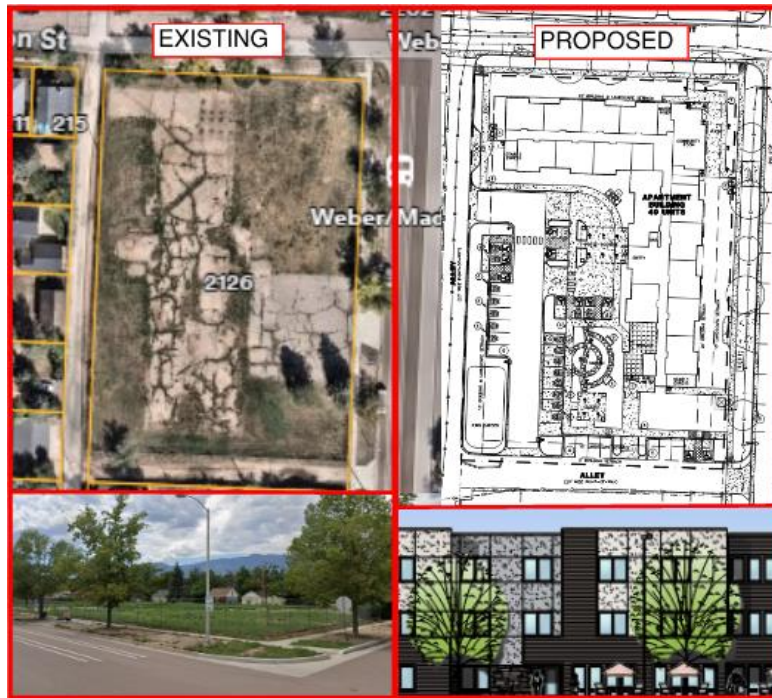




Quick Facts

Applicant/Developer

Silver Key Senior Services, Inc.

Property Owner

Silver Key Senior Services, Inc.

Consultant

Ann Odom, Planner

N.E.S., Inc.

Address / Location

2126 North Weber Street

Southwest corner of N. Weber Street and E. Madison Street

TSN(s)

6406117001

Zoning and Overlays

OR (Office Residential)

Site Area

1.31 acres (57,064 square feet)

Proposed Land Use

Multi-Family Residential

Council District

District 5

Project Summary

The Applicant is proposing a Conditional Use (CU) for a Multi-Family Residential use in the Office Residential (OR) zone district, and a Development Standards Adjustment (DVSA) to allow 49-units in single multi-family building in the OR district where 10 is the maximum allowed located at 2126 North Weber Street (See "Attachment 1-Zoning Map").

File Number	Application Type	Decision Type
CUDP-25-0030	Conditional Use	Quasi-Judicial
DVSA-25-0009	Development Standards Adjustment	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	North End Addition No. 2	1898
Subdivision	North End Addition No. 2	January 1898
Master Plan	The North End Neighborhood Plan	November 1990
Prior Enforcement Action	N/A	N/A

Site History

The property is within the North End Addition No. 2 annexation and subdivision. Annexation of this area occurred in 1898. North End Addition No. 2 was officially laid out and subdivided in the same year. The lots associated with the application are Lots 11 through 16, Block 513 of North End Addition No. 2. The North End neighborhood was developed from the late nineteenth to the early twentieth century. It is laid out in a standard city block grid plan. The original homes were typically single-family homes and were two-story and two and a half stories in height. However, this property (its individual lots) was never developed with single-family homes. The area is mainly residential in character though commercial uses exist across Weber St. to the east.

The site is adjacent to, but outside of, the North End Historic District and the North End Historic Preservation Overlay. Both begin at the western edge of the alley that runs north and south to the west. The site is also four (4) blocks north of the North Weber-Wahsatch Historic District. A shift in land uses to include two-family and multi-family residential, and commercial in the surrounding neighborhood began in the 1920's and has continued through to the present.

In the 1960's the State of Colorado Department of Wildlife (DOW) opened their offices at this site. It included a main office building at the corner of Weber Street and Madison, and two (2) warehouse/storage buildings. In 1993, a modular building was added as the DOW required more space.



1999 - Google Earth Image

The property was zoned OR (Office Residential) from R-5 (Multi-Family High) by Ordinance No. 80-282 (**see “Attachment 2-OR Ordinance”**). The zone change was initiated by the City of Colorado Springs. It is presumed that the rezoning was done to formally recognize the long established commercial-office use on the property.

In 2005, use of the property by the DOW stopped and the site was vacated. The main office building and the modular office were removed sometime around 2011. No formal activity or interest in the site occurred until 2017, when a development plan for a 44-unit, 3-story (35 feet), multi-family dwelling with one (1) and two (2) bedroom apartments was approved by the City (**see “Attachment 3-2017 Development Plan”**). Also included with the development approval was a building setback variance allowing the building to be 20 feet from the Weber Street property line and a parking reduction that allowed on-site parking spaces to be reduced from 73 to 56. The project was also credited with 15 on-street parking stalls. A Waiver of Replat was completed for the lots at that time (**see “Attachment 4-Waiver of Replat”**). The Waiver of Replat is a process and document that combines all the lots into a single lot without having to do a formal subdivision. It makes the site a Lot of Record, which allows it to move forward with development and building permit applications.

The 2017 Development Plan never proceeded to construction and the approvals officially expired in 2023. In the years after the development plan’s approval and leading up to the applications currently being considered, the site has been an attractive nuisance to the surrounding neighborhood with a long list of complaints ranging from camping, overgrown weeds to trash and debris.



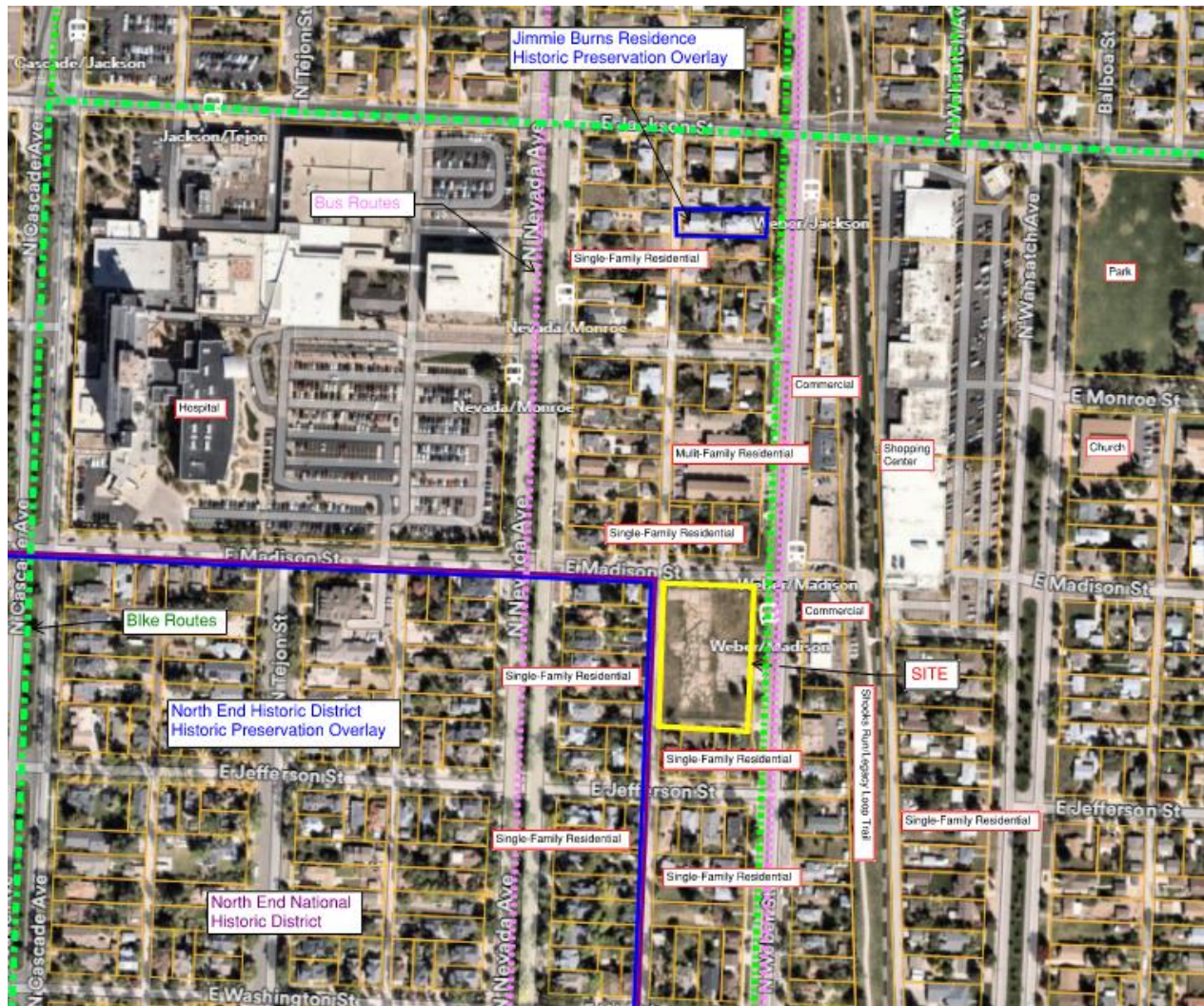
2025 Google Street View

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2 (Two-Family) and R-5 (Multi-Family High)	Single-Family	N/A
West	R-2 (Two-Family) with HP-O (Historic Preservation Overlay)	Single-Family	North End National Historic District (National Register of Historic Places)
South	R-2 (Two-Family)	Single-Family	N/A
East	MX-M (Mixed-Use Medium Scale)	Commercial	N/A

Context Map (See “Attachment 1-Zoning Map” and “Attachment 5-Context Map”)



Public Notice

Public Notice Occurrences (Poster / Postcards)	3 times, Initial application, Neighborhood meeting, and City Planning Commission public hearing
Postcard Mailing Radius	1,000 feet for each notification
Number of Postcards Mailed	285 postcards were sent with each public notice occurrence
Number of Comments Received	The application received 15 email comments, along with several phone calls and then input and conversations at the neighborhood meeting.

