



Quick Facts

Applicant

Colorado Springs Urban Renewal Authority

Property Owner

Weber Investors, LLC

Address / Location

302 Cragmor Road; 3981 N Weber Street

TSNs

6330112081; 6330112081

Zoning and Overlays

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

Site Area

4.4 acres + ROW

Proposed Land Use

Multi-Family Dwellings

Applicable Code

UDC

Council District

5

Project Summary

A request to establish the Odyssey at North Weber Urban Renewal Area (URA). The plan area includes two parcels which total approximately 4.4 acres of land and adjacent right-of-way. The properties are all zoned MX-M (Mixed-Use Medium Scale). The site is located northeast of North Weber Street, west of Cragmor Road, and north of Mount View Lane. Establishment of the proposed Urban Renewal District will support the redevelopment of the land through use of Tax Increment Financing (TIF).

File Number	Application Type	Decision Type
URAP-25-0001	Urban Renewal Plan	Legislative

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Templeton Gap Addition #6	December 1, 1967
Subdivision	Odyssey at North Weber Subdivision	Approved December 2, 2022, however, is was not recorded (SUBD-22-0036). New subdivision application (SUBD-25-0067) under review.
Master Plan	Planning Influence Area of the Renew North Nevada Avenue Master Plan	March 14, 2017

Site History

The subject properties are comprised of two parcels and the adjoining public right-of-way located in the Cragmor neighborhood. The Cragmor area is located in northeast Colorado Springs, between Templeton Gap Floodway and Austion Bluffs Parkway. The properties are vacant. Below is a summary of entitlements that have been approved at this location or under review by City Staff.

- The property was rezoned in 2012, in accordance with Ordinance 12-86 from R-5/cr (Multi-Family Residential with conditions of approval) and R-5 (Multi-Family Residential) to PBC/cr (Planned Business Center with Conditions of Record). The PBC zone district became MX-M (Mixed-Use Medium) with the city-wide rezone in 2023.
- A development plan was approved administratively on December 2, 2022 (DEPN-22-0099), to allow for 'Mixed Commercial-Residential Uses' on the property consisting of 120 multi-family units within 10 buildings and a 3,824 square foot commercial building. The development plan approval will expire six years from the approval date unless a building permit is issued for construction of the project.
- In conjunction with the development plan, a final plat was approved on December 2, 2022 (SUBD-22-0036). Per previous Chapter 7 and current UDC, a final plat mylar must be submitted for recording within one year of the final plat's approval. This did not occur, and no extension was requested by the property owner to extend the recordation of the final plat.
- A minor modification to the development plan was approved administratively on April 18, 2023, to identify three phases of the project (DEPN-23-0065).
- Per the UDC, failure to submit the approved final plat mylar, the applicant is required to submit a new final plat application for review. A new application was submitted and is currently under review by staff (SUBD-25-0067)
- A minor modification to the development plan is currently being considered to allow the addition of a leasing office in place of the original commercial building, as well as the removal of the proposed carports (DEPN-25-0128). No final action has been taken to date.

Applicable Code

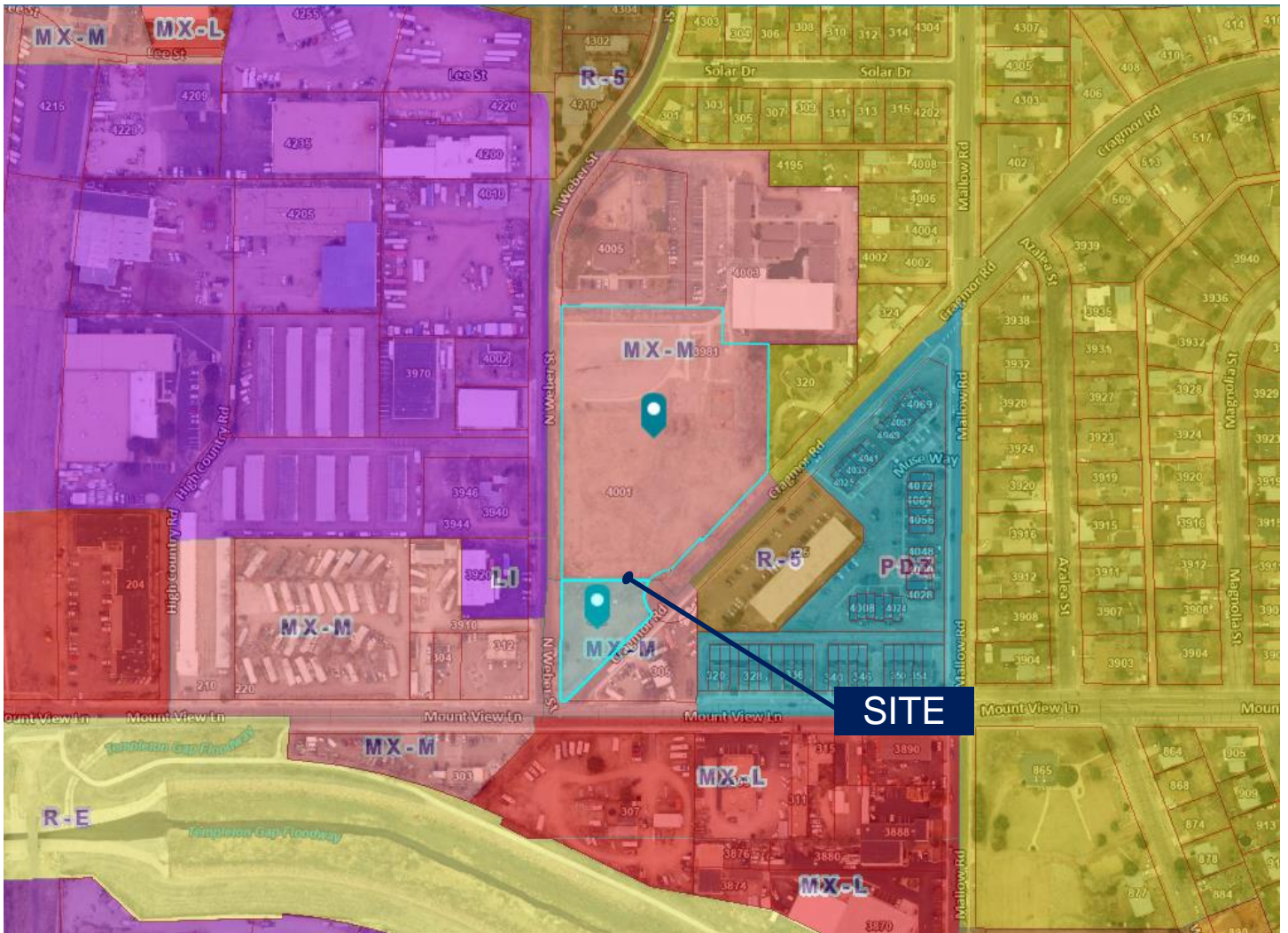
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M (Mixed-Use Medium Scale)	Day Care Center; Private School (Colorado Sheet Metal Workers) and Office Uses	NA
West	LI (Light Industry)	Single-Family Residential, Storage, and Commercial	NA
South	MX-M (Mixed-Use Medium Scale)	Commercial and Single-Family Attached Residential	NA
East	R-1 6 (Single-Family-Medium); R-5 (Multi-Family High); MX-M (Mixed-Use Medium Scale)	Single-Family Residential and Commercial	Cragmor Road will be reconstructed to a cul-de-sac with no direct future connection to Mount View Lane

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)

Public notice for Urban Renewal Designation is managed by the Urban Renewal Authority and not required prior to Planning Commission recommendation. This item is noticed in the newspaper as part of the overall Planning Commission agenda.

Public Engagement

Public notification for Urban Renewal designation is in accordance with State Statues and is managed by the Colorado Springs Urban Renewal Authority. City Planning Staff are in compliance with zoning code requirements for public notice for other land use applications (e.g. zone change and land use plan).

Timeline of Review

Initial Submittal Date October 2025

Number of Review Cycles One

Item(s) Ready for Agenda November 2025

Agency Review

Traffic Impact Study

Not applicable

School District

Not applicable

Parks

Not applicable

SWENT

Not applicable

Colorado Springs Utilities

Not applicable

Summary of Application

The applicant is requesting Urban Renewal District designation which would allow access to additional financial resources for the development of the project.

