

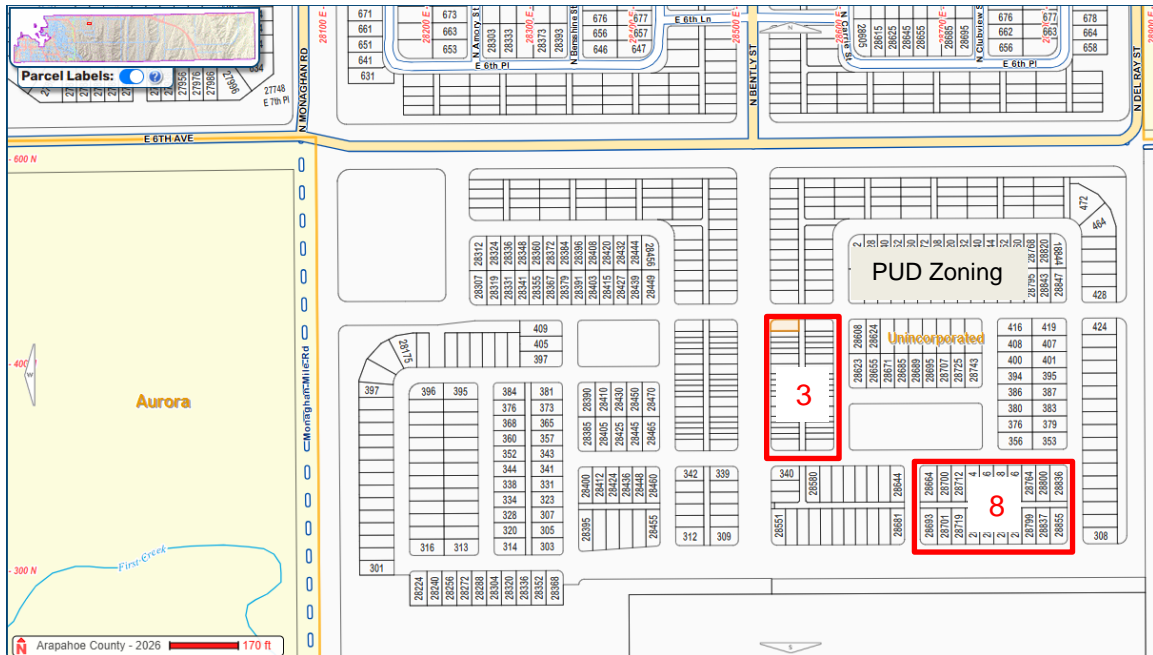
**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
MARCH 31, 2026
9:30 A.M.**

