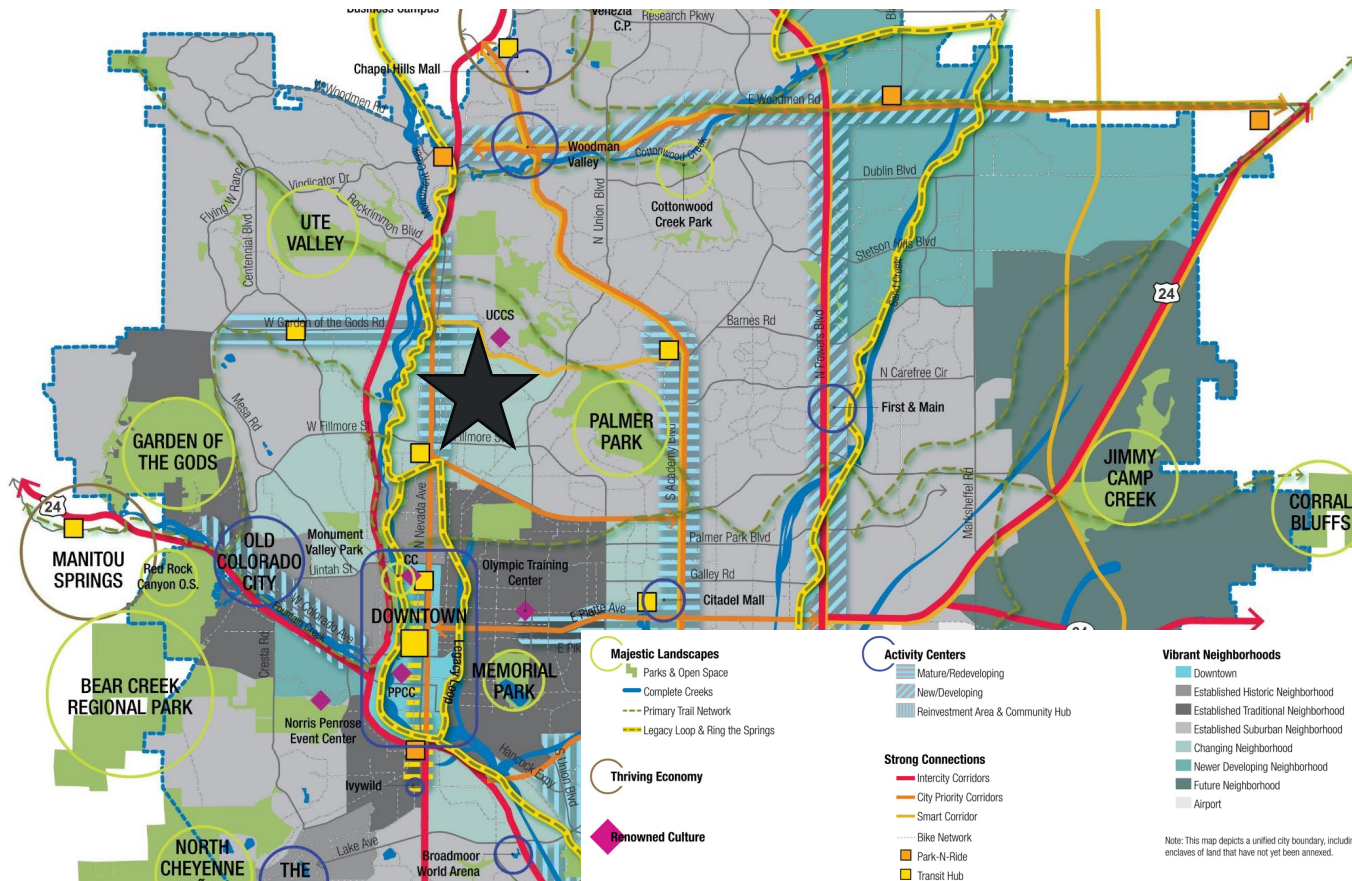
Colorado State Statutes provide process and criteria for establishing an Urban Renewal District

- CRS Title 31, Article 25 creates ability for URAs
- CRS 31-25-107(2) requires Planning Commission input on Comp Plan compliance



# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE

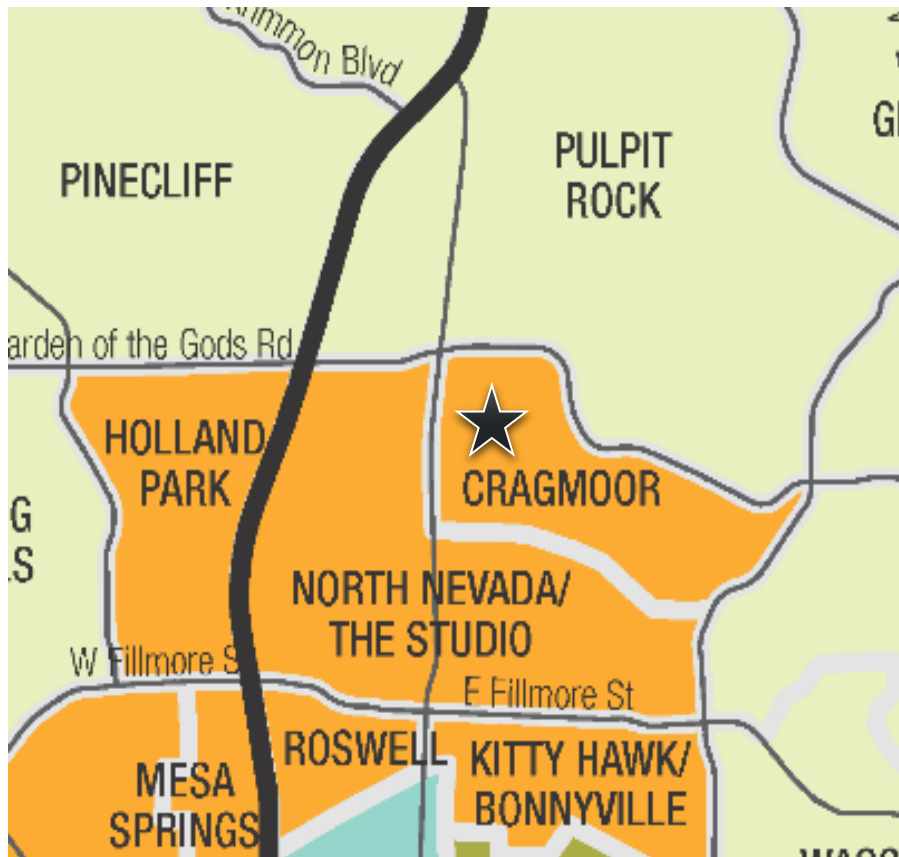


## PlanCOS Compliance

- The subject properties are located with the “*Changing Neighborhood*” area, and adjacent to “*Mature/Redeveloping*” activity center.
- In accordance with the *Renew North Nevada Avenue Master Plan* and the *North Nevada Avenue Economic Opportunity Zone*, the subject property has been identified as a “Planning Influence Area”. While the properties are outside of the Master Plan’s focus area, they align and support its broader strategic goals.
- The URA Plan supports the following ‘Specific Implementation Strategies’: Section 6.1 – Zoning; Section 6.2 – Affordable Housing and Section 6.3 – Funding.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



