

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 24, 2026

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Trinity Ranch Preliminary Plan (SP-26-008)

Ryan,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of Trinity Ranch Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on September 9, 2026:

This is a request by Kimley-Horn and Associates, Inc. for the Trinity Ranch Preliminary Plan. The proposed Trinity Ranch Preliminary Plan encompasses approximately 137.9 acres and is located east of the intersection of North Peyton Highway and Highway 94. The application proposes 35 single-family residential lots totaling 102.9 acres, as well as proposed commercial lots, however, the number of lots has not been disclosed. The proposed single-family residential lots range in size from approximately 2.50 to 2.95 acres and are currently zoned RR-5. The applicant is proposing to rezone the residential portion of the property to RR-2.5, which is intended to accommodate low-density, rural single-family residential development. As part of a future phase of development, the applicant anticipates an additional rezoning process to change portions of the property to CS (Commercial Services) zoning. The CS zoning district is intended to accommodate retail, wholesale, and service-oriented commercial uses that serve the general public.

The 2022 El Paso County Parks Master Plan identifies no parks, trails, or open space areas that would be directly impacted by the proposed subdivision. Staff notes that the proposed Highway 94 bicycle route is located along the southern portion of the property; however, the route is within the existing right-of-way, and the proposed preliminary plan will not impact it. Additionally, the proposed Highway 94 Regional Trail is located on the south side of Highway 94. Therefore, the proposed subdivision is not anticipated to impact the proposed regional trail.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

- *No impacts from this project are shown to the 2022 El Paso County Master Plan. The proposed HWY 94 Primary Regional Trail runs east-west along the south side of Highway 94. The proposed HWY 94 bike route will be contained within the highways' right-of-way. Based on comments from the rezone application,*

no trail easement dedications will be necessary as this project moves forward. Fees in lieu of land for regional park dedications will be provided with the Final Plat.

El Paso County staff notes that the number of commercial lots is not specified in the preliminary plan application. During the preliminary plan review process, staff will need the proposed commercial lot count to accurately determine the appropriate applicable fees.

At this time, the application fees can only be calculated based on the 35 single family lots depicted in the submitted application. Staff requests that the applicant provide the anticipated commercial lot count during the preliminary plan stage or, if not yet available, during the subsequent final plat filings associated with the project. Providing this information will allow staff to conduct the review and calculate applicable fees and provide a more accurate review.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of \$17,675 as shown in the attached Development Application Review Form.

Staff Recommendation:

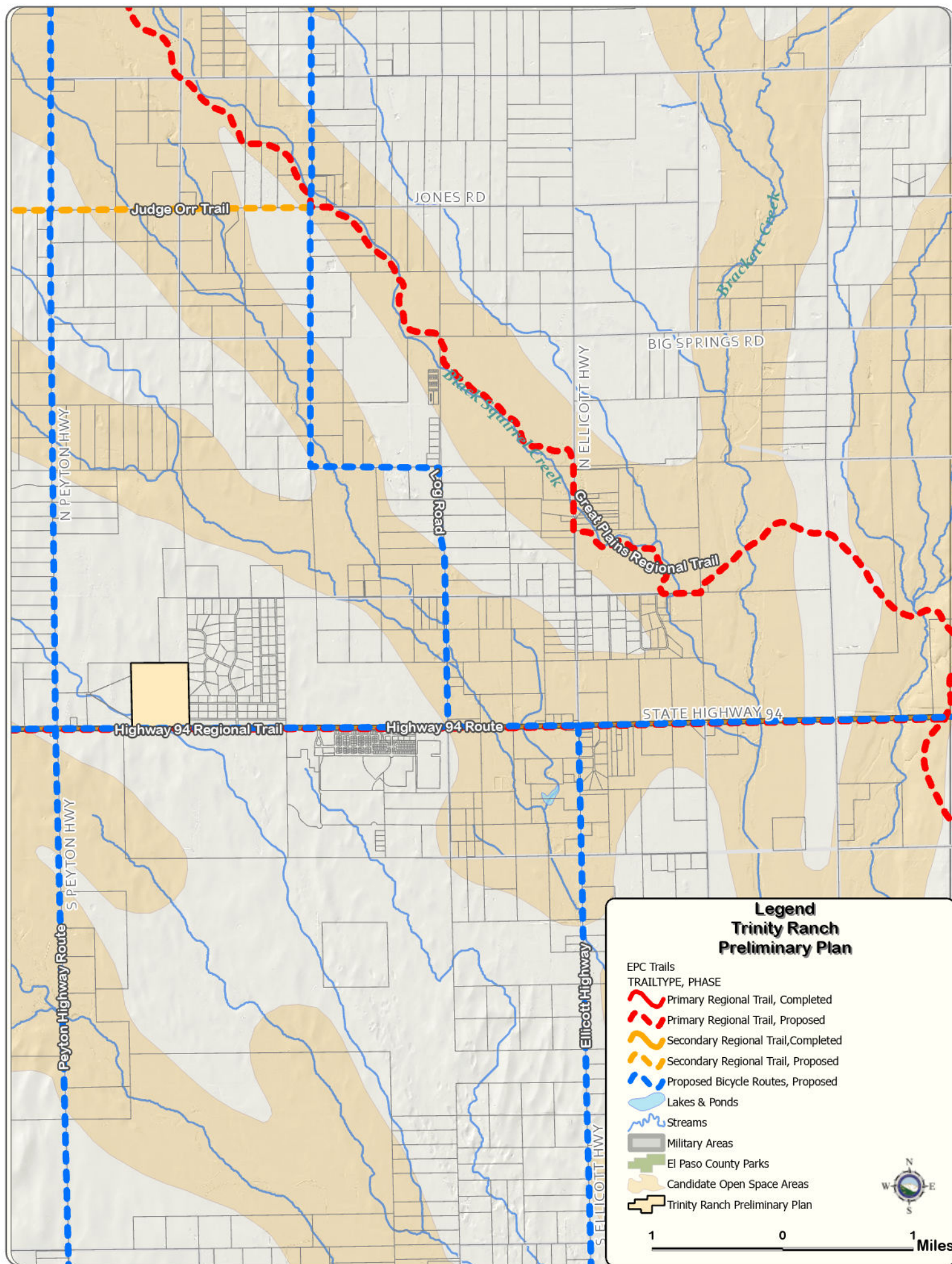
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Trinity Ranch Preliminary Plan: (1) Regional park fees in the amount of \$17,675 shall be due at time of the recording of the Final Plat. (2) fees for commercial lots will be determined during subsequent preliminary plan or final plat filings.

Please let me know if you have any questions or concerns.

Sincerely,



Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 25, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Trinity Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SF-26-008	Total Acreage:	137.90
		Total # of Dwelling Units:	35
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.63
20165 HOWLE STREET LLC	Kimley-Horn and Associates, Inc.	Regional Park Area:	4
Terry Street	Kevin Kofford	Urban Park Area:	5
Terrystreet2012@gmail.com	(719) 453-0181	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5 / CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	
Regional Park Area: 4		Urban Park Area: 5	
0.0194 Acres x 35 Dwelling Units = 0.679		Neighborhood:	0.00375 Acres x 35 Dwelling Units = 0.00
Total Regional Park Acres: 0.679		Community:	0.00625 Acres x 35 Dwelling Units = 0.00
		Total Urban Park Acres:	0.00
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 5	
\$505 / Dwelling Unit x 35 Dwelling Units = \$17,675		Neighborhood:	\$119 / Dwelling Unit x 35 Dwelling Units = \$0
Total Regional Park Fees: \$17,675		Community:	\$184 / Dwelling Unit x 35 Dwelling Units = \$0
		Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Trinity Ranch Preliminary Plan: (1) Regional park fees in the amount of \$17,675 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD