

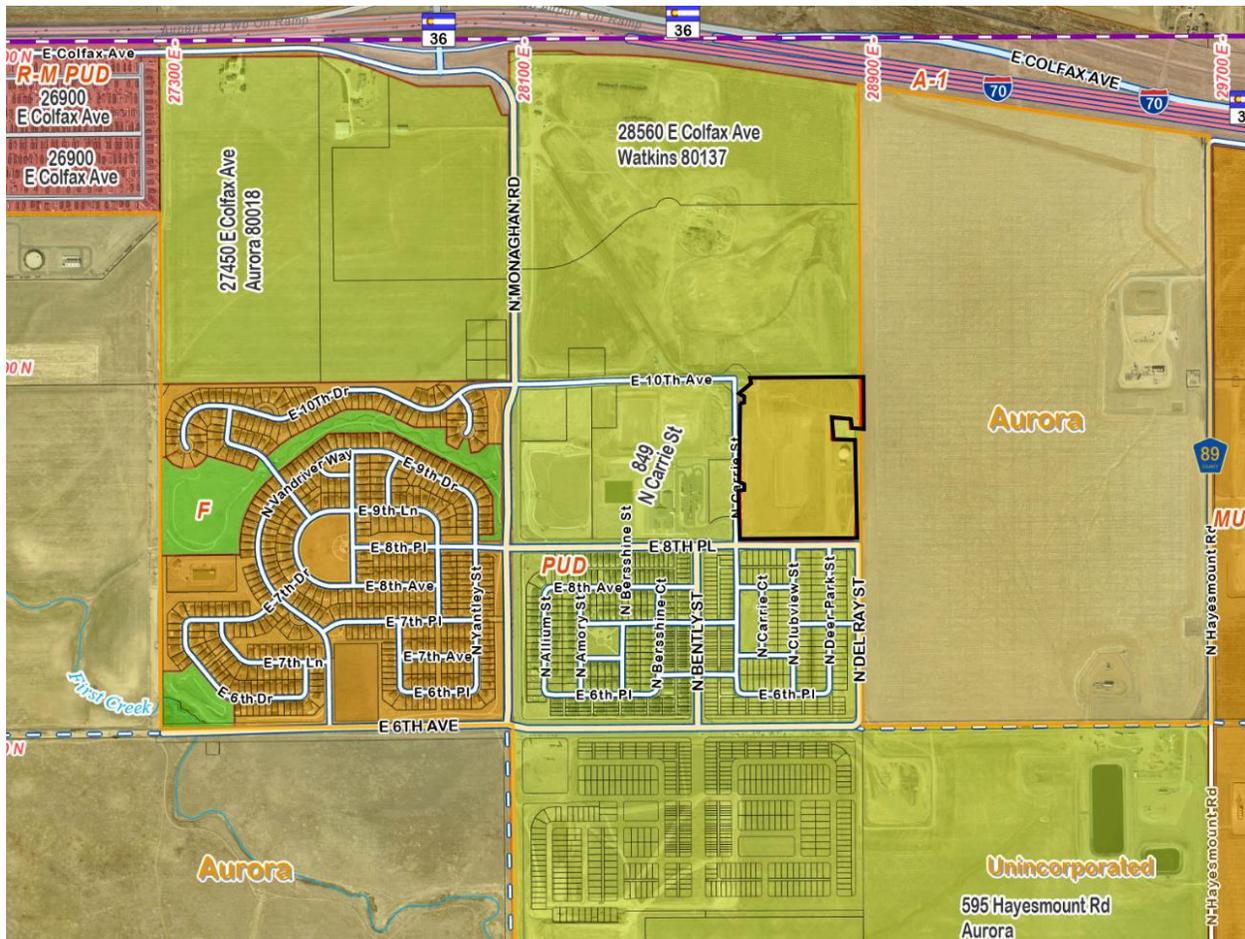
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 17, 2026
6:30 PM

SUBJECT: CASE NO. SDP25-001 SKY RANCH A1-A9 C4 D1-D7 – SPECIFIC DEVELOPMENT
PLAN MAJOR AMENDMENT

KAT HAMMER, SENIOR PLANNER

LOCATION AND VICINITY MAP

The subject property is located at the northeast corner of N. Carrie St. and E. 8th Pl., (Parcel ID 1977-00-0-00-553), and is approximately 25 acres. The property is part of the Sky Ranch Planned Unit Development (PUD) and is located in Commissioner District 3.



*Vicinity and Zoning Map
(subject property outlined in black)*

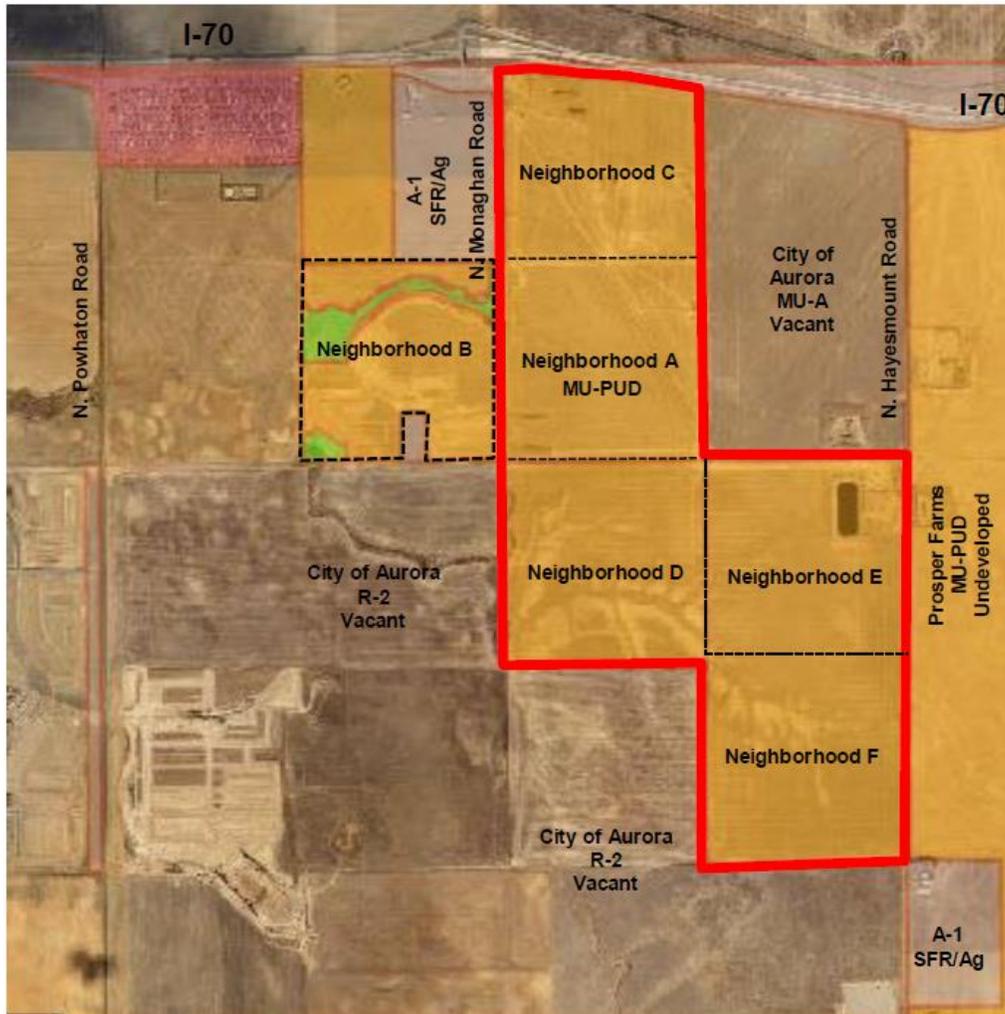
ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

North: No subdivision, Mixed Use (MU)-PUD, Sky Ranch Neighborhood C (currently vacant)

East: No subdivision, City of Aurora MU-Airport, Vacant/Agricultural

South: Sky Ranch Subdivision Filing No. 5, MU-PUD, Residential, single-family attached and detached

