

# 1115 Cragin Rd

AR APR 22-00128

July 13, 2022

Drew Foxx  
Planner II

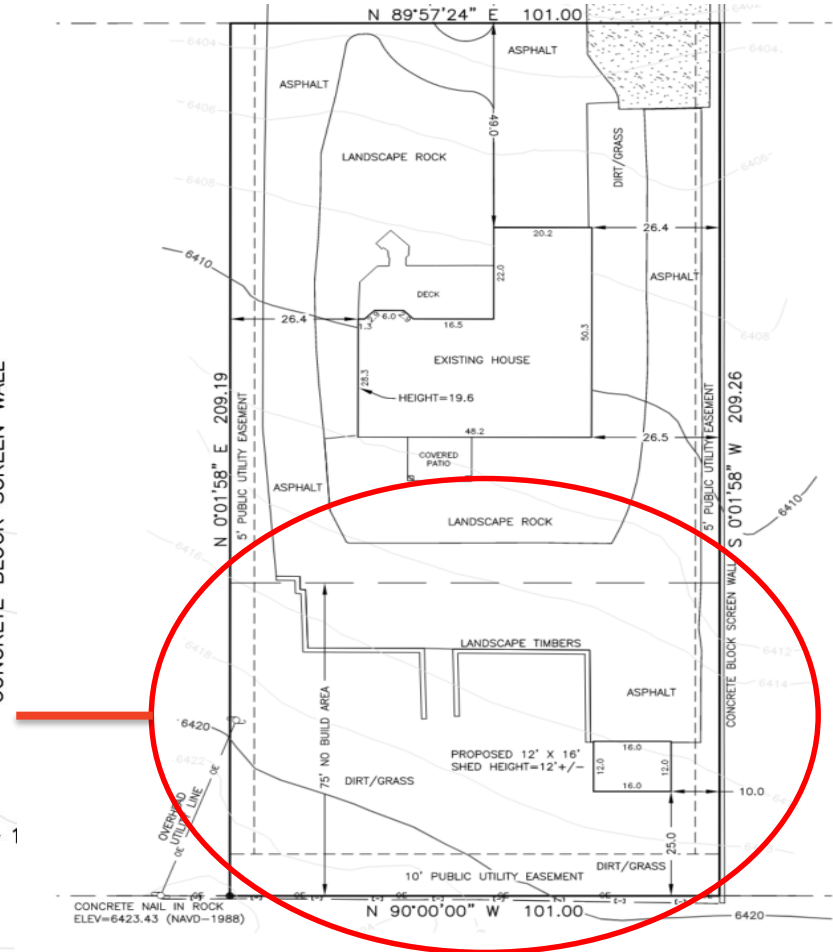
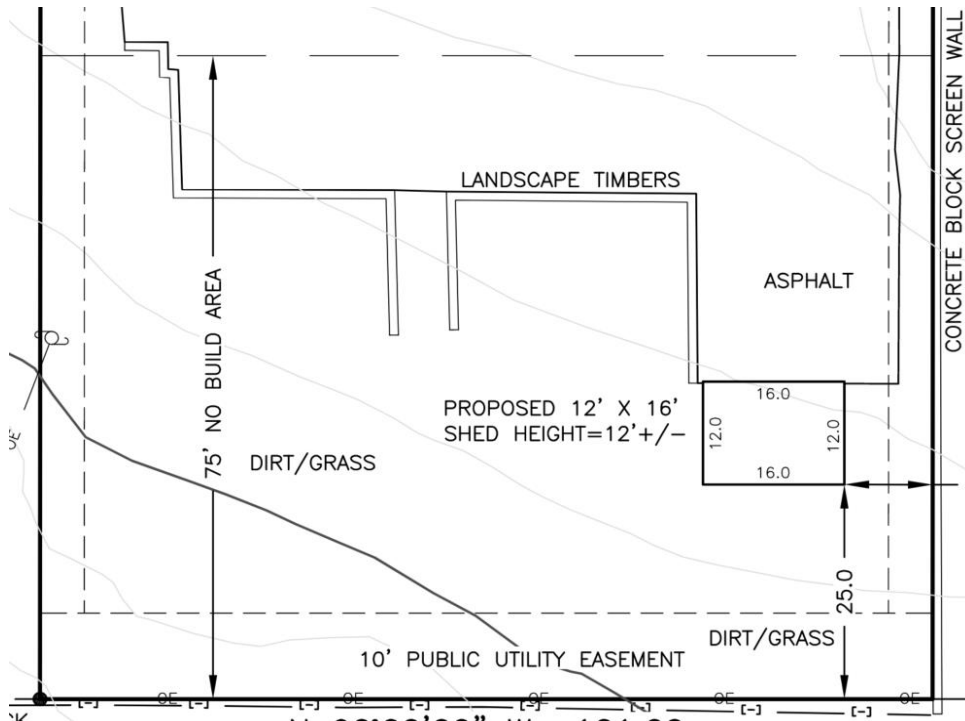


