

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 15, 2026

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

Subject: Raff Subdivision (SF-26-021)

Joe,

The Park Planning Division of the El Paso County Parks Department has reviewed the Raff Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Raff Subdivision application proposes the subject property going through the final plat process to legalize the existing parcel that is 18.99 acres in size. The property is zoned RR-5, a zoning district intended to accommodate low-density, rural, single-family residential development. The subject property is located west of the intersection of Arroya Lane and Raygor Road in the northern portion of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The proposed Arroya Lane Primary Regional Trail is proposed on the south side of Arroya Lane and this final plat will not impact the proposed trail. The closest El Paso County Property is Black Forest Section 16 Trailhead which is 1.21 miles northwest of the property. Pineries Open Space is 1.99 miles north of the property.

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 \$505 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 Raff Subdivision: (1) Regional park fees in the amount of \$505 shall be due at time of the recording of the Final Plat.

Sincerely,

Ashlyn Mathy

Ashlyn Mathy
Parks Planner
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

September 15, 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:	Raff Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-26-021	Total Acreage:	18.99
		Total # of Dwelling Units:	1
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.13
LENORE A. RAFF & BLANCHE RAFF	Land Development Consultants Inc	Regional Park Area:	2
blaraff@aol.com	Daniel Kupferer	Urban Park Area:	2
(202) 365-1575	(719) 528-6133	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

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): NO	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 1 Dwelling Units = 0.019		Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00
Total Regional Park Acres: 0.019		Community:	0.00625 Acres x 0 Dwelling Units = 0.00
		Total Urban Park Acres:	0.00
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 1 Dwelling Units = \$505		Neighborhood:	\$119 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$505		Community:	\$184 / Dwelling Unit x 0 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 Raff Subdivision: (1) Regional park fees in the amount of \$505 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action:

N/A