Application Review Criteria

Urban renewal authorities, urban renewal plans, and the use of tax increment financing (TIF) are regulated by CRS Title 31, Article 25. The intent of urban renewal plans is to encourage and facilitate redevelopment and to eliminate blight within the designated area, ideally consistent with the city's comprehensive plan. For the purpose of urban renewal, "blighted area" is defined in CRS. For an area to be classified as blighted, it must exhibit 4 of 12 characteristics also stipulated in CRS. A blight conditions survey was completed and concludes that as a stand-alone area, it qualifies as a "blighted area". Five qualifying conditions of blight were identified in the Study Area (refer to Attachment 2 – Existing Conditions Survey), which include:

- Predominance of defective or inadequate street layout
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Unusual topography or inadequate public improvements or utilities
- The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

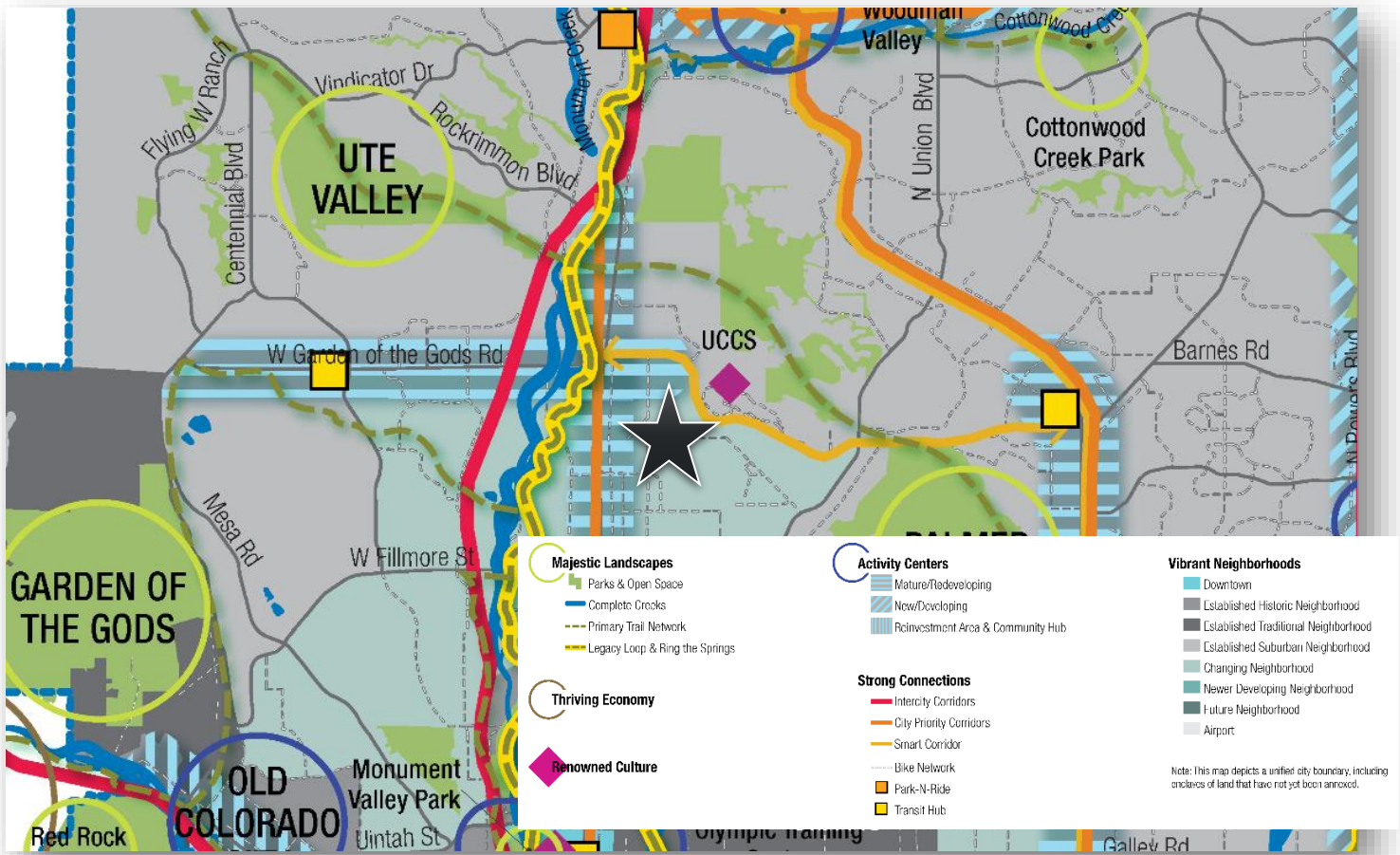
In accordance with CRS 31-25-107(2), prior to City Council approval of an urban renewal plan or a substantial amendment to an existing plan, the plan or amendment must first be reviewed and a recommendation offered by the City Planning Commission within 30 days of submittal, the City Council may proceed to act upon the submitted plan or amendment.