# Application & Project Description



## AR APR 22-00128

An amendment to plat restriction to allow the establishment of a 192 sq. ft. accessory structure at 1115 Cragin Road within a restricted 75' "no-build" area designated on the southern boundary of the associated final plat for Falcon Estates Fil No 4 Subdivision No 1.



# General Information



- Single-family residence located at 1115 Cragin Road
- Legal Description: Lot 2, Blk 3 Falcon Estates Fil No 4 Sub No. 1
- Zoned R (Estate Single-Family Residential)
- Physical Characteristics: The .49-acre property is located within an established single-family residential neighborhood and is residentially developed with a single-family dwelling unit.
- Surrounding Zoning/Land Use: Single-family residential
- City Zoning Code 7.7.503.A:
  - Requirements: Restrictions and conditions on recorded plats may be removed if it is determined after a review by the Community Development Department, the City Engineer, and the Utilities Executive Director, that the requirements or conditions are no longer necessary or no longer applicable.

## **Staff Recommendation:**

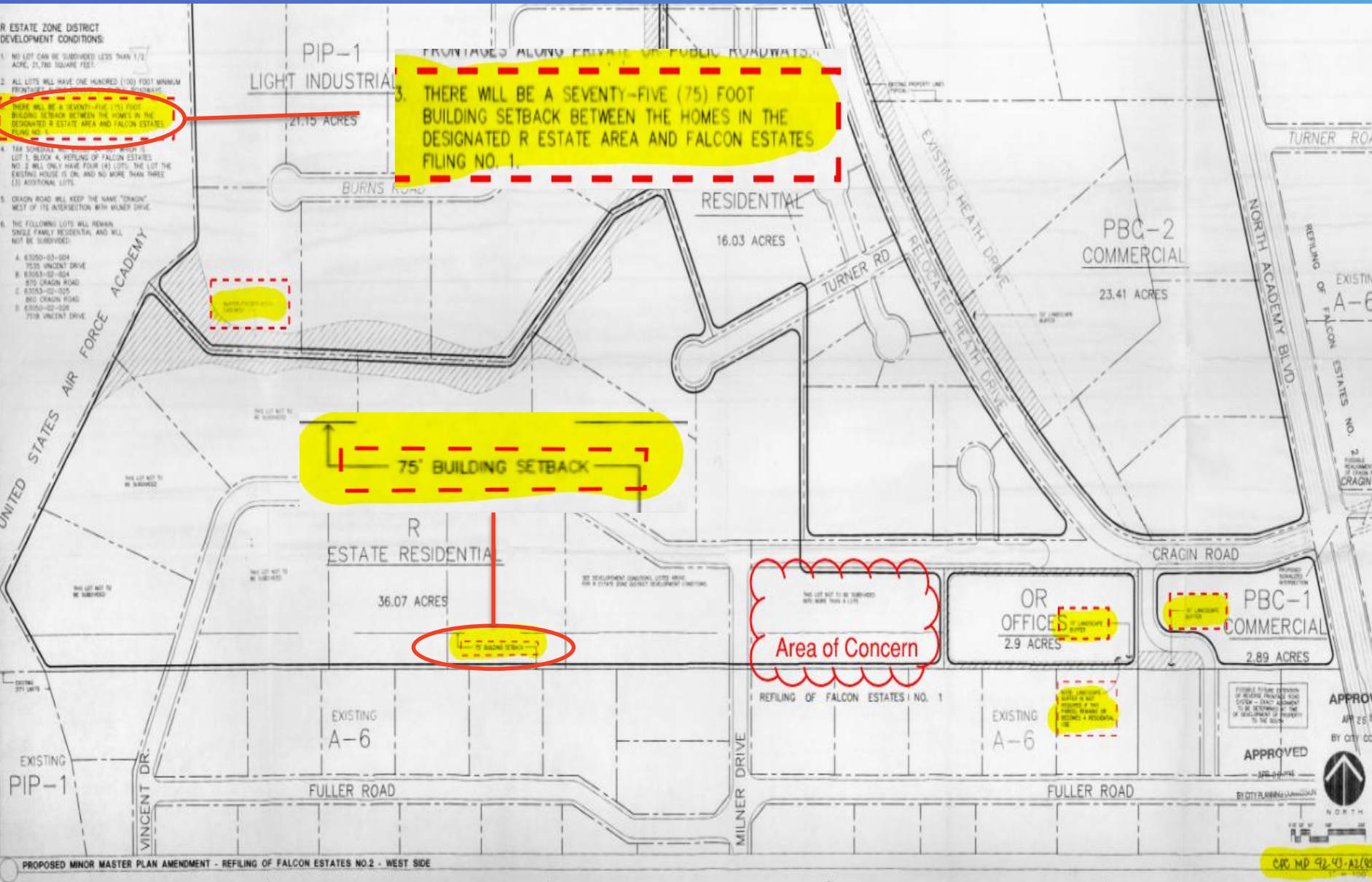
