

2126 N WEBER STREET DEVELOPMENT STANDARDS ADJUSTMENT

PROJECT STATEMENT

DECEMBER 2025

REQUEST

N.E.S. Inc., on behalf of Silver Key Senior Services, requests approval of a Development Standards Adjustment to City Code 7.3.3.A to allow multi-family residential with 50 units in a single structure where 10 is the maximum allowed in an OR (Office Residential) zone. This project is located at 2126 N Weber Street.

LOCATION AND ZONING

The proposed project is located at 2126 N Weber Street on the southwest corner of E Madison St and N Weber St. The site is 1.31 acres in size and is currently vacant. The site is adjacent to single and two-family residential to the north, west, and south and a variety of commercial uses to the east. The site is currently zoned OR and is adjacent to R-5 (Multi-family) to the north, R-2 (Two-family) to the northwest, west, and south, and MX-M (Mixed-use Medium Scale) to the east.

Legal Description: LOTS 11, 12, 13, 14, 15, 16 BLK 513 NORTH END ADD 2 COLO SPGS



SITE HISTORY

In 2017, a Development Plan was approved for a 44-unit multi-family and office building including 61 total bedrooms (27, 1-BR; 17 2-BR), a 1,500-sf office space, and a parking demand of 73 spaces at 2126 N Weber Street (AR DP 16-00474). Two variances were approved in conjunction with the Development Plan to allow a reduced front setback and parking requirement. A Waiver of Replat was also approved for this site to consolidate the historic lot configuration into one, developable parcel. The Development Plan and associated variances expired in April of 2023 because the site was never developed. The waiver of replat remains valid and the site can still be developed without a full subdivision plat.

PROJECT DESCRIPTION

This project proposes a Conditional Use to allow multi-family residential in the OR zone and a Development Standards Adjustment to allow 49 units in a single building where 10 is the maximum in the OR zone. The project will renew the expired Development Plan described above (AR DP 16-00474) with site changes to meet UDC requirements. The proposed project includes 49 units in a single-structure and 51 total bedrooms (47 1-BR; 2 2-BR). The proposed project will substantially conform to the previously approved Development Plan in overall layout, unit count, and design but will be brought up to current standards.

The proposed Multi-Family Residential community will be owned and operated by Silver Key Senior Services and is intended to serve seniors whose income is between 0 – 60% of the Area Median Income (AMI). The affordability of this project will be secured by a Land Use Restriction Agreement (LURA). Silver Key Senior Services has a demonstrated track record of delivering high-quality, impactful programs and housing that enhance the well-being of seniors throughout the region.

PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT STANDARDS ADJUSTMENT CRITERIA (CODE SECTION 7.5.525.E)

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;**

While the number of units within the structures exceeds the code maximum of 10 units, the intent of the requirement is still met. The intent of this use specific standard is to limit the bulk, scale, development intensity, and offsite impacts of multi-family in areas adjacent to lower density residential uses. This infill project is in an area with a variety of retail, office uses, and residential uses of varying intensities. The proposed unit mix will primarily consist of 1-bedroom units which will limit the size of the building. The max height for the OR zone is 35', which is consistent with the R-2 zone district adjacent to the site and is significantly less than what is allowed in the MX-M zone district to the east.

The single-building design is more compatible than multiple 10-unit buildings because it better meets the functional, accessibility, and community needs of the population being served. It also incorporates design elements that reflect the surrounding context, with a historic district to the west and neighborhood commercial uses to the east.

One building allows for centralized community and support spaces, which are critical for residents, and provides efficient access to elevators needed for upper-floor units. Dividing the project into multiple smaller buildings would be infeasible due to increased construction costs, site constraints, and operational inefficiencies. High activity areas including shuttle pick up/drop off, exterior recreation areas, and delivery services can be concentrated on the site to minimize the impacts to surrounding properties.

The single-building also better achieves aesthetic integration with the neighborhood. The design of the building is ongoing but is being carefully considered in both a cost-effective manner, preserving affordability, and a contextually sensitive manner that reflects the development patterns of the area. The proposed building will include a variety of façade materials and prioritize street level glazing to provide visual interest from Madison Street and Weber Street. Articulation of the building is designed with recesses at 20'-30' intervals to mimic the typical width of the older homes in the area and to help break up the massing of the building from the street. A patio will be incorporated on the corner of Madison and Weber Street to integrate future residents with the existing community and create a pedestrian level gathering space. The single-building also hides parking from the street and concentrates it in the rear which is consistent with the surrounding development pattern and the design standards of the neighboring Old North End Historic District. Finally, the building is positioned to maximize separation from existing homes, reducing shadows and other potential impacts to the greatest extent feasible.

The proposed single-building layout integrates into the surrounding neighborhood more effectively than a multi-building layout because it can more effectively minimize off site impacts and provide the highest standard of support for future residents.