Pursuant to CRS, urban renewal plans sunset 25 years after their adoption. The most common method of funding improvements is through an issuance of bonds by an urban renewal authority in order to initiate the money for specified improvements. The bonds are then repaid by the urban renewal authority using the revenue generated from the incremental increase in sales and property taxes collected with the urban renewal area. This financing method is commonly known as tax increment financing or "TIF". Notably, the creations of an urban renewal area do not change the tax rate base – the tax increment yields are generated by the increase in property values and sales of taxable goods above the taxes collected prior to plan adoption. Typically, the year prior to or the year a plan was adopted serves as the 'base year' from which the increment is determined. The 'base year' rates are later adjusted every two years to establish a new base. It should be noted that the Colorado Springs Urban Renewal Authority (CSURA) normally receives 100 of the property tax increment, however, a portion of the City's 2% of the general sales tax increment is negotiated through a separate agreement with the City.

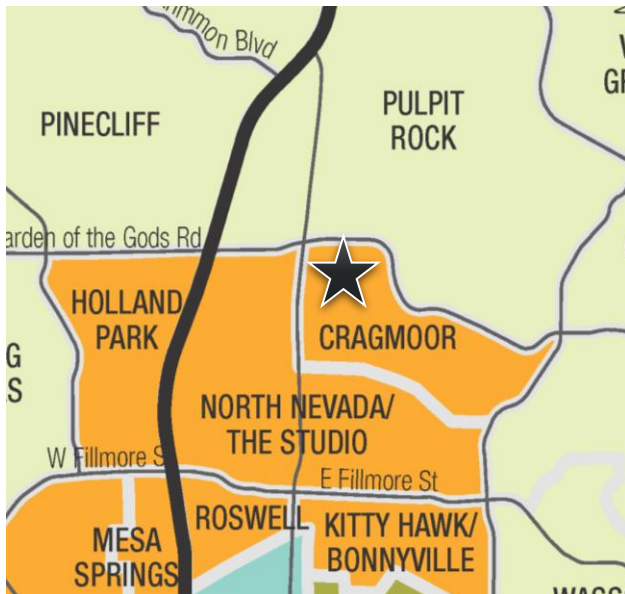
The El Paso County Impact Report for the URA summarizes the forecasted property tax revenues, as well as El Paso County fiscal and service impacts. It has been determined that the Odyssey at North Weber Urban Renewal Plan will have minimal impact on El Paso County (refer to Attachment 3 – El Paso County Impact Report Draft_7.28.25)

The adoption of the Odyssey at North Weber Renewal Plan (refer to Attachment 1 – Draft Urban Renewal Plan) allows CSURA, among other powers, to enact property tax and sales tax increment financing to assist with the financing of the infrastructure and site remediation requirements necessary to eliminate and prevent the spread of blighted conditions in the area for a full 25-year period.

PlanCOS Vision



The proposed Odyssey at North Weber URA was evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. The subject properties are located on the PlanCOS Vision Map within 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 Areas*”. Although the properties are not within the Master Plan’s focus area, they influence and support the overall strategies of the Master Plan. The URA Plan supports the following ‘Specific Implementation Strategies’: Section 6.1 – Zoning; Section 6.2 – Affordable Housing and Section 6.3 – Funding.



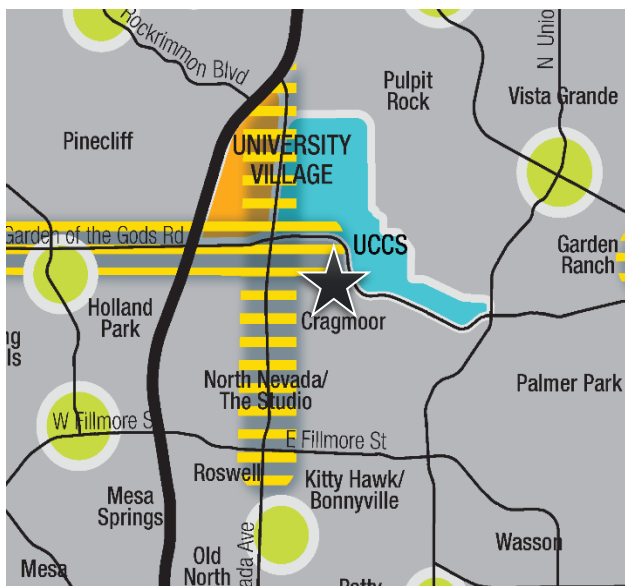
Predominant Typology



Vibrant Neighborhoods

The subject properties fall within the “Changing Neighborhood” typology, and more specifically the Cragmoor area. Redevelopment efforts within the proposed URA are consistent with several of the Goals, Policies, and Strategies of the Vibrant Neighborhood chapter of PlanCOS including:

- Goal VN-2: *Strive for a diversity of housing types, styles, and price points distributed through out our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.*
- Goal VN-3: *Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create communication, vibrancy, and to address their specific vision and needs.*
- Strategy VN-3.A-6: *Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopments*



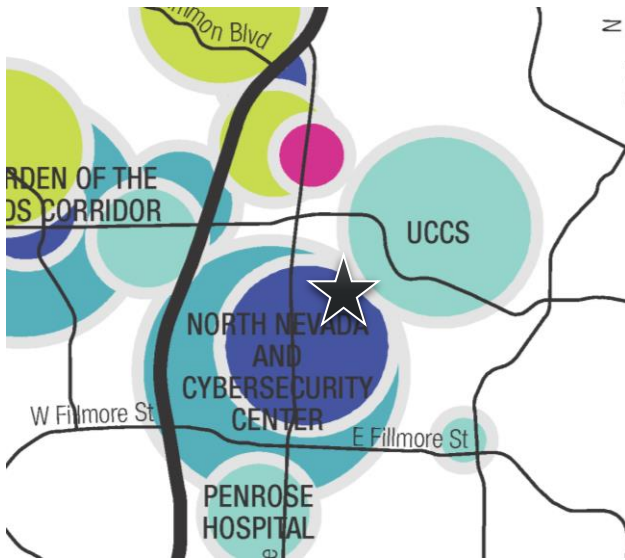
Predominant Typology



Unique Places

The proposed URA is within the Cragmoor area. The unique places framework focuses on design unique places in the city to be compatible with surrounding neighborhoods and business areas. The proposed URA aligns with several Goals, Policies and Strategies of the Unique Places chapter of PlanCOS including:

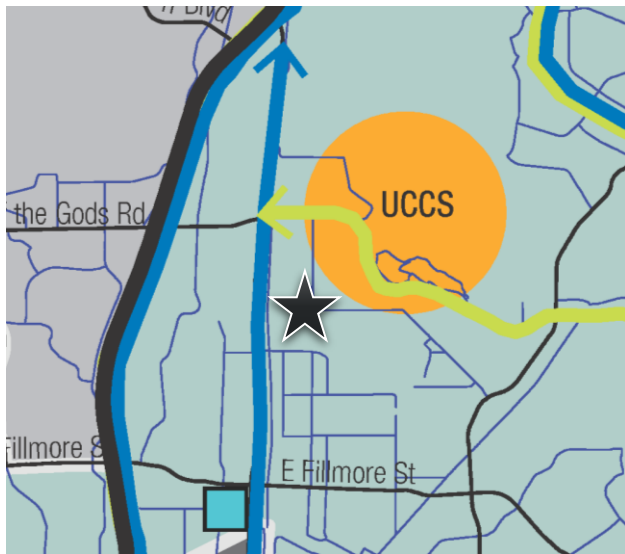
- Goal UP-1: *Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.*
- Strategy UP-1.B-4: *When feasible, integrate development surrounding natural areas and maximize trail connectivity to enhance quality of life. Both the Shooks Run Trail and Templeton Gap Trail are to the southwest of the properties.*
- Goal UP-2: *Embrace thoughtful, targeted and forward-thinking changes in the land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.*
- Policy UP 2.A: *Support infill and land use investments throughout the mature and developed areas of the city.*



Thriving Economy

The proposed URA is in an area in the northeastern Colorado Springs between Templeton Gap and Austin Bluffs which is identified in PlanCOS as an area for Cornerstone Institutions and Critical Support. The Thriving Economy chapter includes several Goals, Policies and Strategies that support the proposed URA including:

- Policy TE-1.C: *Leverage the City’s livability as a workforce and economic driver*
- Strategy TE-1.C-3: *Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employments and/or public transportation.*
- Strategy TE-4.A-1: *Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.*
- Policy TE-4B: *Improve local funding mechanisms to better support economic development efforts.*



Strong Connections

The proposed URA is within the “Established Suburban Streets:” area. The URA is located near North Nevada Avenue and is served by Bus Route #9 along Mount View Lane. The proposed URA aligns with several of the Goals, Policies and Strategies of the Strong Connections chapter of PlanCOS including:

- Goal SC-1: *Multimodally connect peoples and land use through the city and region.*
- Policy SC-2.A: *Systemically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.*

Statement of Compliance

URAP-25-0001 - Odyssey At North Weber Urban Renewal Plan

After evaluation of the Odyssey at North Weber Urban Renewal Plan, Planning Staff have determined that the proposal is consistent with the City's Comprehensive Plan.