

URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
2752 West Colorado Avenue
Colorado Springs, CO 80905
sandy@urbanlandscapes.design
719.619.9921



URBAN
Landscapes

May 8, 2025

PROPERTY INFORMATION

TRINITY RANCH
HWY 94
Calhan, CO 80808

Current Zoning: RR-5
Proposed Use: Commercial Services
Parcel Number: 3400000455

OWNER, DEVELOPER AND APPLICANT

20165 Howle Street LLC
c/o John Raptis
jraptis77@gmail.com

To whom it may concern,

Thank you for your consideration of this Zoning Map Amendment (Rezoning) application for the referenced property. The purpose of this request is to rezone approximately 35 acres from RR-5 (Residential Rural) to Commercial Services (CS) to allow for the development of four commercial lots in conjunction with a broader master-planned, community.

Rezoning the subject property from RR-5 to Commercial Services is a logical and necessary step to meet the evolving needs of the surrounding rural community. While RR-5 zoning supports low-density residential development, it does not allow for the type of neighborhood-serving uses that are increasingly in demand as the population grows and rural areas become more active and interconnected

Project Location & Zoning

Attached to this application is the proposed map amendment plan, which outlines the configuration of the commercial parcels as well as the surrounding residential development. The proposed commercial zone is located along Highway 94 and is bordered to the north by a future residential neighborhood, which will include residential lots along with significant open space and parkland.



Each of the four proposed commercial lots will exceed 5 acres in size, providing ample space for appropriate development and on-site infrastructure.

Utilities and Infrastructure

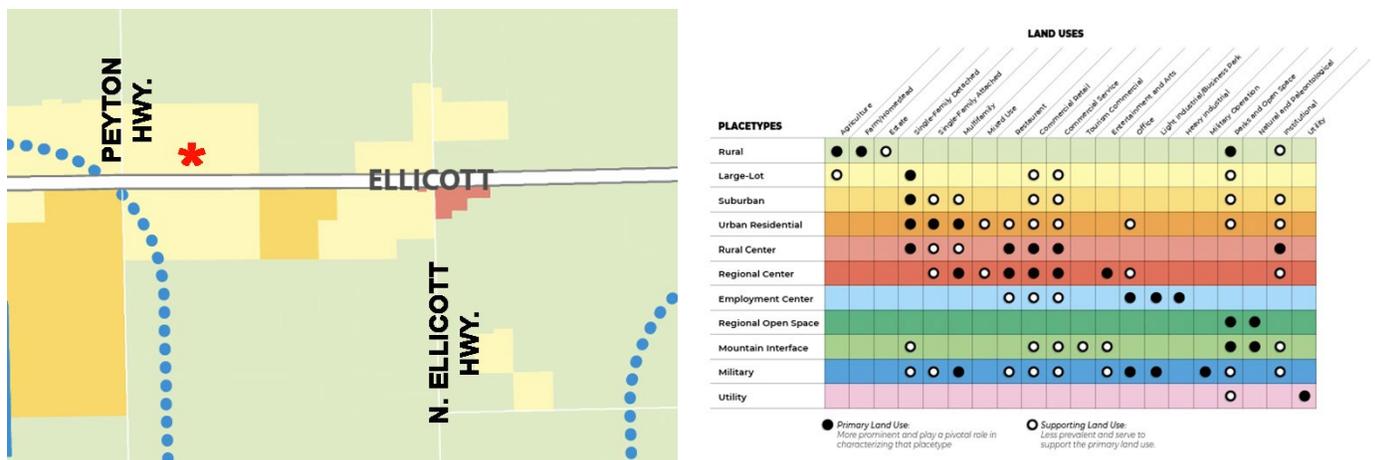
- Electric service will be provided by Mountain View Electric Association.
- Natural gas service will be provided by Black Hills Energy.
- Sanitary sewer for the commercial lots will be handled via individual septic systems, serving each lot.
- Water will be provided via individual wells, with one well planned per commercial parcel.

Water & Wastewater

The overall property includes 70.8 acre-feet of water from two aquifers: Laramie-Fox Hills (40.3 acre-feet); Arapahoe (30.5 acre-feet).

El Paso County Master Plan

According to the 'Your El Paso County Master Plan', the proposed commercial zone falls within a designated Large-Lot Placetype. While the area is expected to undergo new development, it is important to note that the property, even in its current state, aligns with both the primary and supporting land uses outlined in the EPC Master Plan. Although the primary land use is the most prominent, the EPC Master Plan emphasizes the importance of supporting land uses as well. Specifically, it describes Suburban Residential areas as being primarily composed of single-family homes, but also accommodating supporting uses such as multi-family housing, limited neighborhood commercial services, and parks. The overall intent is to preserve the unique character of existing areas while allowing for new development that contributes to a cohesive and connected growth strategy. We believe this proposed rezoning aligns well with that vision.



Additionally, the proposal aligns with and complies with the following criteria from **Chapter 5 of the Land Development Code**:

- Consistency with the Master Plan:** The proposed development supports the applicable Master Plan's vision for responsible growth by creating a central node that offers services within proximity to existing homes.
- Compatibility with Neighborhood Character:** The proposed mixed-use development has been designed to complement its surroundings. Building scale, design, and setbacks are intended to blend with the local context rather than dominate it. Landscaping, open space, and buffers will ensure a smooth transition between rural residential and commercial components.

- **Adequacy of Public Facilities and Services:** The development will not overburden current public infrastructure. Water, wastewater, and emergency services are available or will be extended responsibly to meet the needs of the site. Any required improvements will be coordinated with the County to ensure public services remain timely and efficient.
- **Traffic and Access:** The project is designed with adequate, legal access via existing roadways and planned entrances that are safe and efficient. Traffic impact will be minimal due to the scale and nature of the development, and a traffic study has been provided as necessary to ensure it does not negatively impact surrounding roads or intersections.
- **Environmental Compliance:** The development will comply with all local, state, and federal environmental regulations. Careful site planning and stormwater management will prevent pollution and protect air, water, and soil quality, in line with El Paso County's environmental preservation values.
- **Public Health, Safety, and Welfare:** The project is a net benefit to the public by improving access to goods and services, reducing long driving distances, and promoting local employment—all of which support the health, safety, and economic well-being of both current and future residents.
- **Conformance with County Regulations:** The project fully adheres to El Paso County's zoning, design, and development standards. All necessary permits, studies, and reviews will be completed to ensure full legal compliance and long-term sustainability.

In summary, this rezoning reflects a thoughtful balance between preserving rural character and enhancing community access to necessary services. It's a proactive step toward creating a more livable, connected, and sustainable environment. Thank you and we look forward to discussing this further.