Public Engagement

Public engagement for the application was initially done through the standard practice of posting the property with signs that indicated what was being proposed and sending postcards that also include an explanation of the submitted applications. The postcards were sent to property owners that are within 1,000 feet of the site. In addition, the Old North End Homeowners Association and Kitty Hawk/Bonnyville Homeowners Association were notified by email. As indicated previously notice was provided three (3) different times. There has been ample opportunity for public engagement as this application has been reviewed. In addition, to standard notification and hosting a neighborhood meeting, the Applicant also met in-person with the Old North End Neighborhood Association.

The comments that have been received both supported and opposed the request. Comments were also received about the review procedures and requirements for a Conditional Use and Development Standards Adjustment. Public comments submitted were generally as follows (see “**Attachment 6-Public Comment V1**”, “**Attachment 7-Public Comment V2**” and “**Attachment 8-Public Comment Applicant Response**”):

- 1) Recognized the need for affordable housing.
- 2) That 50 units may be too much for the location.
- 3) The vacant lot is a nuisance in the Old North End (overgrown weeds, homeless camps, and trash/debris.)
- 4) New housing will be a positive addition to the neighborhood.
- 5) There is not enough parking.
- 6) Traffic safety on Weber Street, Madison Street and the alley on the west side of the property.
- 7) The building is too large for the neighborhood.
- 8) The location has good connections for walking, biking and mass transit, and is convenient for shopping and health care.
- 9) There are already enough multi-family apartments in the surrounding neighborhood(s).
- 10) Madison Street is not suited for on-street parking.
- 11) Madison Street is too narrow, and unsafe for two-way traffic.
- 12) The orientation of the building to Weber Street and Madison Street with parking behind the building is a good design.
- 13) Primary site, building and parking access should be changed to Weber Street to reduce potential traffic impacts to the alley located on the property's west side.
- 14) The conditional use application needed to be submitted with a Development Plan application as is required by the development code.

Timeline of Review

Initial Submittal Date	October 7, 2025
Number of Review Cycles	3
Item(s) Ready for Agenda	December 22, 2025

Agency Review

SWENT

Recommended approval of the proposed Conditional Use. The application includes a statement that the future multi-family development will adhere to the City of Colorado Springs Drainage Criteria Manual.

Engineering

Engineering reviewed the application and stated that they have no issues or comments for the proposed Conditional Use application. They did, however, conclude that the lot was suitable for multi-family dwelling use. All adjacent curbs, gutters, driveway aprons in poor condition or non-standard will be removed and replaced. Also, due to the potential of increased traffic on the alley, paving and upgrading the alley may be required. Both latter comments are to be addressed at time of Development Plan.

Traffic Engineering

Traffic Engineering agreed with the comments provided by Engineering. In addition, the use of Madison Street for on-street parking would be formally evaluated at the time of Development Plan review.

Colorado Springs Utilities

Colorado Springs Utilities did not have any review comments for the proposed conditional use. They did however provide an informational comment that any future development plan application would be required to provide a Preliminary Utility Plan.

Planning – Park Land Dedication, School Land Dedication, and Community Development Impact Fees

An informational comment was made for this Conditional Use application to make the Applicant aware that the Park Land Dedication Ordinance, School Land Dedication Ordinance, and Community Development Impact Fees Ordinance are applicable at the time any Development Plan is submitted for the lot.

Conditional Use and Development Standards Adjustment

Summary of Application

The Silver Key Apartments Conditional Use and Development Standards Adjustment applications are located at 2126 North Weber Street and legally described as follows:

LEGAL DESCRIPTION:
LOTS 11, 12, 13, 14, 15, 16 BLK 513 NORTH END ADD 2 COLO SPGS
CONTAINING AN AREA OF 1.31 ACRES, MORE OR LESS,

The lot is zoned OR (Office Residential) and is 1.31 acres in size. The proposed Conditional Use is to allow a Multi-Family Dwelling containing 49 dwelling units in the Office Residential (OR) zone district. The dwelling unit mix for the proposed Multi-Family Dwelling is 47 one-bedroom apartments, and two (2), two-bedroom apartments. A Multi-family Dwelling is allowed in the OR as a Conditional Use only after it is reviewed and approved by City Planning Commission (see **“Attachment 9-CU Project Statement”, “Attachment 10-CU Use Land Use Statement” and “Attachment 11-Site Plan Concept”**). The proposed Development Standards Adjustment application has been submitted to address a Use Standard that is applicable to a Multi-Family Dwelling Use when it is in the OR zone district or Mixed-Use Neighborhood Scale (“MX-N”) zone district. The Use Standard is shown below:

7.3.301 Residential Uses

A. Dwelling, Multi-family

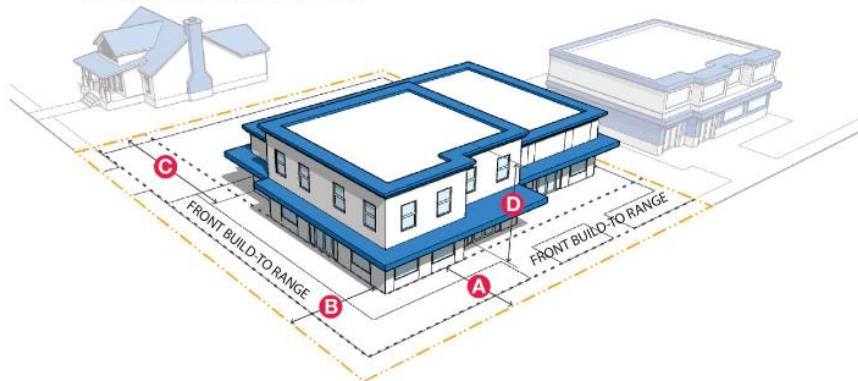
In the OR and MX-N zone districts, this use is limited to no more than ten (10) dwelling units in a single structure.

Specifically, the Development Standards Adjustment that is being requested is to allow a single multi-family residential building to contain 49 units where the maximum is 10 units per building (see **“Attachment 12-DVSA Project Statement”, “Attachment 13-Building Elevation Concept”**). The purpose of this use standard was put in place to address building size, scale and mass for a zone district that permits primarily single-family detached, single-family attached and two-family dwellings, and smaller scale commercial uses that fit within traditional or established neighborhoods. An important fact to consider with this use standard is that it only applies to residential uses and not commercial uses. For example, a similar sized office building, a use permitted in the OR zone district, is not subject to this standard.

7.2.301 OR: Office Residential

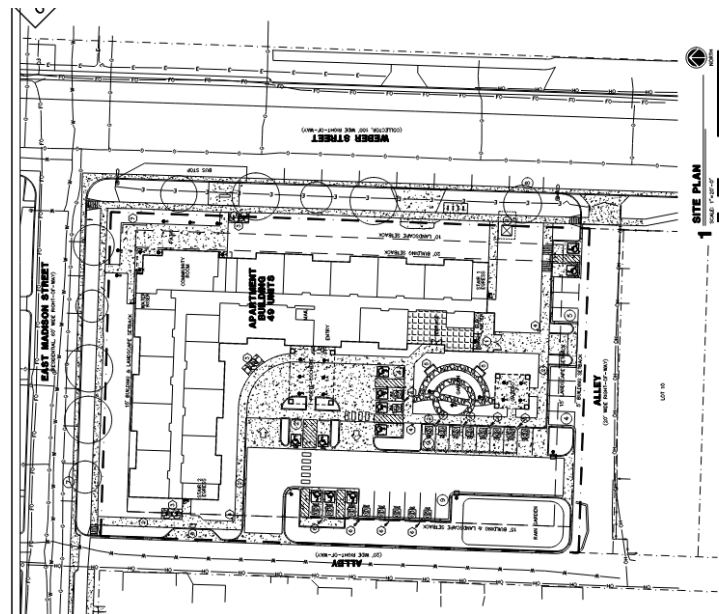
A. Purpose

The OR district accommodates a mix of residential uses, low intensity office uses, and compatible low-intensity commercial uses. Land uses are as indicated in Table 7.3.2-A (Base and NNA-O District Use Table). OR zone districts are intended to generally located at the edges of, or internal to, a residential neighborhood, at a local street intersection with a collector or arterial street. OR zone districts are intended to accommodate a limit mixed of non-residential uses that will have minimal impact on nearby residential neighborhoods and have safe and convenient pedestrian and bicycle access. The layout of permitted use types shall be as shown in a Land Use Plan approved pursuant to Section 7.5.514 (Land Use Plan).



The site has primary access to North Weber Street on its southern end. The project can also be accessed from the adjacent alley from either Madison Street or Jefferson Street. The existing access that is centrally located on the property is being eliminated. It is also located on a bus route and bike route. Having multiple points of access and the options for walking, biking, and transit should help alleviate traffic impacts associated with the future development. It is set up to distribute the traffic coming and going to this development. The lot is served by Colorado Springs Utilities with Water, Wastewater, Gas and Electric. It is near Penrose Hospital, Bon Shopping Center, Bonforte Park, Monument Valley Park, Shooks Run/Legacy Loop Trail and Downtown. The immediate and surrounding area is mixed with civic, commercial, residential, and park and recreation uses of varied densities, building sizes and intensities of use. It is a site that is suited for infill urban development.

The future development for this site is a 49-unit multi-family building with off-street parking, green space and amenities. A concept plan and building elevation of this future development was provided with the application (see **“Attachment 11-Site Plan Concept”** and **“Attachment 12-Building Elevation Concept”**). Further, the proposed multi-family residential community is planned to be affordable housing to serve individuals and families with incomes between 0% - 60% of the Area Median Income. The affordability component will be established by a future Deed Restriction or Land Use Restriction Agreement to bind the owner and/or land to the affordable housing restriction.



The Application is located adjacent to multiple developed properties. To the north there are one and one-half story single-family homes, to the south there are two-story single-family homes, to west are two and two and one-half story single-family houses, and to the east across Weber Street there are single-story commercial uses. A building massing comparison (see **“Attachment 14-Massing Exhibit”**) was provided with this application to illustrate how this building size and height relates to adjacent and nearby buildings. As indicated above, the proposed building, because it is residential, is subject to a specific standard that would require it to be constructed in several individual buildings. This application requests that the standard is achieved in an alternative manner. That is, instead of many buildings, they are proposing a single building that includes architectural articulation. The outcome is a building that achieves similar form and massing, façade treatment, movement and flow, and materiality that might be achieved with many Individual buildings on the site.

As indicated previously, the site is adjacent and near designated historic areas of the city. This property is not in a historic district or overlay. However, the site and building design that has been proposed is done so to respect the historic development pattern of Weber Street, North End Historic District, North End Historic Preservation Overlay and North Weber-Wahsatch Historic District. The building is oriented towards both Weber Street and Madison Street, and setbacks are proposed to mimic the historic location of buildings to the adjacent streets. This is a development pattern that is seen on Weber Street from the Rock Island Trail north of this site all the way south into downtown. In addition, the design

places the parking behind the building, and it eliminates the centrally located existing driveway to the site to enhance or return the distinctive tree lined boulevard or parkway style of North Weber Street. In terms of the building architecture, it is a modern, flat roof style building that includes a variety of façade materials. It might be thought that to respect or relate to the historic context that the building should match or be similar to the architecture of the historic buildings in the area. It is quite the opposite, the building should be compatible, but it does not have to replicate historic buildings. The proposed multi-family building and site design achieves compatibility with the zoning, surrounding zoning, uses and buildings, and the nearby historic areas in the following ways:

- 1) Orients buildings to Weber Street and Madison Street
- 2) Reduces the number of driveways on Weber Street
- 3) Building is setback to be similar to historic setbacks
- 4) Main parking area is located behind the building to emphasize the building's importance to the historic Weber streetscape
- 5) Architectural articulation is utilized to achieve a similar feeling and flow of having multiple smaller buildings.
- 6) Architecture incorporates a variety of building materials.
- 7) Building height is 35 feet to comply with both the OR zone district and the surrounding R 1-6 (Single-Family – Medium) and R-2 (Two-Family) zone districts.

Parking for the site is proposed to be handled by a parking lot behind the building, on-street parking credit, and qualifying parking reductions for Senior Housing, and proximity to alternate modes of transportation (bus and bike). Walking is also an available means for people to come and go from the proposed use. However, it does not come with an adjustment allowed by code. The total number of parking spaces required for the Multi-Family Dwelling is 50-spaces. This is based on the proposed mix of one-bedroom and two-bedroom apartments. As indicated above the use and its location qualify for a parking reduction for Senior Housing (25-percent), Transit Route (10-percent), and Bike Route (5-percent). With the qualifying parking adjustments, it reduces the parking standard to 30 parking spaces. A total of 33 off-street parking spaces is being provided. Approximately 80% of the parking that is being provided is located on the west side of the proposed apartment building. No credit for on-street parking is being requested, nor could it be as the maximum reduction allowed by the development code is 40 percent. To some degree the parking on-street will be used by the future apartment building. On-street parking is somewhat of an issue, specifically for Madison Street due to its narrow cross-section (see "Attachment 15-Madison Street"). As it is built, the edge-to-edge pavement width is 26 feet, which is slightly too narrow for two-way traffic and two-lanes of parking. Narrow streets are certainly good for traffic calming. This may also be a current condition that makes the proposed Weber Street access the one that is more predominantly used; thus, helping to balance the impact of increased traffic to the alley on the west side of the project.

It is important to state that a Development Plan is still required for the proposed conditional use. The Development Plan will be an administrative review and decision. Even though it is reviewed administratively it requires public notice and the opportunity for public input in the decision-making process. The development plan review will evaluate the proposed projects specific impacts related to land use, neighborhoods, schools, parks, road systems, and existing and planned infrastructure.