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 proposed compensating benefit for this project is to provide housing for seniors whose household income is 0% – 60% of the Area Median Income which will be guaranteed by a Land Use Restriction Agreement. The single-building design is more compatible than multiple 10-unit buildings because it better meets the functional, accessibility, and community needs of the population being served. It also incorporates design elements that reflect the surrounding context, with a historic district to the west and neighborhood commercial uses to the east.

The proposed compensating benefit of affordability and the design of the project advances the goals and policies of the UDC. City Code section 7.1.103.G states that the purpose of the UDC is to *“Promote opportunities for affordable and attainable housing throughout the City.”* This is an infill project in an area where there are multi-modal transit options and nearby services for future

residents. The modest lot size and unit types limits the size of the building so that it is compatible with the surrounding neighborhood.

Other goals of the UDC are to, *“Ensure the logical growth of the City's physical elements;”* and, *“Encourage adequate multi-modal transportation facilities.”* As described above, this site will modestly increase density in an area where there are a variety of commercial and residential uses surrounded by multi-modal transportation options, including existing roadways, bus stops, bike routes, and a regional trail nearby that have adequate capacity for a slight increase in residential density.

A conceptual site plan, building massing exhibit, and colored conceptual elevations is provided with this application to illustrate the compatibility of the future development and the surrounding neighborhood.

A single, architecturally compatible building with a consistent streetscape and thoughtfully integrated site design supports the overall affordability of the project while maintaining consistency with the surrounding area. Although multiple smaller buildings could achieve a comparable density, doing so would significantly increase construction costs, infrastructure duplication, and long-term operational expenses.

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

As described above, this site has been approved for a slightly more intense multi-family development in 2017 which would have included 44 units for residents in all stages of life and an office suite. During the review of the previous project, off-site impacts were evaluated and found to be compatible with the surrounding area. The makeup of the surrounding area has not substantially changed since this approval and with the proposed reduction in intensity and need to comply with current development standards, the proposed project remains compatible with the surrounding area.

The alternative design will allow the site to maximize functionality, accessibility, and the community needs of the population being served. The proposed project is situated in a mixed-use area between an existing residential neighborhood with varying densities and a variety of commercial uses. The immediate area also includes trails and parks that can easily absorb the modest increase in density from this project. Nearby roads and utilities also have the capacity for the modest increase in units from this project.

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

As described above, the proposed compensating benefit of this project is to restrict occupancy of the units to seniors whose household income is 0-60% AMI through a Land Use Restriction Agreement. This is not required by the UDC but does effectively further the purpose of the UDC and

City's Comprehensive Plan as described above. The Developer, Silver Key Senior Services, is a nonprofit organization with over 50 years of experience serving seniors in the Pikes Peak Region. The organization's mission is to support a healthy quality of life for seniors, allowing them to age safely with dignity and independence. As described above, the Developer can attest to their intent and mission via the non-profit's mission statement.

