



July 31, 2026

RE: Trinity Ranch Residential Rezone P267

Owner:

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Applicant:

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Consultant:

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Request:

1. Rezone / Map Amendment of +/- 102.92 AC from RR-5 to RR-2.5. TSN 3400000455

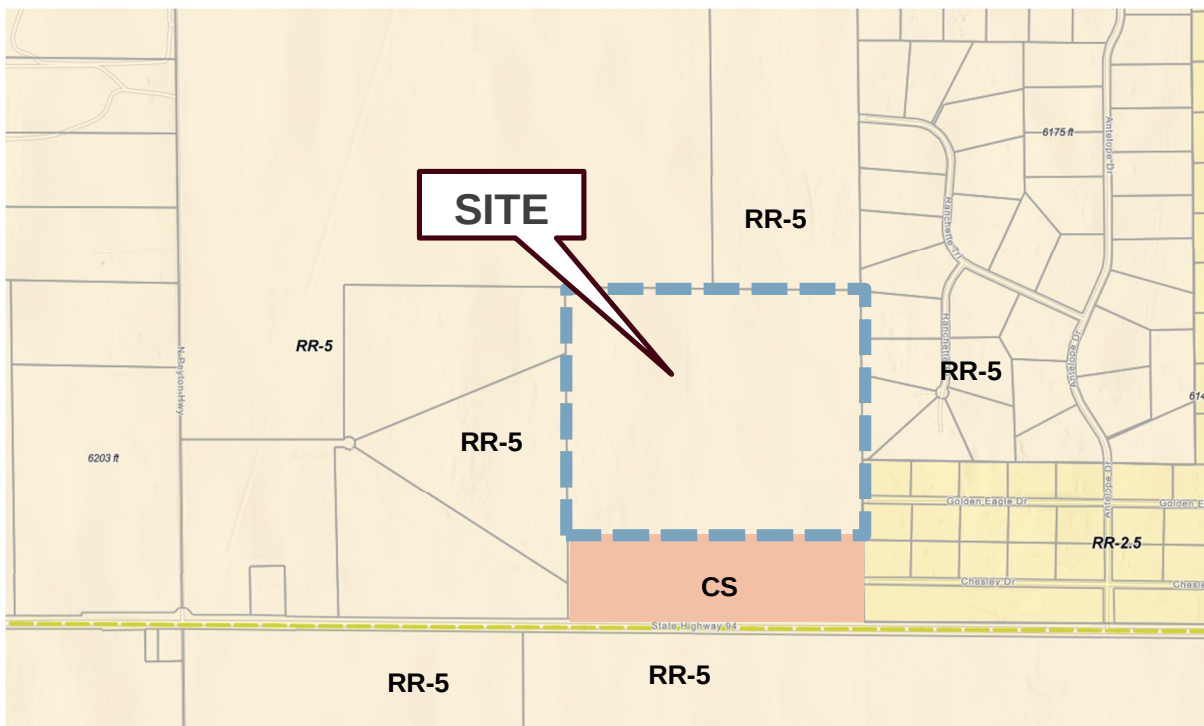
Project Description

The property is located north of Highway 94, immediately east of Antelope Park Ranchettes, which is zoned RR-5, and the Viewpoint subdivision, which is zoned RR-2.5. The ±102.92-acre site is currently used for agricultural grazing, is zoned RR-5, and has no zoning overlays. The proposed rezone would amend the zoning from RR-5 to RR-2.5 to allow future development of detached single-family homes on 2.5-acre lots. The project is anticipated to be constructed in two to three filings. Filing No. 1 will include 17 residential lots of 2.5 acres each. Filing No. 2 and 3 will include 18 additional residential lots of 2.5 acres each and buildout of the commercial parcel. Filing No. 1 access will be provided by extending Golden Eagle Drive, with a gravel emergency access drive connecting to Highway 94. Until the commercial parcel and full single-family residential development are built out, the Highway 94 connection will serve as emergency access only and will be chained off to allow emergency vehicle staging from Highway 94. At full buildout, traffic will access the site through a full-movement access located approximately 4,275 feet east of the SH-94 and Peyton Highway intersection.

All residential lots will be served by well and septic. Drainage for the site will be provided by two detention basins located south of the property within the 38 AC parcel zoned CS. The project area is located within zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018.

The project site is surrounded by RR-5 zoning to the north, west and east. Immediately south of the site is zoned CS for Commercial Services. A small portion of Viewport Estates, zoned RR-2.5, is located in the southeast corner of the site.

Location	Zone	Land Use	Jurisdiction
North	RR-5	Grazing	El Paso County
North East	RR-5	Residential	El Paso County
Southeast	RR-2.5	Residential	El Paso County
West	RR-5	Grazing	El Paso County
South	CS	Future Commercial	El Paso County



The proposed rezone area is identified in the Your El Paso County Master Plan as part of the Large Lot Residential placetype. Primary uses in this placetype include detached single-family residential development, with supporting uses such as agriculture, commercial retail, commercial services, parks, and open space. The Master Plan also designates the area as both a New Development Area within the Area of Change framework and a Priority Development Area. The proposed 2.5-acre residential lots will advance the objectives of the New Development designation by developing a previously undeveloped area of the County adjacent to existing development. At buildout, the site will be consistent with the large-lot residential character of the adjacent Viewpoint Estates and Antelope Park Ranchettes subdivisions.

As a priority development area along Hwy 94, this corridor is prescribed in Your El Paso County Master Plan for large lot residential development with supporting commercial development. The designation of both New Development within an area of change and Priority Development Area highlight the Master Plan's intent to develop this area within the near future. The proposed rezone to RR-2.5 will facilitate development of this parcel that will reflect the intent of Your El Paso County Master Plan to develop this area as large lot residential development and to increase housing opportunities along Hwy 94.

Project Justification

The intent of the map amendment is to rezone +/- 102.92 AC from RR-5 to RR-2.5. This will allow for the development of detached single family residential on 2.5 AC lots. Detached single family residential uses in this area will support the County's prioritization of areas to be developed for new residential housing and support for commercial development along Hwy 94. Although the development will not extend water and sewer infrastructure, the proposed uses will support the need for housing in a priority development area. The proposed rezone of RR-2.5 will create a higher density of 1 DU per 2.5 AC which will complement the surrounding densities of 1 DU per 5 AC. The 2.5 AC density will transition land uses from the southern 38 AC commercial site to the low density 5 AC large lot residential lots north and west of the site. This density is supported by Your El Paso Master Plan which outlines that denser development is appropriate to areas with access and connectivity to Highway 94 with compatible development patterns. The proposed 2.5 AC density is further support by Your El Paso County Master Plan's classification of this area as a Priority Development Area for 2.5 AC Large Lot Residential. The proposed development pattern will be of similar character to the existing Antelope Park Ranchettes and Viewpoint Estates subdivisions. Development patterns such as denser suburban residential are encouraged to occur in areas surrounding Ellicott.

Impacts to public health, safety and welfare of the rezone application are evaluated with reports submitted with this application, stakeholder engagement and surrounding neighborhood feedback. All reports are professionally prepared and submitted with this application to ensure that any adverse impacts are sufficiently mitigated and accounted for.

Adjacent property notifications were sent out to all abutting property owners. No letters or correspondence has been received.

Rezoning Approval Criteria

5.3.5.B Map Amendment (Rezoning)

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been substantial change in the character of the neighborhood since the land was last zoned;

The proposed rezone supports the County Master Plan by developing large lot residential level development in a designated priority development area and Area of Change: New Development. The 2.5 AC lots will support the objectives of Your El Paso County Master Plan by developing areas that have remained vacant or agricultural and developing adjacent to already developed areas. These lots will support New Development for Areas of Change by creating needed housing opportunities and matching the existing characteristics of the surrounding land uses. The site is surrounded by 5 AC lots utilized for grazing and single family to the west, north and north east. The proposed 2.5 AC residential lots will transition these surrounding lower densities to the adjacent 38 AC of commercial development immediately south of the site.

As a large lot residential priority development area along Hwy 94 this rezone will support the El Paso County Master Plan objective to prioritize large lot residential development that will accommodate a growing population along Hwy 94. All proposed lots will meet dimensional standards and required setbacks of the RR-2.5 zoning designation. A landscape buffer will be provided between the commercial and detached single residential. This will be shown in the preliminary plan.

The project will meet the goals and objectives of the El Paso Water Master Plan by providing adequate water supply in terms of quantity, dependability and quality for existing and future development. The future development will encourage the efficient use of water supplies by incorporating water conscious methodologies and low water use plants along public roads. A water resources report and request for finding of water sufficiency will be submitted with the Preliminary Plan.

The project area is located within the Large Lot residential Placetype. This placetype is characterized by single family homes occupying 2.5 AC with large lots typically relying on well and septic. The proposed rezone will support the 2.5 AC single family detached residential primary uses of this placetype. The character of this placetype is supported by the large lot residential character created with 2.5 AC lots and creation of a similar level of development density to the surrounding 5 AC large lot residential subdivisions. The proposed density of 1 DU per 2.5 AC will provide a transition from the functioning commercial supportive uses

immediately south of the site to the 1 DU per 5 AC residential densities north of the project site.

Core Principals and Goals Supported by this Rezone:

Core Principal: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County

Goal 1.1 Ensure compatibility with established character and infrastructure capacity

- The proposed rezone will create 2.5 AC lots that match the existing density of Viewpoint Estates located southeast of the development. The proposed density of 1 DU per 2.5 AC will transition the future commercial uses located immediately south of the development to the 5 AC large lot residential and grazing uses located east, north and west of the project area. At 1 DU per 2.5 AC the overall density of the development will maintain the rural character of the large lot residential placetype and surrounding area while supporting housing needs along Hwy 94.

Core Principle: Preserve and develop neighborhoods with a mix of housing types

- 2.5 AC residential lots in this location will increase the diversity of housing in this area of the County by increasing lot density in this area of the County. With the exception of Viewpoint point estates at 2.5 AC lots, all surrounding lots are zoned R-5 and developed as grazing or large lot detached single family residential. The proposed smaller lot size of 2.5 AC will diversify housing choices and price points by providing a smaller lot for buyers to choose from. Each of the 2.5 AC lots will be developed as large lot residential which will match the surrounding existing uses and transition the developed 5 AC large lot residential densities to the future commercial development along Hwy 94. Development of this parcel for residential uses is supportive of the County's need for additional housing along Hwy 94. All lots will meet the dimensional and setback standards of the Land Development Code.

Goal 2.1: Promote development of a mix of housing types in identified areas

- See analysis above. Rezoning of the property to RR-2.5 will provide additional needed housing options along Hwy 94 as identified by the master plan. Surrounding lots are predominantly developed as 5 AC detached single family residential or grazing. The increased density of 2.5 AC lots will diversify housing price points and choices in this area of the County. The proposed density of 1 DU per 2.5 AC will match the existing density of Viewpoint Estates at 2.5 AC, and maintain the rural character of the large lot residential placetype.

Goal 2.2: Preserve the character of rural and environmentally sensitive areas

- See analysis above. 2.5 AC lots in this location will match the existing density of the adjacent Viewpoint Estates development and transition the surrounding 5 AC rural residential lots to future commercial located along Hwy 94 immediately south of the site. Each of the proposed lots will match the existing rural character of the surrounding area by developing with one primary residential structure per each 2.5 AC lot. Roadways connecting to the development will be developed to El Paso County rural residential standards and connect from Goldeneagle Dr. The project area is located within zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018. The U.S. Fish and Wildlife Service Information for Planning and Consultation online mapper did not identify any critical habitats at this location. There are no unique or distinctive topographic features such as buttes, rock outcropping, existing vegetation, drainage, riparian, wetlands, significant wildlife habitats, identified aquifer recharge areas or aesthetic features on this site. The HWY 94 regional trail runs east-west along the south side of HWY 94. This trail will be contained within the highway's right-of-way and remain on the opposite side of HWY 94 to the development.