Application Review Criteria

UDC Section 7.5.601, Conditional Use

An application for Conditional Use is subject to the following Criteria for Approval:

Section 7.5.601.C.2 Criteria for Approval

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).*

The application only complies with this criterion if the proposed Development Standards Adjustment is approved. The building mass comparison, site design, architectural articulation supports a larger multi-family structure in this location to support the proposed Development Standards Adjustment.

- b. Describe how the size, scale, height, density, traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*

The area where the proposed use is located is zoned MX-M (Mixed-Use Medium Scale), R-5, R-2 and R 1-6. The area is also a mix of commercial and residential uses. With these factors taken together, it can be found that the use is compatible in size, scale, density and height with adjacent and surrounding uses and building. It is served by a developed street system that is adequate for the proposed use. It is also served by other transportation options. The proposed project is also an affordable housing development. The proposed use does not have adverse impacts on the neighborhood where it is located, and it is compatible with the neighborhood.

- c. Describe how the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

The city infrastructure is adequate to serve the proposed use.

The City Planning Staff finds that the approval criteria of UDC Section 7.5.601.C.2, which are applicable to a Conditional Use are met with this application.

UDC Section 7.5.525, Development Standards Adjustment

A. Purpose

The Development Standards Adjustment process provides a mechanism for the Planning Commission to authorize deviations from certain development standards in Article 7.4 (Development Standards and Incentives), allowing development to occur in a manner that meets the intent of this Code, yet through an alternative design that does not strictly comply with the Code's standards. This Section authorizes a site-specific development alternative that is equal to or better than the strict application of the standards of this UDC.

E. Criteria for Approval

The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

- 1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;*

The alternative design achieves the intent of the subject standard. The applicant is proposing a site and building design that fits with the existing developed character of the adjacent and surrounding neighborhood. The building as it is conceptually proposed meets the building height standard of the zone district.

- 2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;*

The compensating benefit of this application is Affordable Housing. It also has upgraded architectural design and it advances the UDC goal to "enhance the quality, diversity and safety of the neighborhoods by encouraging pride and investment".

3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and*

The alternative design does include a larger building by the number of units than is allowed by the Use Standard but imposes no greater impact on adjacent properties than would occur through compliance with the required use-specific, building height and lot coverage standards of this zone district. The alternative design is based on an analysis of surrounding buildings with the goal for it to feel and look like it is a cohesive part of the neighborhood.

4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*

- a. *Benefits to the general public:*

- (1) *Parks, trails, or other similar public or cultural facilities;*
- (2) *Public landscape buffers or beautification areas;*
- (3) *Public art;*
- (4) *Permanent conservation of natural areas or lands;*
- (5) *Increased building setbacks;*
- (6) *Decreased building height; or*
- (7) *Other benefits as agreed upon by the Planning Commission.*

- b. *Benefits the users, customers, or residents of the proposed development:*

- (1) *Green space or public open space, trails, or other similar recreational amenities;*
- (2) *Upgrades in architectural design;*
- (3) *Increased landscaping;*
- (4) *Increased buffering;*
- (5) *Permanent conservation of natural areas or lands;*
- (6) *Secure bicycle facilities, where appropriate; or*
- (7) *Other benefits as agreed upon by the Planning Commission or City Council.*

The compensating benefit associated with the proposed Development Standards Adjustment is Affordable Housing. The UDC does not have a requirement for Affordable Housing. It does include incentives for affordable housing development. Affordable Housing is a demonstrated community need in the City of Colorado Springs, and it is a major tenant of PlanCOS which strongly calls for the city to support “housing for all” demographics of our community. This application meets this big overarching idea from PlanCOS. Further analysis as to how the application meets PlanCOS is provided in the next section of the Staff Report.

The project is also located within the study area of the North End Neighborhood Plan (**see “Attachment 16-North End Land Use Plan”**). Specifically, the site is shown as “School, Church, Public Building”. The reason it has this label is because of the existing use on the site at the time the North End Neighborhood Plan was completed. In 1991, when the plan was completed, this site was the DOW’s south region main headquarters. Due to the preservation/conservation orientation of the plan, existing residential densities and the existing type and location of non-residential uses formed the basis of the recommended Land Use Plan. The plan did not require that existing non-residential use(s) had to be maintained as identified. It did however recognize change and allowed for analysis of future individual uses to properly evaluate compatibility and appropriateness of a future use. The urban design of the site and building respect the historic character of the neighborhood and will add to the parkway feel of Weber Street. The new housing is an acknowledgment to the residential character of the neighborhood and will also achieve improved maintenance and care for the property and

overall beautification of the neighborhood. The proposed application also meets the goals and recommendations of the North End Neighborhood Plan.