- Deny the appeal, upholding Staff's administrative approval of the Amendment to Plat Restriction for 1115 Cragin Road, based upon the finding that the application complies with the review criteria in City Code Section 7.7.503, and that the appeal criteria found in City Code Section 7.5.906.A.4. are not met.

- R ESTATE ZONE DISTRICT DEVELOPMENT CONDITIONS:
1. NO LOT CAN BE SUBDIVIDED LESS THAN 1/2 ACRE, 21,600 SQUARE FEET.
  2. ALL LOTS WILL HAVE ONE HUNDRED (100) FOOT MINIMUM FRONT YARD SETBACKS.
  3. THERE WILL BE A SEVENTY-FIVE (75) FOOT BUILDING SETBACK BETWEEN THE HOMES IN THE DESIGNATED R ESTATE AREA AND FALCON ESTATES FILING NO. 1.
  4. TAX SCHEDULE: LOT 1, BLOCK 4, REPLAN OF FALCON ESTATES NO. 2 WILL ONLY HAVE FOUR (4) LOTS. THE LOT THE EXISTING HOUSE IS ON AND NO MORE THAN THREE (3) ADDITIONAL LOTS.
  5. CRAGIN ROAD WILL KEEP THE NAME "CRAGIN" WEST OF ITS INTERSECTION WITH MILNER DRIVE.
  6. THE FOLLOWING LOTS WILL REMAIN SINGLE FAMILY RESIDENTIAL AND WILL NOT BE SUBDIVIDED:
    - A. 6350-03-004 7530 VINCENT DRIVE
    - B. 6350-03-004 870 CRAGIN ROAD
    - C. 6350-02-025 800 CRAGIN ROAD
    - D. 6350-02-026 7518 VINCENT DRIVE

THERE WILL BE A SEVENTY-FIVE (75) FOOT BUILDING SETBACK BETWEEN THE HOMES IN THE DESIGNATED R ESTATE AREA AND FALCON ESTATES FILING NO. 1.

