

28 POLO

Proposed: Subdivide 28 Polo Drive (38,460 sq ft) into two (2) equal lots (19,230 sq ft) (see Polaris Surveying's Final Plat). Both lots would have a preservation area on the northwest corner of the lots encompassing the slope (see Polaris Surveying's Topography Plat) and a deed restriction of 15% lot coverage for new home construction. The east lot has a new home on it which was completed, and the CO issued, on 7/25/2018 (see attached ILC). The west lot would have ingress/egress from 12 Polo Circle and the east lot would have ingress/egress from 30 Polo Drive. Each lot (19,230 sq ft) would be approximately 4,000 sq ft larger than 75% of the surrounding lots (see list below, infra). The new home construction living area (2 story) on the east lot has a total living area of 3,344 sq ft with 1,424 sq ft on the main level and 1,920 sq ft on the second level with a 624 sq ft 2 car attached garage (per El Paso County Assessor... total footprint equals 2,048 sq ft... main level plus garage); however, for the lot cover calculation the deck and porch are added in, for a total footprint size (main level living area plus 2 car garage plus deck plus porch) of 2,208 sq ft or 11.4% lot coverage based on the proposed subdivided lot or 19,230 sq ft ...this size of new home is consistent with existing homes in the neighborhood (see list below, infra). The west lot could accommodate a ranch or 2 story with a 3 car garage with a footprint of 2,884 sq ft or 15% lot coverage, again, consistent with existing homes in the neighborhood.

Justification... see attached approval letter from Land Use dated 6/5/2017

NEIGHBORHOOD SURROUNDING PROPERTIES

Address	Total Living Area sq ft	Lot Size sq ft	(source: El Paso County Assessor)
27 Polo Drive 1 story ranch	1,228	14,000	
14 Polo Drive 1 story ranch	2,387	14,000	
17 Polo Circle 1 1/2 story	2,897	14,500	
16 Polo Circle 2 story	2,998	24,500	
14 Polo Circle 1 story ranch	1,994	15,600	
16 Polo Drive 2 story	2,134	11,000	
18 Polo Drive 1 story ranch	1,836	11,685	
32 Polo Drive 1 story ranch	2,054	10,373	
20 Polo Circle 1 1/2 story	4,179	29,500	
11 Polo Circle 1 story ranch	1,772	20,304	
21 Polo Circle 1 story ranch	3,154	20,338	
23 Polo Drive 1 story ranch	2,721	20,200	
19 Polo Drive 1 story ranch	1,579	19,744	

29 Polo Drive 2 story	2,977	21,780
26 Polo Drive 2 story	3,672	31,382
160 Polo Pony 1 story ranch	2,304	20,038
705 N Bear Paw Ln 1 story	3,352	23,522
655 N Bear Paw Ln 1 story	2,812	24,829

Note: See attached area plat/ map for property locations and shapes

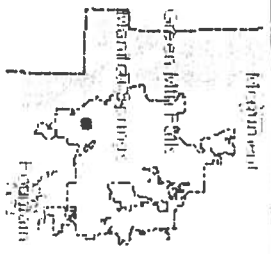


985.3 0 492.67 985.3 Feet

NAD 1983 StatePlane Colorado Central FIPS_0502_Feet
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1:5,912



- Legend**
- Parcels
 - National Forest
 - Parks
 - Military
 - Towns
 - County Boundary

Notes

FIGURE 4

**CITY OF COLORADO SPRINGS PLANNING DEPARTMENT
RECORD-OF-DECISION FOR A NON-USE VARIANCE**

FILE: AR NV 17-00123

DECISION DATE: JUNE 5, 2017

INFORMATION

Name of Applicant: 28 Polo LLC
Address of Premises Involved: 28 Polo
Zone District: R
Tax Schedule Number: 7425414008

REQUEST

A request by 28 Polo LLC for a non use variance to allow a 67' rear yard lot width for Lot 1 and a 59' rear yard lot width for Lot 2 where 100' is required in the R zone district. The property contains 38,460 square feet.

AGENCY COMMENTS

No comments from agencies.

STAFF ANALYSIS

CITY CODE CRITERIA TO GRANT A NON-USE VARIANCE

CRITERIA MET OR NOT MET

1. 7.5.802 (B.1) Exceptional or Extraordinary Conditions

Met

Due to the lot configuration that is similar to a pie shape instead of a rectangular the lot width at the front setback line of the property is able to be met, but the lot width at the rear setback line where the lot narrows is not able to be met. City Code requires that the lot width be met at both the front and rear setback lines. Both properties exceed the 100' lot width minimum at the front setback line. In addition, the northern portion of the property has a very steep slope. The preliminary and final plat documents required that the steep slope be placed in a preservation easement. The lot is also limited to a 15% lot coverage that will limit the size of the home. The lot shape and the steep slopes provide the exceptional or extraordinary conditions for the site.

2. 7.5.802 (B.2) No Reasonable Use of Property

Met

Without the granting of the variance, due to the unique physical conditions of lot shape and topography, the property owner would not be able to use their property with the same reasonable use as surrounding properties. The majority of the surrounding properties have lot shapes that are rectangular in shape allowing the properties to meet the lot with requirement at the front setback and rear setback lines.

3. 7.5.802 (B.3) No Adverse Impact to Surrounding Property

Met

The granting of the variance will not adversely impact the health, safety and welfare of the surrounding properties. A drainage report and geologic hazard report in addition to a preliminary and final plat have been approved for the site. The plans demonstrate there will be no adverse impacts to the neighborhood.

STAFF DECISION

APPROVED: Staff approves the non-use variance request due to the criteria being met.

6/5/17

DATE OF DECISION

Lonna Thelen

STAFF MEMBER

APPLICANTS: THE DECISION PERTAINS ONLY TO THE APPLICATION YOU SUBMITTED. YOU MUST COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS AND THE REGIONAL BUILDING DEPARTMENT. A COPY OF THE RECORD-OF-DECISION AND APPROVED SITE PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH A BUILDING PERMIT APPLICATION. THIS VARIANCE DOES NOT SUPERSEDE OR NULLIFY PRIVATE COVENANTS THAT MAY LAWFULLY IMPOSE OTHER RESTRICTIONS ON THE USE OF YOUR PROPERTY.