Compliance with PlanCOS

PlanCOS Vision



The Vision map illustrates that Silver Key Apartments is in the vicinity of Established Historic Neighborhoods, namely the Old North End. It is at the north end of the Downtown Neighborhood and Activity Center, a block east of the North Nevada Priority Corridor, and west of the Legacy Loop Trail. The vision map also identifies a future Transit Hub and Smart Corridor. The site is also in proximity to Renowned Culture locations. In this case it is Monument Valley Park. The application tied to connections with five (5) of the six (6) themes of Plan COS.

The main neighborhood type as stated above is Established Neighborhood – Historic. Established Neighborhoods are predominantly built out, but infill should be expected. This is particularly so with vacant land within these neighborhoods. Related to Historic Neighborhoods, preserving existing design and architecture are important. Specifically, this property is at the western edge of the North End Historic District and the North End Historic Preservation Overlay.

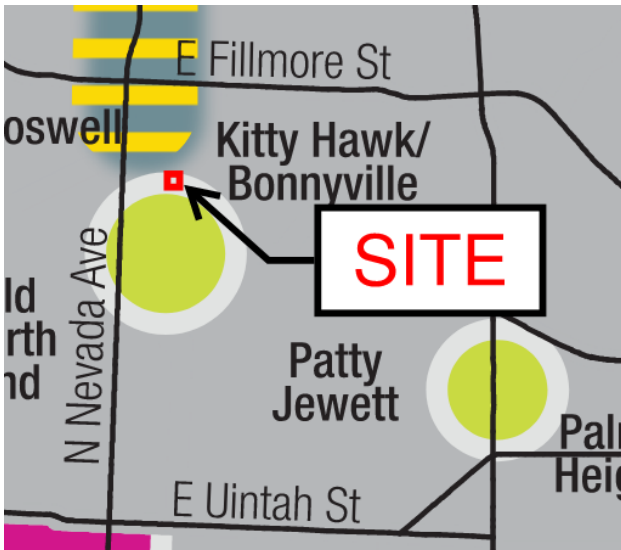


Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood

Vibrant Neighborhoods

Silver Key Apartment is at the edges of three neighborhoods, the Old North End, Patty Jewett, and Kitty Hawk/Bonnyville. The application adds to housing types, styles and price points. It also reclaims a vacant property in the neighborhood that in recent years has been an attractive nuisance and replaces it with new housing that reflects neighborhood identity. These neighborhoods' identity is primarily "where people of all ranges and abilities live". This does not downplay the importance of the character (architecture) of historic neighborhoods it is directly connected to the reason why many of our neighborhoods are designated as historic. That is, they have played a significant role in where people lived through the many periods of development that our city has gone through.

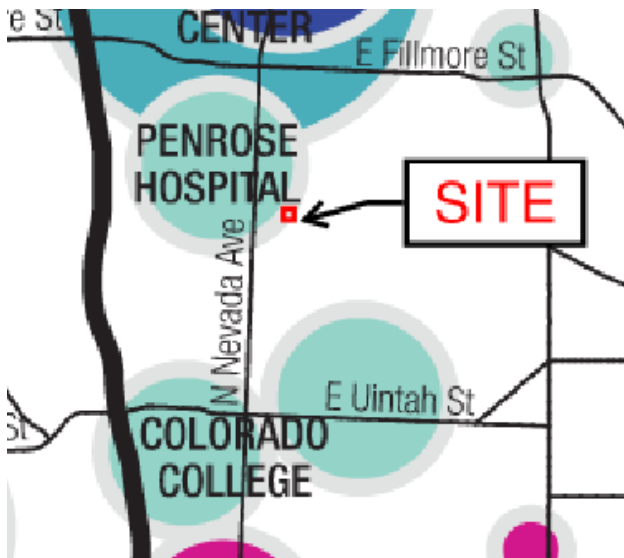


Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

Silver Key is at the north end of the Downtown. Increasing the mix of housing is important to the economic and cultural success of the downtown. The site is linked to mass transit and has walkable and bike friendly connections. On a small-scale the application represents thoughtful and targeted infill, and it is redevelopment of a vacant property.

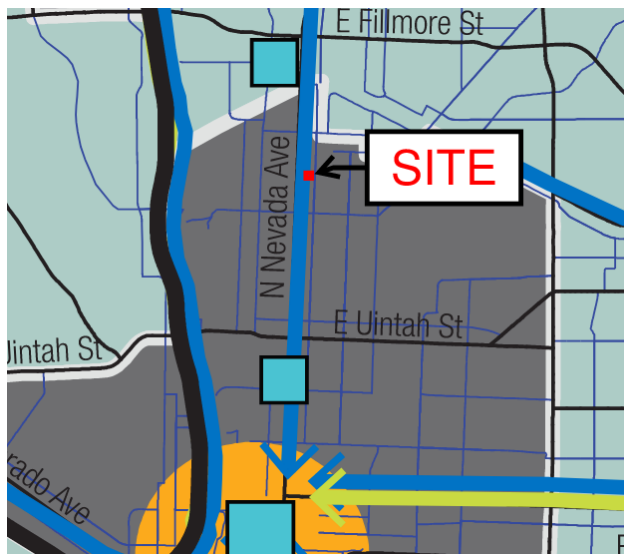


Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

One of the things achieved with the type of development proposed is that it prioritizes meeting community needs (housing) within the existing City boundary and built environment. It is infill development on a property that has otherwise become a nuisance for the immediate and surrounding neighborhoods. Housing people near the downtown is a positive for the local economy, particularly for efforts related to diversifying.

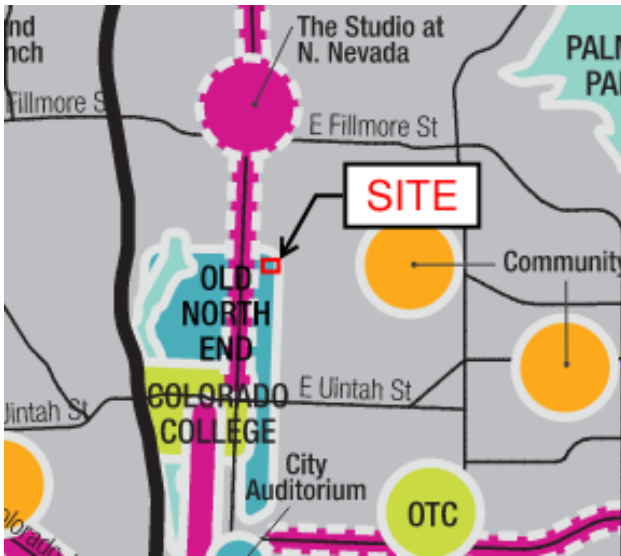


Predominant Typology

- Urban Core Streets
- Established Suburban Streets
- Developing Suburban Streets
- Future Streets
- Smart Corridors
- Multimodal Corridors
- Bike Master Plan Network
- Major Destination Areas
- Transportation Hubs
- Park-N-Rides

Strong Connections

The site is located a block east of a planned multi-modal corridor and mass transit hubs. It also has walkable and bikeable connections and is on an existing bus route with the bus stop for the route being directly in front of the property on Weber Street. At present and potentially in the future the location connects people and land uses in multiple ways.

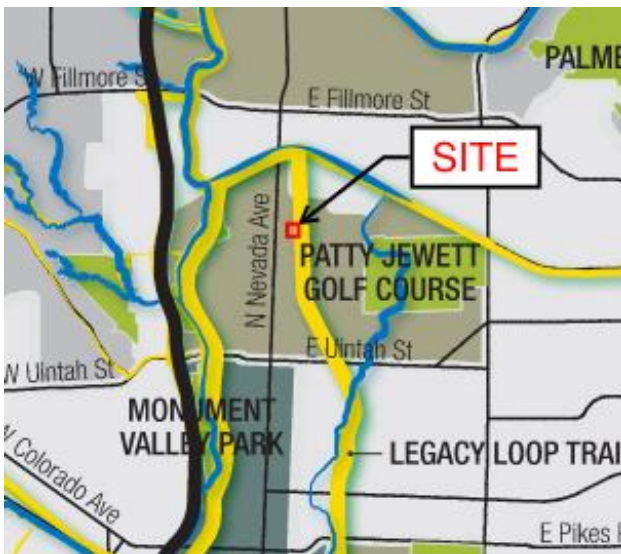


Predominant Typology

- Defining Institutions
- Historic Districts
- Creative Districts and Corridors
- Cultural and Tourist Attractions
- Community Assets
- Pop-Up Culture

Renowned Culture

The project is adjacent to the North End Historic Preservation Overlay and North End Historic District. This application could be viewed as a reinvestment that supports the historic identity and values of the Old North End.



Predominant Typology

- Neighborhood Greenspace
- Sports and Active Recreation
- Natural Resources and Regional Recreation
- Community Education Landscapes
- Trails and Connections
- ➔ Major Trail Corridors
- Complete Urban Creeks
- Complete Greenways

Majestic Landscapes

The site location meshes with many of the city's majestic man-made majestic landscapes which include Monument Valley Park, Patty Jewett Golf Course, Shooks Run and Legacy Loop Trail, Rock Island Trail and Greenway Trail. There is the ability for this use to interact positively with the city's open spaces, trails, recreation and cultural resources.

Statement of Compliance

CUDP-24-0005 Silver Key Apartments

City Planning has reviewed the proposed Conditional Use for Silver Key Apartments and finds that the proposed application meets the approval criteria as set forth in City 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.

DVSA-24-0010 Silver Key Apartments

City Planning has reviewed the proposed Development Standards Adjustment for Silver Key Apartments and finds that the proposed application meets the approval criteria 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.