75' BUILDING SETBACK

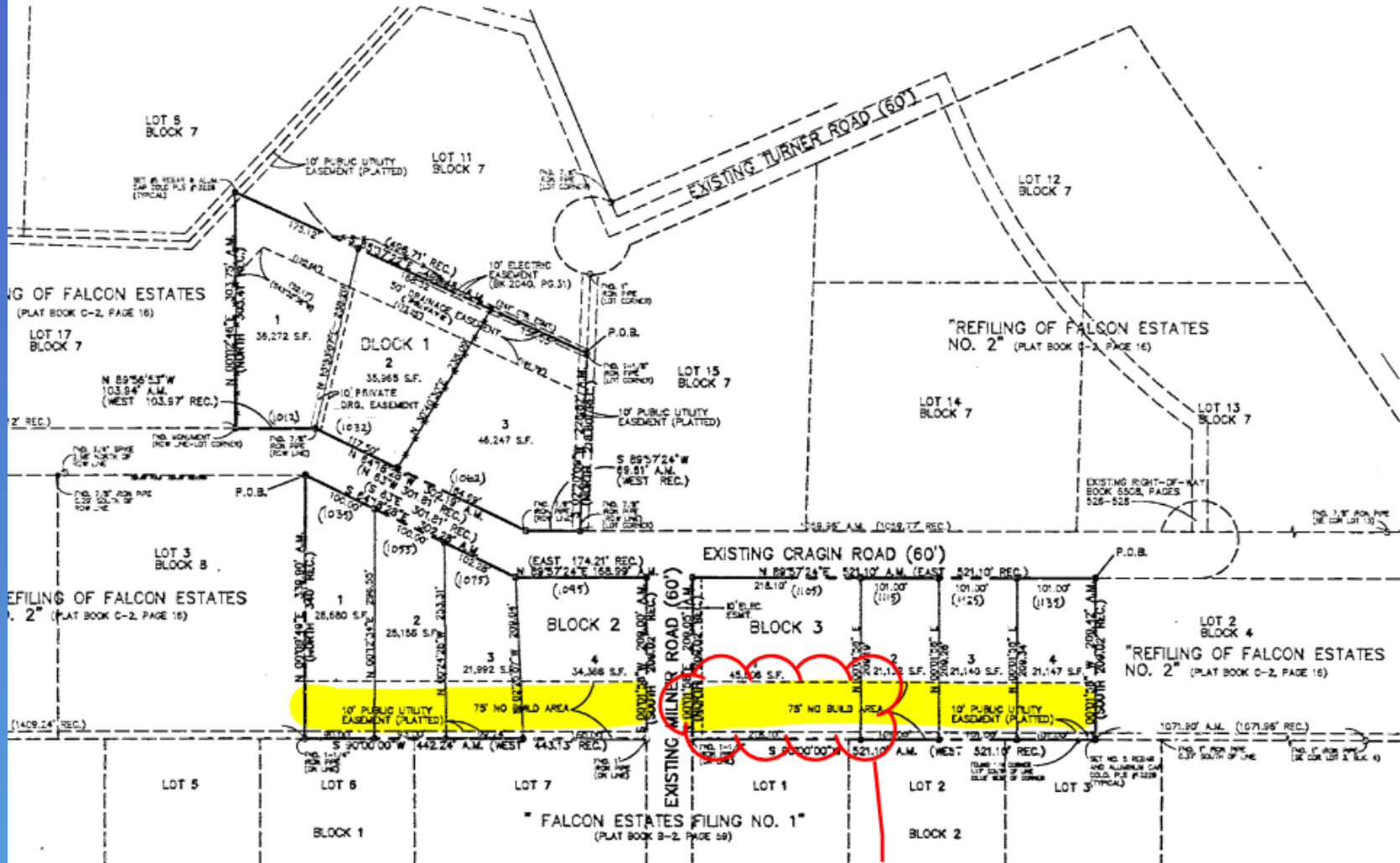
Area of Concern





# FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1

A REPLAT OF LOT 1, BLOCK 4; LOT 18, BLOCK 7; AND LOT 4, BLOCK 8 IN REPLING OF FALCON ESTATES NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS REPLATTED

Area of Concern