

PUBLIC COMMENT

Silver Key Apartments

CUDP-25-0030 and DVSA-25-0009

2126 N Weber St



1. **Alexander Nuttall**
October 20, 2025

Dear Mr. Gray,

I am writing as a nearby homeowner regarding the proposed development at **2126 N Weber Street** (approximately 1.31 acres at the southwest corner of N Weber and E Madison). I understand the applicant is seeking a **Conditional Use** to allow multifamily residential use within the OR zone district, and a **Development Standards Adjustment** to increase the allowed density from **10 dwelling units per structure to 50 units in a single building**.

That represents a **five-fold (500%) increase** over the existing standard, which is a significant departure from the intent of the OR district and from the established character of the surrounding neighborhood. Such an increase demands clear, data-based justification and robust mitigation measures to ensure compatibility with adjacent residential properties.

If this was your literal backyard, would you agree this is a good plan or is it purely financial?

While I understand and support the city's efforts to provide affordable senior housing, I respectfully raise the following concerns and questions for review:

1. **Justification for density increase – Please provide a clear rationale for approving 50 units in a single structure when the zoning standard limits this to 10. What unique hardship, community benefit, or planning

principle justifies this level of deviation? How does this project meet the conditional-use criteria for *compatibility, scale, and intensity* outlined in the City's Unified Development Code?

2. **Building height, scale, and bulk – With a 50-unit structure, what is the proposed height in feet and number of stories? How does this scale compare to existing nearby homes and buildings? The project should be stepped down, articulated, and buffered to prevent a massive façade or shadowing effect on adjoining residential yards.
3. **Privacy and orientation – The UDC § 7.4.1104 states that balconies or windows above 24 feet shall not directly overlook rear yards of adjacent single-family lots. Please confirm how the design complies with that standard and what visual screening is proposed.
4. **Setbacks and buffer landscaping – Given the intensity of the proposed building, the minimum setback requirements should not only be met but *exceeded*. I request substantial evergreen planting, fencing, or berms to shield adjacent homes and preserve privacy.
5. **Traffic, parking, and circulation – A 50-unit project will significantly increase vehicle trips. What studies have been done to assess the impact on N Weber and E Madison? Will on-site parking accommodate residents and visitors without overflowing onto nearby streets?
6. **Lighting and noise mitigation – All exterior lighting should be fully shielded and dark-sky compliant, with limited hours for outdoor amenity spaces to protect neighboring properties from noise and glare.
7. **Transparency and neighborhood engagement – Given the scale of the requested deviation, nearby residents should be able to review detailed site plans, elevations, and traffic studies before the project proceeds. I request that a neighborhood meeting or information session be held before any final approval.

In summary, I support responsible growth and senior housing options, but I believe this proposal—as currently presented with a 400–500% density increase—requires stronger justification, clearer transparency, and design measures to maintain neighborhood character and livability.

Thank you for considering these comments as part of the official record. I respectfully request a written response to the questions above and inclusion of these concerns in staff's analysis and recommendations.

Sincerely,
Alex Nuttall
2121 N Nevada Ave
Colorado Springs, CO 80907

2. **Jamie Fabos**
October 22, 2025

Dear William and Planning Dept,

I am writing as a Citizen of the old north end, and supportive 2126 North Weber St. Unlike many of the people who will likely speak against this development, I live within three blocks. Undeveloped, the lot has long been a scourge on the old north end, with overgrown weeds and homeless camps popping up with campers and vans staying there, literally for years.

Without activation, the dilapidated lot has attracted a population that made it unattractive for me to allow my children to walk to Steele elementary school.

Having brand new apartments built by a reputable company like silver key will bring positive community members to the less wealthy section of the old north end and will deter the negative activities that have been going on there for years.

Thank you for listening to the actual Neighbors of this lot over the philosophical arguments that will likely be made by old Northend leadership which does not engage with our part of the neighborhood.

Thank you

Jamie Fabos
2320 N Weber St

3. **Kimberly McCabe**
November 4, 2025

Good evening Mr. Gray,

I want to oppose the rezoning of the lot at N Weber St and E Madison St. (CUDP-25-0030 & DVSA-25-0008 or 9, picture attached.) The proposal to change the zoning for the lot from 10 to 50 dwelling units is too high an increase.

There is not enough space for parking, and I believe that amount of traffic would have people parking on Nevada, and walking through one of the house's driveways, which does not have a gate. That house & driveway is my next-door neighbor, so people would likely take the place I park, and have parked for 4 years.

There are already enough traffic accidents in the area on Nevada, the amount of attracted traffic for 50 dwelling units would put too much strain on the neighborhood.

I would like to receive updates for any further meetings on this lot's rezoning. Let me know if I need to go to the QR code or if I should sign up somehow.

Kindly,
Kimberly McCabe
719-725-5504

4. **Narisa Tappitake**
November 2, 2025

Good morning,

Here are my comments regarding the project: Silver Key Senior Apartments- 2126 North Weber

Comments:

I support affordable housing options for seniors.

50 units is a very large building for this neighborhood and prior to approval, I would like to see additional information about the proposed building.

As a community member, I would like to see this proposed building plan to ensure that there is 1) parking for the residents to decrease street parking demand 2) a nice-looking building with curb appeal, landscaping to promote shade and beauty 3) the building fits with the neighborhood.

Thank you,

Narisa Tappitake
homeowner-229 E. Jackson St. 80907

5. **Harrison Sokol**
October 27, 2025

Hi Bill,

I'd like to submit a public comment on CUDP-25-0030 and DVSA-25-009.

I lived in this area as a kid, and I still frequently visit the area. The Bon Shopping Center is one of the very few neighborhood oriented commercial districts in Colorado Springs. Building higher density housing directly next to the shopping centers is a key component of reducing car dependency in our city. This is especially important since this is a senior living project where many of the residents will no longer be able to drive. Retirement housing in this area will provide a greater quality of life for its residents than possibly any other location in the city. Who wouldn't want to retire across the street from Tasty Freeze?

Adding multi-family to this area will be good for the future residents, businesses, and health of our city. It would add housing diversity to an area that's currently lacking in options. For those reasons, I believe the conditional use permit should be approved.

The adjustment to allow for more than ten units within a building seems like a reasonable request. This project is intended for lower income seniors. I'd imagine one building is cheaper than five, so if this adjustment is what it takes to keep rents affordable to future residents, then I think it should be approved.

Thank you,
Harrison Sokol

6. **Heidi Vielhaber**

Hello! I am writing to provide my comments for the Silver Key Apartments proposal on N Weber, record numbers CUDP-25-0030 and DVSA-25-0009.

I am in favor of this proposal. I often walk by this empty lot and wish it was usable by the community. While it isn't overrun by weeds, it is lightly maintained, and many dog owners don't clean up behind their dogs along the fence.

A senior living complex would be a valuable addition to our community and a good use of this lot. The location has easy access to the bus line, with a stop just outside the lot, and easy access to several walking and biking trails. There is a hospital and several doctors' offices within a close radius. Additionally, there is a grocery store very close, as well as a park. It seems like an ideal location for a senior living community.

Thank you for your consideration and solicitation of community comments.

--
Heidi Rose Vielhaber
she/her/hers
heidi.vielhaber@gmail.com
330-475-9235

7. **Nathan Coon**
November 2, 2025

Hello, I am writing regarding the Project Vicinity Map - Silver Key Senior Apartments.

I lived at 2215 N Nevada Ave my entire life. My parents bought this home in 1975 & I purchased the home in 2017. I have a vested interest in this neighborhood and have invested significant time and resources into my home.

I am very concerned to hear that 50+ unit apartment complex will be put in this space. My concerns are listed below:

1. The historic Old North End is a neighborhood with unique homes and character. Adding a 50+ unit apartment complex goes directly against the ethos of this area. We have put significant investment & resources into our home & this neighborhood. Our opinions and interests should be valued over developers' greed to make money and squeeze a 50+ unit apartment complex into this neighborhood.
2. The safety of drivers, bikers, and pedestrians on Nevada Ave. I have lived in this home since childhood and seen how the traffic situation has gotten worse over time. I have seen dead bodies, car crashes and motorcycles crashes at the intersection of Nevada Ave & Madison St. The traffic situation of this block is serious. Adding this number of new residents is careless, wrong and will create countless unsafe situations.
3. The overcrowding of Madison Street. Due to street parking by the residents this street has become a one-way street. It is difficult to pass safely currently; it is now a one way street. Adding 50+ units will make an unsafe situation significantly worse.
4. This location already has multiple affordable housing units. Directly across Madison Street are 2 affordable apartment complexes. Adding another unit so close is not needed. The current units have made the Historic Old North End neighborhood crowded - the dumpsters are overflowing on a weekly basis; the resident's pets leave waste all over my property & the parking/driving options are truly maxed out.

I greatly understand the desire to put more affordable housing options in our great city. However, please consider my email and points. The current homeowner and residents' experiences should be of the highest importance.

Thank you for your time and consideration,

- Nathan Coon (719-510-4364 & nathan.coon@gmail.com)

8. **Dean and Becky Myers**

November 4, 2025

My first thought would be that 50 units on that lot seems like a lot. In their analysis, they say they predict minimal impact to the area with this development, but I don't believe that.

At this stage, I don't see that we have enough information to make relevant comments. To the neighbors, issues such as building configuration, building height, building placement on the property, parking arrangements, lighting plan, and other issues would be very important, and there is no information about these items yet. These would be very important to us, since we are located on the alley that is the west side of the development. All they have said so far is that they want 50 units.

Thank you.

Dean and Becky Myers
2127 N Nevada

9. **Trisha Coon**
November 2, 2025

Hello, I am writing regarding the Project Vicinity Map - Silver Key Senior Apartments.

I live at 2215 N Nevada Ave & would like to share my thoughts on the proposed apartment unit. I am very concerned to hear that 50+ dwelling units will be put in this space. My concerns are listed below:

1. The safety of drivers, bikers, and pedestrians on Nevada Ave. In my 8 years living at my house, I have witnessed countless car crashes & I have personally seen 3 dead bodies lying in Nevada Ave. My intention is not to be graphic, but to help you understand the seriousness of the traffic situation on this block. All these deaths were due to traffic & the speed of drivers on Nevada Ave.
2. The overcrowding of Madison Street. Due to street parking by the residents this street has become a one-way street. It is difficult to pass safely at this time; it is now a one way street. Adding 50+ units will make an unsafe situation significantly worse.
3. This location already has multiple affordable housing units. Directly across Madison Street are 2 affordable apartment complexes. Adding another unit so close is absurd to me. The current units have made the Historic Old North End neighborhood crowded - the dumpsters are overflowing on a weekly basis; the resident's pets leave waste all over our property & the parking/driving options are truly maxed out.

I greatly understand the desire to put more affordable housing options in our great city. However, please consider my email and points. The current homeowner and residents' experiences should be of the highest importance.

Thank you for your time and consideration,
- Trisha Coon (717-507-0020 & trishannecoon@gmail.com)
Homeowner of 2215 N Nevada Ave, 80907

10. **AnneMichelle Johnson**
October 30, 2025

Mr. Gray

I am emailing you to vehemently OPPOSE the proposed development at 2126 North Weber Street.

This is an area of single-family homes-residential, all single or two stories, and one section of single story businesses and a small, dated apartment complex. The proposed development is looking to put 5 times as many residents into a structure than should be allowed which can only mean that a) this would be a high rise building that would not fit into the neighborhood of the Old North End or surrounding areas b) would mean a minimum of 100 additional vehicles without adequate parking spaces unless an underground facility is constructed, which again goes against the neighborhood as well as the parking spaces needed for workers and staff of the facility and c) would add additional traffic and safety concerns for the surrounding residents.

A building of this size will be a blight on the community and shade the surrounding houses. This development is NOT the best use for this parcel and should not be approved. The construction and noise alone to add increased person and vehicle traffic belongs downtown proper not in this neighborhood.

The character of each individual house and the originality they bring to the neighborhood will be swallowed up by a massive structure and completely detract from the history of this area.

Just say no.