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited C.R.S. 30-28-111, C.R.S. 30-28-113 and C.R.S. 30-28-116;
This application complies with the applicable provisions that allow the County to establish, limit, regulate, or amend zoning within the unincorporated areas of the County's jurisdiction in the interests of public health, safety, and welfare.
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;
The proposed rezoning supports the primary uses of large lot residential placetype of Your El Paso County Master Plan. As a priority development area and Area of Change: New Development, the rezoning will support the County's goal to create needed housing opportunities and match the existing characteristics of the surrounding land uses.

As a large lot residential priority development area along Hwy 94, this rezone will create 2.5 AC that will match the existing density of Viewpoint Estates, located immediately south east of the site, and transition densities from the Commercial along Hwy 94 to the surrounding 1 DU per 5 AC densities to the north, east and west of the project site.

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code for the intended zone district;
The future land use as single-family residential are suitable for the proposed map amendment. Future land use applications will further define and demonstrate compliance with the zone district site standards. Properties within the site will be served by well and septic. The future development will encourage the efficient use of water supplies by incorporating water conscious methodologies and low water use plants along public roads. A water resources

report and request for finding of water sufficiency will be submitted with the Preliminary Plan. Filing No. 1 traffic will access the site from Golden Eagle Dr. which connects into the Viewpoint estates subdivisions. A gravel emergency access drive is provided from HWY 94 through the commercial site to the proposed residential lots. This drive is chained off so that emergency vehicles can stage off of Hwy 94. LDC Section 8.4.4(D)(2): This section states that where more than 25 lots front and take access from a dead-end road, a second means of access must be provided. The 17 lots of Filing No. 1 combined with the existing 8 lots along Golden Eagle Drive make for 25 total lots on a dead end, thus meeting the intent of the criteria. This meets the intent of the Land Development Code to provide two acces At full build out, Traffic will access the site by a full movement access located approximately 4,275 feet east of the SH-94 and Peyton Highway intersection.

A traffic study completed by Kimley-Horn in April of 2026 found that based on traffic analysis the development will be fully incorporated into the existing and future roadway network. At the build out of Filing No. 1, which will consist of 17 - 2.5 AC lots, traffic will access through Golden Eagle Dr. and is not anticipated to include any necessary improvements. The Traffic Impact Study found the intersection of Hwy 94 and Antelope Drive to function acceptably in the shared condition and all four of the possible auxiliary turn lanes currently exist and are built to standard length; therefore, there are not any additional improvements needed at the intersection of SH-94 and Antelope Drive to successfully incorporate Filing No.1 into the existing roadway network (17 large lot residential parcels constitutes full build out).

At full project build out, which will consist of 35 detached single family lots and 1,250 storage units or 200,000 SF of building in the commercial area, the traffic study recommends:

- It is recommended that the public street access intersection on the north side of SH-94 operate with stop control with installation of a R1-1 "STOP" sign the southbound exiting approach. A separate eastbound left turn lane is warranted at the project access based on CDOT criteria and the left turn traffic volume projections along SH-94. This eastbound left turn lane should provide a length of 530 feet plus a 300-foot taper.
- A CDOT access permit is not anticipated to be required at the SH-94 and Peyton Highway intersection in association with this project. An access permit will be required for the north leg of the proposed project access along SH-94.
- If future long term planning level 2050 traffic volume projections are realized, the intersection of SH-94 and Peyton Highway will meet warrants for signalization. Therefore, signalization may be the appropriate control at this intersection by the long-term horizon. If signal control is implemented at the SH-94 and Peyton Highway intersection in the future, northbound and southbound left turn lanes should be incorporated coinciding with signal control to avoid split phasing signal timing at this intersection.

- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 11th Edition, 2023.*

Parks Master Plan

El Paso County Parks Department. According to the 2022 El Paso County Parks Master Plan, the proposed subdivision will not impact any existing or planned parks, trails, or open space. The proposed Highway 94 Primary Regional Trail is located east-west along the south side of Highway 94, opposite the subject property, and the proposed Highway 94 Bicycle Route will remain within the highway right-of-way. Therefore, no trail easement dedications are anticipated to be required for this project.

Community Outreach

Neighborhood notification letters were mailed to all adjacent property owners. No correspondence was received back. During the rezoning process of the commercial portion there were some limited neighborhood comments. As comments arise, the applicant team will work to address those concerns.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Kofford, P.E.
Project Manager