



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

SH094A
El Paso County

August 11, 2026

Maria Lancto, Planner (marialancto@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Trinity Ranch Residential Rezone (P267)

Maria,

I am in receipt of a referral request for comments for Trinity Ranch Residential Rezone. The developer is proposing to rezone approximately 103 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural) to allow for the future development of detached single family residential on 2.5 acre lots. The rezone is located in the northernmost ± 103 acres of El Paso County Parcel 3400000455. Trinity Ranch is proposed to be located near the northeast corner of the State Highway 94 and Peyton Highway intersection in El Paso County. The comments from our letter dated June 3, 2026, remain the same. They are as follows

Traffic

- An eastbound left turn lane is warranted at the SH094A Access intersection based on projected 2050 background plus project traffic volumes being 31 eastbound left turns during the peak hour and the threshold being 10 vph. Based on the 65 mile per hour speed limit, the deceleration length is 500 feet, plus a 300-foot taper. In addition, a 30-foot storage length is required based on the peak hour left turn entering volume. Therefore, the eastbound left turn lane is required to provide a length of 530 feet plus a 300-foot taper to meet CDOT turn lane standards.
- The subdivision of the property is required to accommodate access to adjacent properties, either through platting of public roadway or private easements. No other access to CO-94 will be permitted between Peyton Highway and the site access.
- In addition to the above requirements, the development is required to contribute a fair share cost for the future traffic signal at SH094A & Peyton Highway in the amount of \$17,500.

Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type. Subdivision of land requires access in accordance with the State Highway Access Code.
- A CDOT Access Permit will be **required** for this development to document the required improvements, agreements, and escrow.

Additionally, Page 38 of the Traffic Impact Study indicated the project intends to apply for an emergency access to SH094A at the future public road in Phase I. Please submit a document for review from Emergency Services requesting the emergency access at this location and the reason for the request.



Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Terry Street (terrystreet2012@gmail.com)
Kevin Kofford, Kimley-Horn (kevin.kofford@kimley-horn.com)
Lancaster / file