Sincerely
AnneMichelle Johnson

11. **Vic Appugliese**
October 29, 2025

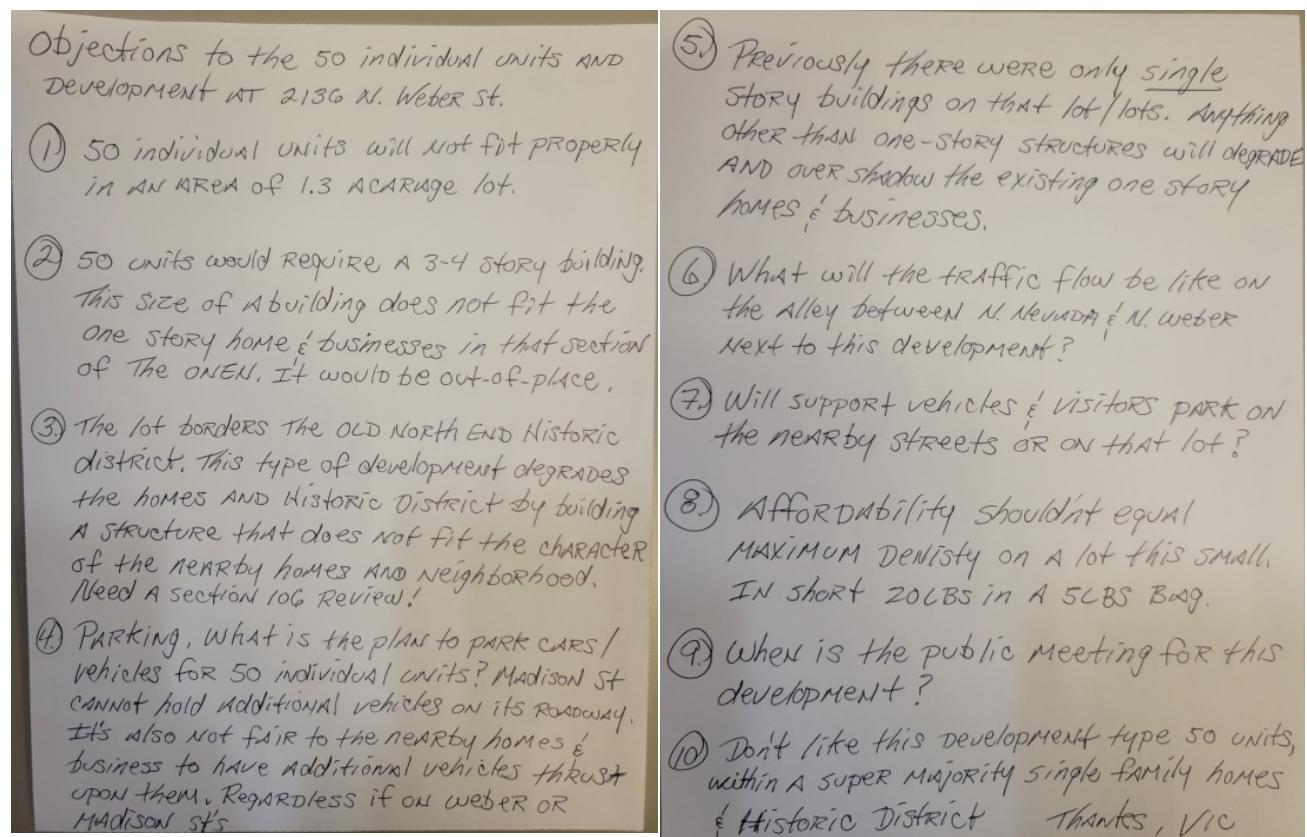
Mr. Gray,

Attached to this email are my objections to the Silver Key's plans for the development of the property at 2100 (block) N. Weber St.

I've had some time to think about this project and how it will affect ONEN, its Historic District and residents.

As a 26 year + resident, past leader of the ONEN, and City Commissioner for Historic Preservation, I'm very much tune into my community. Even though it's an option to hold a public meeting. I believe it's a must for this proposed development.

The last public meeting concerning this property was highly attended by ONEN neighbors. They deserve the opportunity to express their opinions publicly about this development.



Thank you,
Vic Appugliese