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CONCEPTUAL ELEVATIONS ONLY

PRELIMINARY DESIGN TO EMPHASIZE VARIETY OF MATERIALS, MASSING, & FAÇADE ARTICULATION

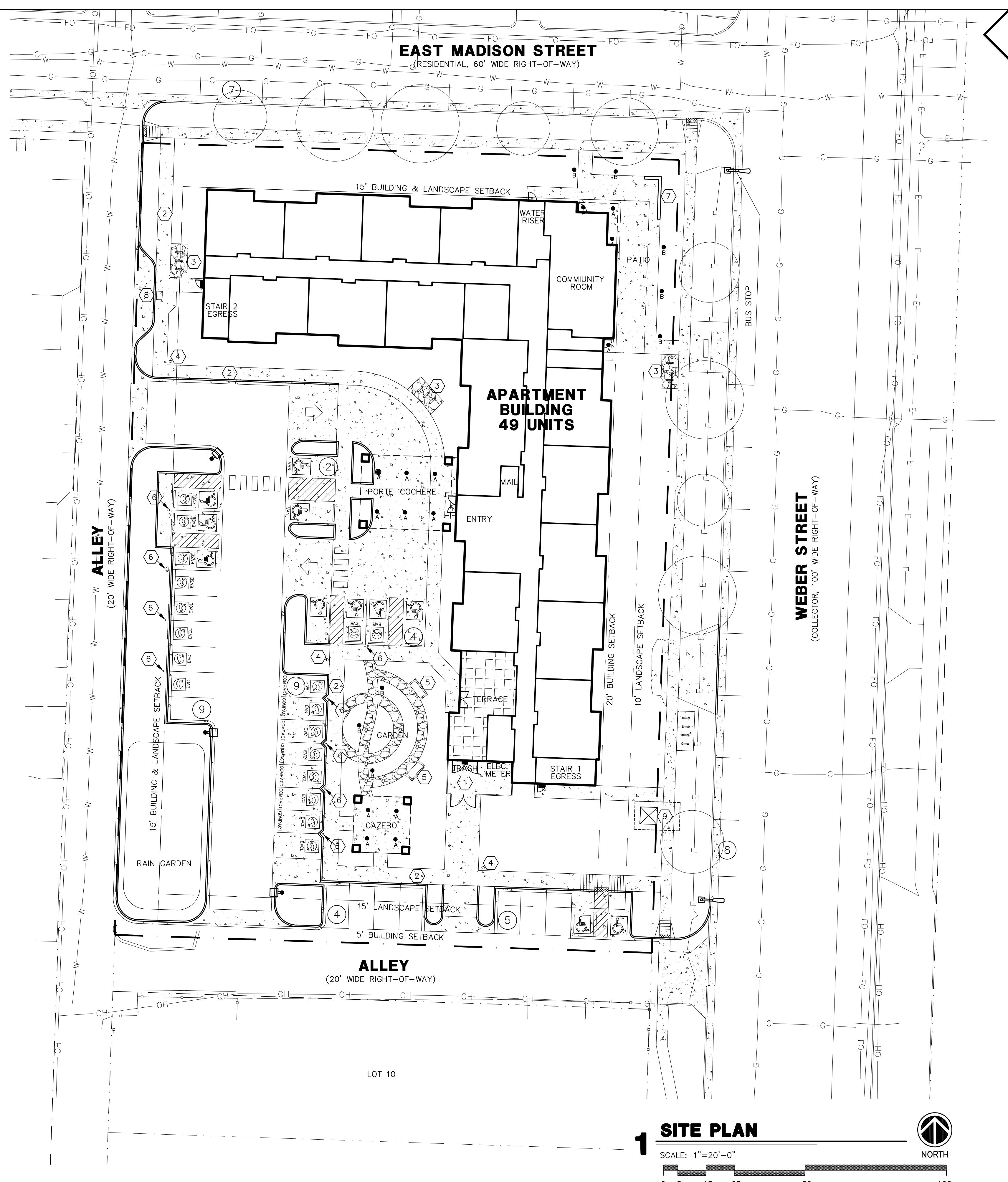


CONCEPTUAL SITE PLAN ONLY

SETBACKS ARE SHOWN ACCORDING TO TABLE 7.2.3-A 'SETBACKS FOOTNOTE #2'

PARKING CALCULATIONS.

<u>PARKING REQUIRED:</u>	
1 X 47, 1-BEDROOM UNITS	47
1.5 X 2, 2-BEDROOM UNITS	3
TOTAL (BEFORE REDUCTIONS)	50
25% REDUCTION FOR AFFORDABLE SENIOR (7.4.1005, C)	-12.5
10% REDUCTION FOR TRANSIT PROXIMITY (7.4.1005, F)	-5
5% REDUCTION FOR BIKE/TRAIL PROXIMITY (7.4.1005, H)	<u>-2.5</u>
TOTAL REQUIRED	30
NUMBER OF ACCESSIBLE SPACES REQUIRED (PER 7.4.1006)	2
<u>PARKING PROVIDED:</u>	
STANDARD SPACES (9'Wx18'D)	15
COMPACT SPACES (8'Wx16'D)	7
STANDARD ON-STREET SPACES (22'Wx9'D)	15
STANDARD ACCESSIBLE SPACES (8'Wx18'D W/5' AISLE)	9
VAN-ACCESSIBLE SPACES (8'Wx18'D W/8' AISLE)	<u>2</u>
TOTAL PROVIDED	48
NUMBER OF ACCESSIBLE SPACES PROVIDED	11
<u>EV READY PROVIDED:</u>	
EVSE INSTALLED SPACES (1.5 REQUIRED)	2
EV READY SPACES (4.5 REQUIRED)	4
EV CAPABLE SPACES (3 REQUIRED)	4
EV CAPABLE LIGHT SPACES (9 REQUIRED)	8
*EVSE & EV CAPABLE SPACES EXCEEDING MIN. REQUIRED MAY BE USED TO MEET EV READY & EV CAPABLE LIGHT REQUIREMENTS	
<u>BICYCLE PARKING:</u>	
1 SPACE PER EVERY 3 UNITS REQUIRED (REDUCTION PER 7.4.1007, 4)	
49 UNITS/3	17
NEW ONSITE BICYCLE SPACES PROVIDED	18
EXISTING OFFSITE BICYCLE SPACES PROVIDED	8



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A large, bold, black text graphic that reads "NOT FOR CONSTRUCTION" in all caps. The text is oriented diagonally, running from the top-left towards the bottom-right. It is overlaid on a background of thick black lines forming a grid-like structure.

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DATE:	12-08-25	REVISION / DATE
JOB NO.	2502	
DRAWN BY:		DF/JS

2126 NORTH WEBER STREET,
COLORADO SPRINGS COLORADO 80907

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SITE PLAN

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