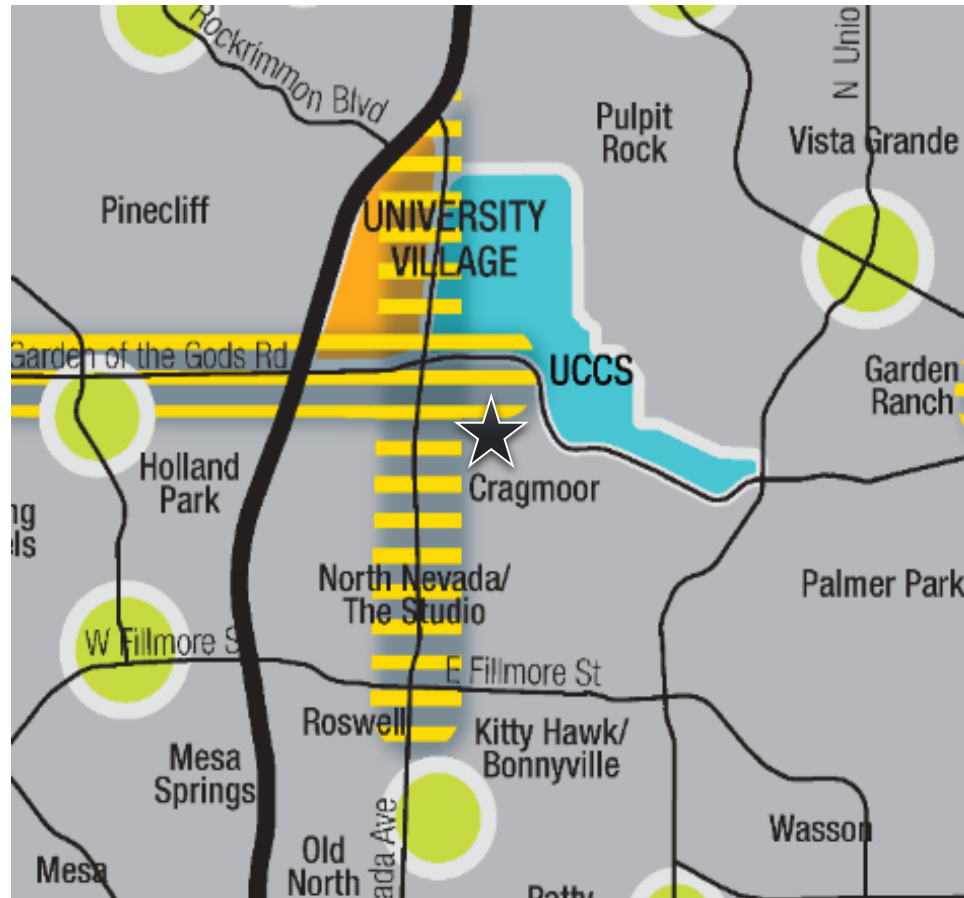
## PlanCOS Compliance

### Vibrant Neighborhoods

- Provides diversity in housing types, style and price points
- Provides mixed use
- Use of public/private tools and incentives

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



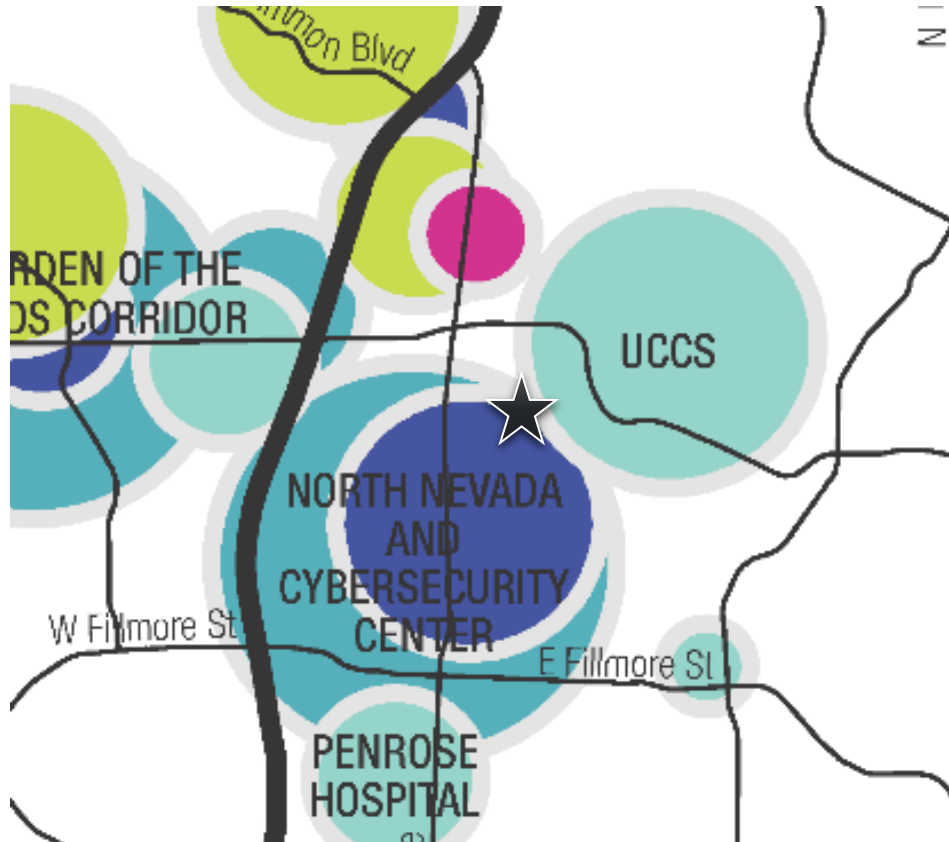
## PlanCOS Compliance

### Unique Places

- The site is located within the Cragmoor area
- Infill project with multi-family residential housing type, access to trails and transit
- Utilizes vacant property as an urban infill project – cures blight

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



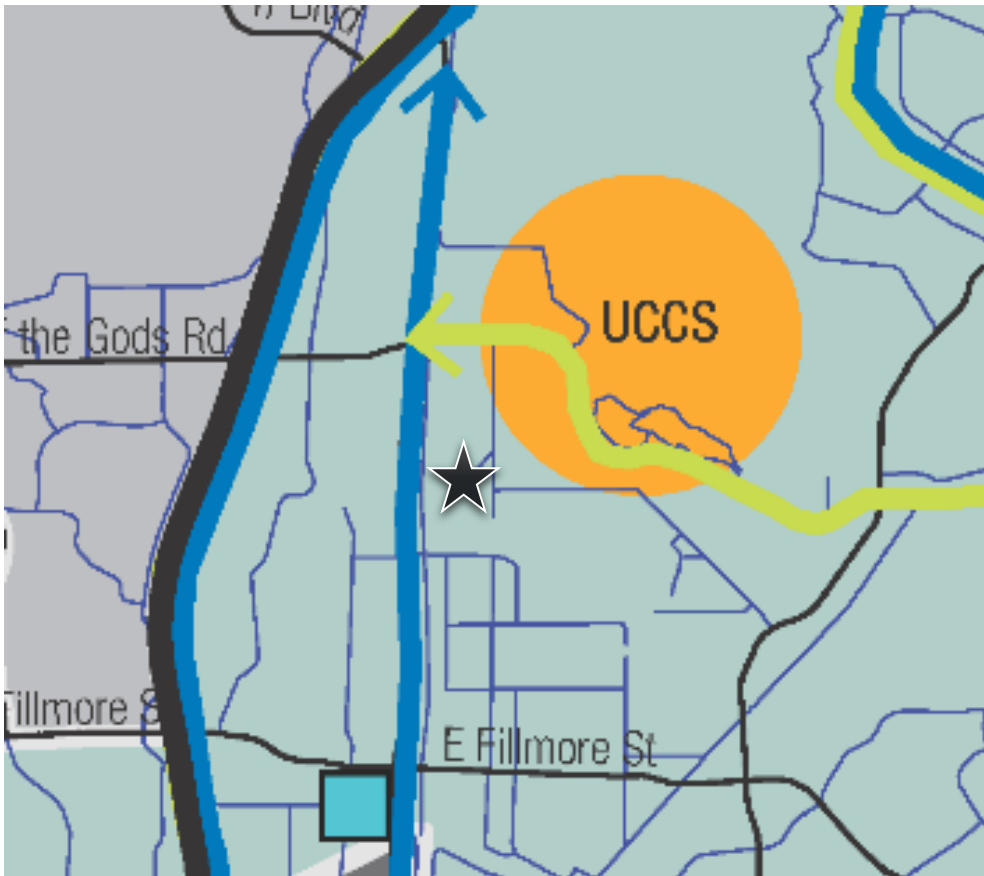
## PlanCOS Compliance

### Thriving Economy

- The site is located in northeast Colorado Springs, between Templeton Gap and Austin Bluffs which is identified in PlanCOS as an area for Cornerstone Institutions and Critical Support.
- Attainable housing near employment center
- Revitalization of underutilized urban places

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

### Strong Connections

- The site is located within the "Established Suburban Streets" area.
- Proximity to multimodal corridors, trails, and transit routes

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

URAP-25-0001 – Odyssey at North Weber Urban Renewal Plan

### **Motion to Approve**

- Move to recommend to City Council the approval of the Odyssey at North Weber Renewal Plan based on the finding that the Plan is consistent with PlanCOS, the City's Comprehensive Plan.

### **Motion to Deny**

- Move to recommend to City Council the denial of the Odyssey at North Weber Renewal Plan based on the finding that the plan is not consistent with PlanCOS, the City's Comprehensive Plan.