SUBJECT: PF25-007 – SKY RANCH SUBDIVISION FILING NO. 10 - FINAL PLAT

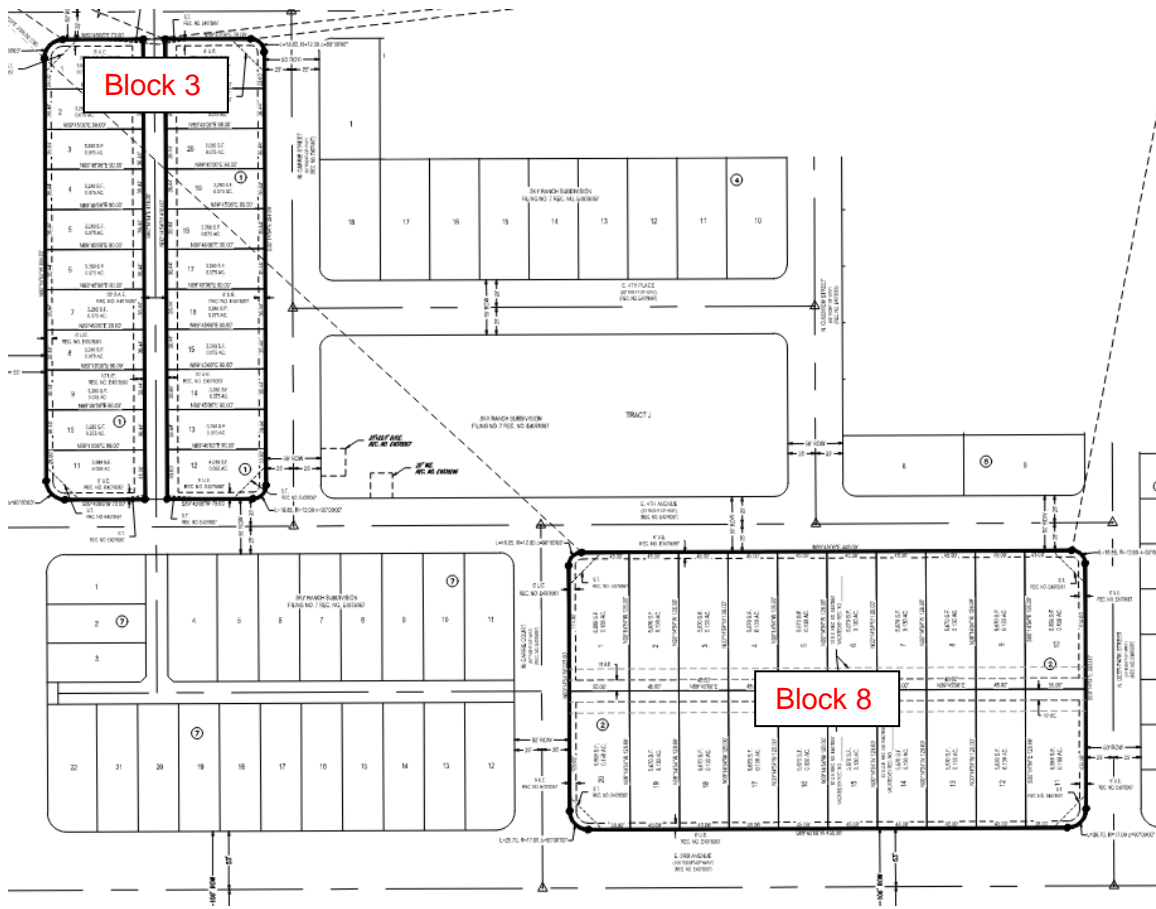
RAYE FIELDS, PLANNER II

LOCATION:

The existing Blocks, blocks 3 and 8, within Sky Ranch Subdivision Filing No. 7, are located near E 6th Ave and N Bently St. and is currently zoned Planned Unit Development (PUD). This property is also located within Commissioner District No. 3.



Vicinity and Zoning Map



Blocks 3 & 8, Sky Ranch Subdivision Filing No. 10

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: Sky Ranch (PUD)
- South: Unincorporated Parcel (PUD), Aurora
- East: Sky Ranch (PUD)
- West: Sky Ranch (PUD), Aurora

PROPOSAL:

The applicant, Westwood Professional Services, on behalf of the property owner, PCY Holdings, is seeking approval to decrease the existing number of lots on Sky Ranch Subdivision Filing 7 from 36 to 22, and remove an existing alley. This reduction in lots will better accommodate the needs of future builders.

The proposed adjustments will decrease the number of lots within Block 3 of Sky Ranch Subdivision Filing 7 from 36 to 22, and reduce the number of residential units from 218 to 204.

The proposed adjustments will remove the alley from Block 8 of Sky Ranch Subdivision Filing 7, decreasing the total number of tracts within the original Filing 7 boundary from 15 to 14. This will make existing lots front-loaded with no change in lot count.

A final plat review is necessary for this application as there is a decrease in overall number of lots by 14, and the removal of a tract containing an alley.

BACKGROUND

The Sky Ranch Subdivision Filing No. 10 was initiated due to a change in market preference. During Sky Ranch Subdivision Filing No. 7, the applicant worked with developers and builders that were interested in developing Sky Ranch Subdivision Filing No. 7 into single family and townhome lots with their existing product. The initial builders are no longer interested in developing these lots with the initial product as the market has changed, and newer builders need different lot sizes for their product. Demand for alley-loaded (garage accessed from a rear alley) townhome lots has gone down, with an increase in requests for front-loaded (garage) homes.

ANALYSIS OF THE FINAL PLAT APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Final Plat Regulations in the Land Development Code; and 3) analysis of referral comments.

1. The Comprehensive Plan

The property is located within the Urban Residential/ Single-Family Detached & Attached designation of the Comprehensive Plan. This classification anticipates residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive.

The proposal complies with the Comprehensive Plan as follows:

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The proposed subdivision will be provided with exclusive water services by Rangeview Metropolitan District and Pure Cycle Corporation.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The proposed subdivision will be provided with wastewater services by Rangeview Metropolitan District and Pure Cycle Corporation.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development

The development can be served by utility providers.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff's Office and Bennett-Watkins Fire District had no comment on the concurrent cases PF25-007 and VAC25-004.

2. Land Development Code – Subdivision Regulations

Section 5-6.3.B of the Land Development Code allows a Final Plat to be approved if the proposal meets all of the following criteria:

A. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28-133(6)(a) C.R.S.].*

The proposed subdivision will be provided with exclusive water services by Rangeview Metropolitan District and Pure Cycle Corporation.

B. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(b) C.R.S.].*

The proposed subdivision will be provided with wastewater services by Rangeview Metropolitan District and Pure Cycle Corporation.

C. *The Applicant has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions. [Section 30-28-133 (6) (c) C.R.S.].*

The Colorado Geological Survey has no objection to the approval of this application as proposed.

D. *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed replat shall adhere to the Land Development Code. The proposed plat meets required lot size, and required lot width in the General Development Plan for Sky Ranch.

- E. *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

The proposed final plat is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest.

- F. *For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.*

A charter school, Sky Ranch Academy, located northwest of Filing 5, is the neighborhood school for Sky Ranch east of Monaghan Road (Bennett School District) but will accept Sky Ranch students from west of Monaghan Road (Aurora School District) or other areas. Sky Ranch Academy is a Charter School authorized through the Bennett School District and prioritizes students in the District and the Sky Ranch area in the Aurora School District. As a neighborhood school, it is anticipated the population of the school will primarily be from residents of Sky Ranch. The Sky Ranch Academy charter school was reviewed by the Planning Commission on December 14, 2021. Section 22-32-124 of the Colorado Revised Statutes requires school districts to refer proposed charter schools to the local jurisdiction's Planning Commission for comment; the local jurisdiction does not have the authority to approve or deny the plans, only to request (not require) a school district public hearing on the proposal. The Planning Commission voted to recommend that Public Works and Development process any required engineering permits and they did not request that the Bennett School District Board of Education conduct a public hearing on the proposal. The Board of County Commissioners approved the associated Subdivision Exemption, case no. PX21-002, on December 14, 2021. The school district provided a referral response indicating the school received dedication/cash-in-lieu (CIL) upfront and is not requiring additional dedication/CIL with this filing.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

STAFF FINDINGS:

Staff have reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed PF25-007, Sky Ranch Subdivision Filing No. 10 - Final Plat, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PF25-007, Sky Ranch Subdivision Filing No. 10 - Final Plat, complies with the General Submittal Requirements contained in Section 2-16 are enumerated in the Arapahoe County Development Application Manual.
3. The proposed PF25-007, Sky Ranch Subdivision Filing No. 10 – Final Plat, meets the Arapahoe County Land Development Code and procedures, including those stated in Section 5-6.3.B.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. PF25-007, Sky Ranch Subdivision Filing No. 10- Final Plat, with the following conditions of approval:

1. The applicant will make all necessary changes as indicated with specificity by the County’s Engineering staff prior to final execution and approval of the following document: (1) the Plat Set depicting Sky Ranch Subdivision Filing No 10, last submitted January 2, 2026.
2. No further approvals shall be issued in reliance on the Final Plat until all conditions of approval of this Final Plat have been satisfied.

The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Final Plat.
2. Continue to a date certain for more information.
3. Deny the proposed Final Plat.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

Attachments:

Engineering Staff Report

Referral Comments/Applicant’s Response

Final Plat