



May 5, 2026

RE: Trinity Ranch Map Amendment (Rezone)

Owner:

20165 HOWLE STREET LLC
8576 VIA GWYNN WAY FAIR OAKS CA 95628-3848

Applicant:

Terry Street
8576 Via Gwynn Way
Fair Oaks, CA 95528

Consultant:

Kimley-Horn
2 North Nevada Ave, Suite 900
Colorado Springs, CO 80903

Request:

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

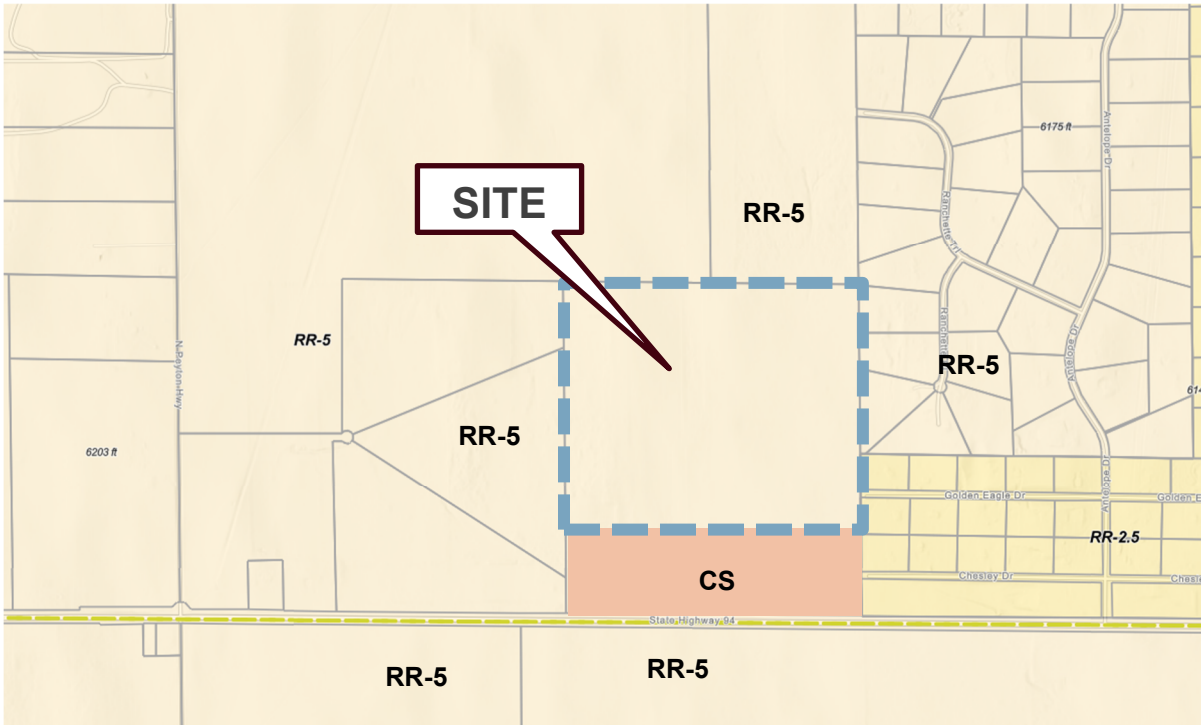
Project Description

The property is located north of Highway 94 and immediately east of the Antelope Park Ranchettes, zoned RR-5, and the Viewpoint subdivision zoned RR-2.5. The +/- 102.92 AC site is currently utilized as Agriculture Grazing land and zoned RR-5. There are no zoning overlays on the parcel. The intent of the rezone is to amend the zoning from RR-5 to RR-2.5 to allow for the future development of detached single family homes on 2.5 AC lots. Access to the site will be provided by a continuation of Golden Eagle Dr. and a new connection into HWY 94.. All future lots will be served by well and septic. Drainage for the site will be provided by a regional detention basin located south of the property within the 38 AC 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
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The proposed rezone area is identified by Your El Paso County Master Plan to be within the large lot residential placetype. Primary uses within this placetype are detached single family residential with supporting uses of agriculture, commercial retail, commercial services and parks and open space. Additionally, this area is designated by Your El Paso County Master Plan as an area of change and priority development area. These areas are described as being significantly transformed by new development. As a priority development area along Hwy 94, this corridor is prescribed for suburban level development with supporting commercial development. Rezoning of the property to 2.5 AC residential lots will comply with Your El Paso County Master Plan’s intent to support large lot residential development and increased housing 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 will support the County’s prioritization of areas to be developed for new residential housing and support for commercial along Hwy 94. Although the development will not extend water and sewer infrastructure, these uses will support the need for housing in a priority development area. The proposed rezone of RR-2.5 will support a higher density of 1 DU per 2.5 AC which will complement the

surrounding densities of 1 DU per 5 AC and transition land uses from the southern 38 AC commercial site to the low density 5 AC large lot residential lots. 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 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.

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 suburban level development in a designated priority development area and Area of Change: New Development. The 2.5 AC lots will support uses described for New Development under Areas of Change by developing areas that have remained vacant or agricultural and developing adjacent to developed areas. The large 2.5 AC lots will support objectives of New Development for Areas of Change by creating needed housing opportunities and matching the existing characteristics of the surrounding land uses. 5 AC lots utilized for grazing and single family lots surround the site 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 and match the existing 2.5 AC density of Viewpoint Estates southeast of the project site. As a suburban residential priority development area along Hwy 94 this rezone will support the El Paso County Master Plan objective to prioritize suburban residential development to accommodate a growing population along Hwy 94. All proposed lots will meet dimensional standards and required setbacks of the RR-2.5 zoning designation.

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 primary large lot residential uses of the large lot residential placetype.

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, 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 to match the existing development pattern of Goldeneagle Dr. and Chesley 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.*
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 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 suburban residential priority development area along Hwy 94 this rezone will support the El Paso County Master Plan objective to prioritize suburban residential development to accommodate a growing population along Hwy 94.
 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. Traffic will access the site from the Golden Eagle Dr. from the Antelope Park Ranchettes and Viewpoint estates subdivisions. Also, the development of the commercial site to the site, the residential development will access the site from a full movement intersection at SH-94. In first filing, traffic is proposed to access the site only through the Golden Eagle Drive location. 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 interim phase build-

out of Filing No. 1, access through Golden Eagle Dr. is not anticipated to include any necessary improvements. At full project build out, the traffic study recommends:

- Public street access proposed along Hwy 94 operate with stop control with the installation of a R1-1 “STOP” sign at the south existing 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
- An access permit will be required for the north leg of the proposed project access along SH-94
- If future long term planning 2050 traffic volume projections are realized, the intersection of SH-94 and Peyton Highway will meet warrant for signalization. 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 Drawing and conform to standards of El Paso County, CDOT and the Manual on Uniform Traffic Control Devices (MUTCD) – 11th Edition, 2023

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