

2126 N WEBER STREET CONDITIONAL USE

PROJECT STATEMENT

DECEMBER 2025

N.E.S. Inc., on behalf of Silver Key Senior Services, requests approval of a Conditional Use to allow multi-family residential in the 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 CONDITIONAL USE REVIEW CRITERIA (CODE SECTION 7.5.601.C)

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

The proposed project is for multi-family residential with 49 units in a single-structure in the OR zone. City Code section 7.3.301.A states “In the OR and MX-N zone districts, this use is limited to no more than ten (10) dwelling units in a single structure.” To address this use specific standard, a Development Standards Adjustment is submitted in conjunction with this Conditional Use.

Zoning codes include use-specific standards to address the unique impacts of certain activities and protect surrounding neighborhoods. As described above, multi-family residential uses are regulated in the OR zone however, the offsite impacts of other uses such as group living, religious institutions, and offices in the OR zone are not regulated in the same manner. The proposed multi-family use is more compatible with the surrounding neighborhood than other permitted uses in the OR zone and the single-building design can be integrated into the surrounding neighborhood more cohesively than multiple buildings would allow.

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 create pedestrian level gathering spaces and integrate future residents with the existing community. 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. The size, scale, height, density, multimodal 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**

As described above, this site has been approved for a slightly more intense multi-family development in 2017 which would have included 44 units (61 bedrooms) for residents in all stages of life and a small office space. 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 reduction in intensity and need to comply with current development standards, the proposed project remains compatible with the surrounding area.

This infill project is compatible with development patterns in the area. The site is in a mixed-use area which includes a variety of commercial, office, and residential uses with varying intensity. An existing multi-family development to the north exceeds 10 buildings per structure. N Weber Street is classified as a collector with sidewalks and bike lanes on both sides. There is a bus stop directly adjacent to the site and the Shooks Run Trail east of the site providing many multi-modal

transportation opportunities for future residents and employees. Further, there are a variety of retail and commercial uses across the street providing convenient access for future residents.

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

The OR zone district has a maximum height of 35' which is consistent with the R-2 zone district to the northwest, west, and south and is less than the 50' allowed in the R-5 zone district to the north and the MX-M zone district to the east.

As illustrated on the site plan and elevations, 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 which will create a pedestrian level gathering space which will help integrate future residents with the existing community. 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. Parking and a rain garden for water quality is proposed along the west side of the development which will increase the buffer between the existing homes across the alley and the entrance to the building.

Street trees will be maintained along both N Weber Street and Madison Street. Many of the multi-family and commercial buildings along N Weber Street utilize 90-degree, on-street parking directly in front of the buildings which do not allow for street trees to along N Weber Street. The street trees will also contribute to reducing the visual impact of the proposed building and will maintain the uniform streetscape on the west side of N Weber Street.

The UDC requires buffers between differing uses and landscape setbacks along roadways. Development of this site will require buffering techniques such as opaque fencing and landscaping on the south and west sides and additional landscaping on the north and east sides.

Finally, there are various larger scale commercial buildings along Nevada, Weber, and Wahsatch with similar lot characteristics that have been designed to integrate into the surrounding neighborhood. The proposed building is consistent with the development pattern in the area.

- 3. 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.**

This is an infill project in a mixed-use area of the city. The site will utilize the existing alleys that intersect with N Weber Street on the east, and Madison St and Jefferson St to the north and south. The site also has convenient access to N Nevada Ave, a Minor Arterial. There are existing sidewalks

adjacent to the site that provide pedestrian connectivity to the surrounding area. Multi-modal transit options are also available in the area including a bus route and multiple bike routes. The nearby roadways have adequate capacity to serve this multi-family community. Existing utilities in the area are also sufficient to meet the needs of the proposed community. Only one of the existing access points along Weber will be utilized with this project and that is the existing southerly alley access.

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