West: Sky Ranch Academy Subdivision, MU-PUD, Sky Ranch Academy



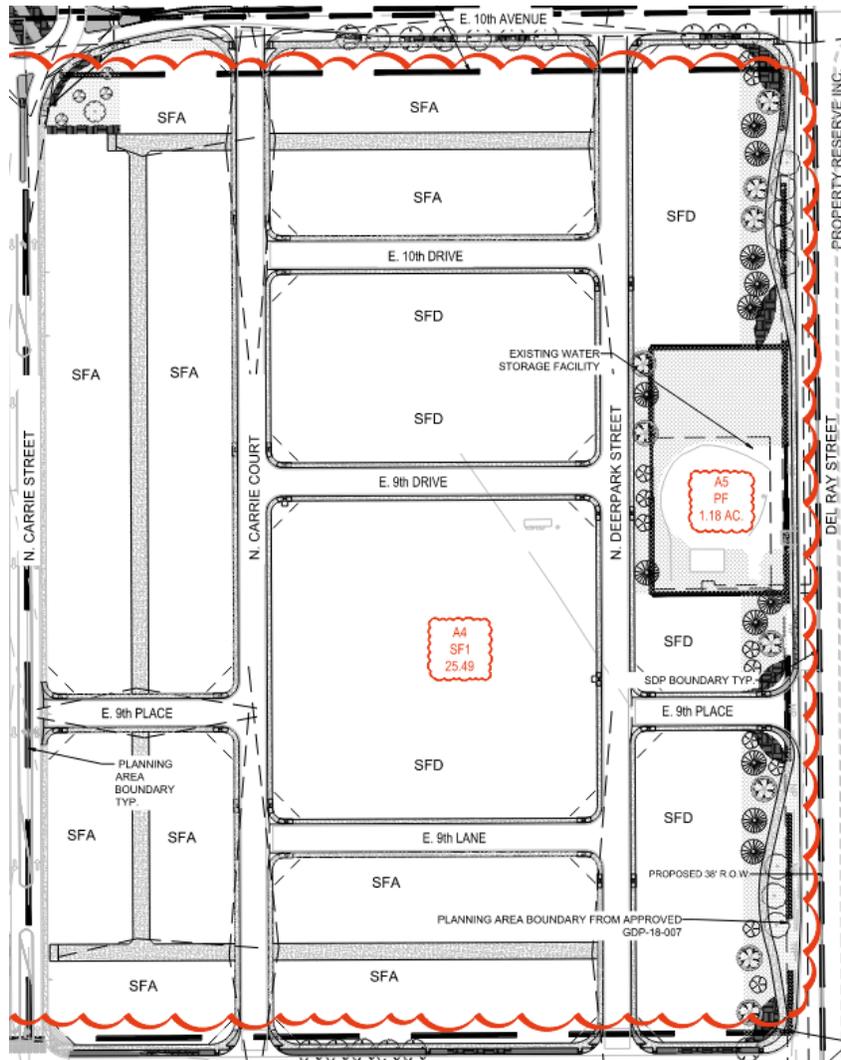
Sky Ranch GDP18-007 Neighborhood and Zoning Map

PURPOSE AND REQUEST

The applicant and owner, PCY Holdings LLC, is requesting approval of a Specific Development Plan (SDP) Major Amendment application to change the land use designation for planning area A4 (within Neighborhood A) from Single-Family 2 (SF2) to Single-Family 1 (SF1) which would allow smaller lots and smaller lot widths for Sky Ranch Filing No. 9. The Final Plat for Sky Ranch Filing No. 9 proposes 146 single-family detached units and is currently under review by Public Works and Development (PWD) staff, as well as an associated Administrative Site Plan (ASP25-002). Additionally, this application proposes expansion of planning area A5 by

approximately 0.2 acres to accommodate a future garage facility associated with the existing water tank facility and the operator, Rangeview Metropolitan District. Approval of a Location and Extent application will be required for this proposed facility.

Specifically, this amendment proposes changing the land use designation for planning area A4 (within Neighborhood A) from SF2 to SF1, per the approved General Development Plan (GDP18-007). The minimum lot sizes for SF2 and SF1 are 3,500 and 2,200 square feet, respectively, and the minimum lot frontages are 40 and 30 feet, respectively. The development standards for SF1 and SF2 can be found on the top of sheet two of the attached SDP Major Amendment plan set.



SDP25-001 Proposed Amendment

BACKGROUND

The property is part of the Sky Ranch GDP, case no. GDP18-007, approved by the Board of County Commissioners (BoCC) on October 27, 2020, and Sky Ranch SDP, case no. SDP20-007, approved by the Planning Commission on December 15, 2020. General note number 2 on the GDP states, “this GDP permits densities, and number of units within each Planning Area to vary

from those shown, provided the maximum allowable units for the project as stated in this GDP is not exceeded.” The applicant’s means to achieve this greater density and increased unit number is through the modification of the land use designation from SF2 to SF1. GDP18-007 is attached to this report for reference. (Attachment A).

The first amendment to SDP20-007, approved administratively on August 9, 2021, amended the originally approved SDP to allow for reduced minimum lot frontages in the development matrix for SF attached residential units, reducing the minimum lot frontage from 20 to 17 feet for two specific blocks. The second amendment, SDP22-002, was approved administratively on March 21, 2023, and amended SDP20-007 to allow for a reduced minimum lot frontage in the SF attached residential land use development standards matrix for SF1 and SF2. The third amendment to SDP20-007, approved administratively on November 8, 2024, changed Planning Area (PA) D6 from SF2 to SF3, which allows for smaller lot dimensions and additional units while still aligning with the development matrix for the Sky Ranch GDP development plan, in case no. AA24-002. This amendment, SDP25-001, requests changing PA-A4 from SF2 to SF1, updating the plans to reflect the existing school site (approved with LE21-005), and expanding PA-A5 to the north.

ANALYSIS OF THE SPECIFIC DEVELOPMENT PLAN APPLICATION

1. The Comprehensive Plan

The property is located within the Urban Growth Boundary and is designated as Urban Residential/Single-Family Detached and Attached. The primary uses in this land use designation include single-family detached, attached, and multiplex units. This amendment is consistent with the Urban Growth Boundary and Urban Residential/Single-Family Detached and Attached land use designation because it meets the density standards for single-family residential.

This proposal is consistent with the following.

GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods

The proposed amendment is compatible with the existing neighborhoods as it is in compliance with the approved GDP for the Sky Ranch community.

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

This property will be served by the Rangeview Metropolitan District. This district provided a will-serve letter with the GDP18-007 application, and the applicant provided a will-serve letter for this application dated December 9, 2024, indicating the district has capacity to serve the entire Sky Ranch development, including the associated Filing No. 9.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

Rangeview Metropolitan District provides water supply and wastewater treatment, and has capacity to serve this site as mentioned above.

2. Land Development Code Review

Chapter 5-3.3, PUD of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning, GDP, or SDP must also meet all applicable criteria in Sections 5-3.3. F.1 and 5-3.3. F.3.

5-3.3. F.1

A. *It generally conforms to the Arapahoe County Comprehensive Plan.*

As noted in the previous section, the proposed development conforms to the Comprehensive Plan by proposing residential development in the designated growth area, which contains existing roads and utilities. The proposed land uses are also consistent with the GDP.

B. *It complies with the standards for conventional rezoning pursuant to Section 5-3.2. B*

This SDP Major Amendment application does not change the zoning designation; this amendment changes the land use as designated in the approved SDP20-007 from SF2 to SF1. The only dimensional standards that change from SF2 to SF1 are the minimum lot size, minimum lot frontage, and maximum density. The maximum density for SF2 is 8 dwelling units per acre, and 12 dwelling units per acre is the maximum density for SF1. As noted earlier, the GDP allows for variation of the densities and number of units in each Planning Area provided the maximum allowable units for the project as stated in the GDP is not exceeded. The overall number of units permitted in the GDP is 2,898. If this amendment, and the associated Final Plat and ASP are approved, 2,052 units will be approved thus far for the Sky Ranch community.

C. *It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers.*

This amendment will have little to no impact on the proposed open space and access to transportation and connectivity options within the Sky Ranch community. Changing the land use designation will allow for smaller lots, which will allow builders to develop units at a more attainable price point for the purchase of a single-family detached home.

D. *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3 of this LDC.*

The proposal is consistent with the previously approved GDP and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3 of the LDC. The purpose of the PUD zone district is to allow for greater flexibility in development standards and allow for new design concepts and the ability to adjust to current trends in lifestyle and commerce that could not be achieved by strict adherence to the standards in the LDC. This amendment allows for greater flexibility in housing options within the Sky Ranch community and is consistent with the purpose of the PUD.

E. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features.

The application is consistent with the standards and requirements of the approved GDP. Per GDP18-007, Neighborhood A is planned to accommodate a park, school, and public facility site, along with higher density residential product.

F. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

The proposed amendments meet all applicable standards for the LDC and the approved GDP.

5-3.3. F.3.

In addition to meeting the approval criteria in Section 5-3.3. F.1 above, an SDP submitted under the three-step review process must also comply with the development standards and requirements of the approved GDP for the site.

The SDP and associated amendments meet all the development standards and requirements of the approved GDP for the Sky Ranch development. The overall number of units permitted in the GDP is 2,898. If this amendment, and the associated Final Plat and ASP are approved, 2,052 units will be approved thus far for the Sky Ranch community.

3. Referral Comments

Comments received during the referral comment period and throughout the review of this application are attached to this report (Attachment B). There are no outstanding comments from referral agencies.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed Specific Development Plan Major Amendment application conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan.
2. The proposed Specific Development Plan Major Amendment application is consistent with development standards enumerated in the Arapahoe County Land Development Code.

3. The proposed Specific Development Plan Major Amendment application complies with the process and requirements outlined in Section 5-3.3 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.
4. The proposed Specific Development Plan Major Amendment application complies with the General Development Plan (GDP18-007).

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. SDP25-001 Sky Ranch A1-A9, C4 and D1-D7 – Specific Development Plan Major Amendment.

Alternatives

The Planning Commission has alternatives that include the following:

1. Approve the SDP Major Amendment application.
2. Approve with conditions.
3. Continue to a date certain for more information.
4. Deny the SDP Major Amendment application.

CONCURRENCE

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

PLANNING COMMISSION DRAFT MOTIONS

Approval

In the case of SDP25-001 Sky Ranch A1-A9, C4, and D1-D7 – Specific Development Plan Major Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to approve this application based on the findings in the staff report.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination.

Deny the Application

In the case of SDP25-001 Sky Ranch A1-A9, C4, and D1-D7 – Specific Development Plan Major Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of SDP25-001 Sky Ranch A1-A9, C4, and D1-D7 – Specific Development Plan Major Amendment, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Planning Commission’s Summary Report

Date: January 20, 2026
To: Arapahoe County Planning Commission
Through: Kathleen Hammer, Planning Division
From: Sue Liu, PE, Engineering Services Division



Case name: SDP25-001 Sky Ranch A1-A9 C4 D1-D7 - SDP

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

PCS Group, on behalf of the property owner, PCY Holdings, is proposing a major amendment (No.4) to the approved SDP20-007 / SDP22-002. This project is located at the northeast corner of N. Carrie Street and E. 8th Place – parcel ID 1977-00-0-00-553. This project includes approximately 25 acres with approximately 146 units and is currently zoned PUD. This amendment proposes changing the land use designation for planning area A4 (Within Neighborhood A) from SF2 to SF1 – per the approved General Development Plan (GDP18-007).

Improvements to the Development will include the construction of collectors and local roadways as considered necessary to service the proposed land uses.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies within the First Creek basin and its tributaries.
2. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements for each proposed Final Plat and/or Administrative Site Plan.

3. This development will require Traffic Signal Escrow Agreements (TSEA) to guarantee signal improvements contribution during each Final Plat or Administrative Site Plan process.
4. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
5. This project is in the boundaries of the Mile High Flood District (MHFD).
6. This development is subject to the Rural Transportation Impact Fee (RuTIF). The fee is a one-time payment on new development only to help offset the impacts on roadway infrastructure that occur with development. The fee is for new development in unincorporated Arapahoe County, east of Gun Club Road. It will be collected at time of building permit issuance of residential, commercial, industrial and office buildings.
7. The CDOT access permit for the I-70/ Monaghan Interchange to increase the allowable dwelling units in the Sky Ranch Development from 1200 to 1400 Single Family Equivalent Dwelling Units. CDOT amended access permit No.124020 on July 16, 2024 to allow up to 1400 Single Family Equivalent Dwelling Units.

Engineering Services Staff is recommending the land use application favorably.

SKY RANCH NEIGHBORHOODS A,C,D,E,F GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3-1/4" ALUMINUM CAP, LS 35593 AND AT THE WEST QUARTER CORNER OF SAID SECTION 3 BY A 2" BRASS CAP, LS 4043, TO BEAR SOUTH 00°21'35" EAST, A DISTANCE OF 2586.36 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°21'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 184.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AS DESCRIBED IN DEED RECORDED IN BOOK 1609 AT PAGE 199 AND BOOK 958 AT PAGE 487 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 63°28'50" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:
THENCE NORTH 63°28'50" EAST, A DISTANCE OF 59.05 FEET;
THENCE NORTH 89°46'44" EAST, A DISTANCE OF 508.86 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 08°32'00", AN ARC LENGTH OF 831.06 FEET, THE CHORD OF WHICH BEARS SOUTH 85°57'16" EAST, 830.29 FEET;
THENCE SOUTH 81°41'16" EAST, A DISTANCE OF 1195.98 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°21'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 2211.06 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3;
THENCE SOUTH 00°28'30" EAST, A DISTANCE OF 2616.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6;
THENCE SOUTH 89°45'06" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2849.35 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;
THENCE NORTH 00°21'27" WEST ALONG SAID WEST LINE, A DISTANCE OF 2323.74 FEET TO THE SOUTHWESTERLY CORNER OF THAT RIGHT OF WAY DEDICATION FOR NORTH MONAGHAN ROAD AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. D8019672 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RIGHT OF WAY DEDICATION THE FOLLOWING THREE (3) COURSES,
THENCE NORTH 89°38'33" EAST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 00°21'27" WEST, A DISTANCE OF 280.86 FEET;
THENCE NORTH 00°21'35" WEST, A DISTANCE OF 2436.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINING A CALCULATED AREA OF 13,010,878 SQUARE FEET OR 298.689 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT FOR THE NORTH 30 FEET OF SAID SECTION 10, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 10 BY A 3-1/4" ALUMINUM CAP, LS 29283 AND AT THE EAST QUARTER CORNER OF SAID SECTION 10 BY A 2" BRASS CAP, IL 6181, TO BEAR SOUTH 00°00'15" EAST, A DISTANCE OF 2635.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE SOUTH 00°00'15" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°00'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 2605.86 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°00'23" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2635.80 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 88°49'06" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2624.72 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°13'34" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2651.45 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°08'39" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2609.98 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6;

THENCE NORTH 89°15'28" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2639.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B CONTAINING A CALCULATED AREA OF 13,827,265 SQUARE FEET OR 317.430 ACRES, MORE OR LESS.

PARCEL C:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, EXCEPT FOR THE NORTH 30 FEET OF SAID SECTION 10, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 10 BY A 2" ALUMINUM CAP, LS 15244 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 10 BY A 2-1/2" ALUMINUM CAP, LS 15244, TO BEAR NORTH 89°45'06" EAST, A DISTANCE OF 2649.41 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'15" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°45'06" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2649.24 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;

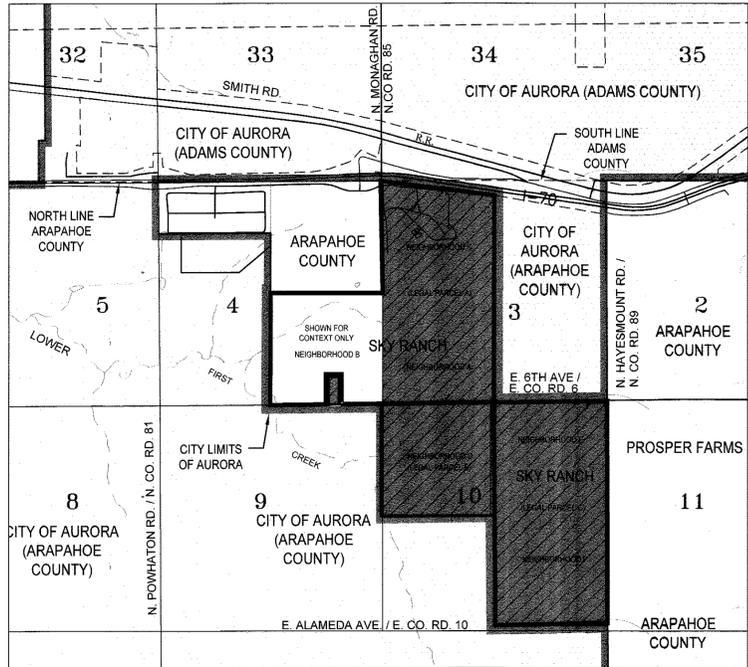
THENCE SOUTH 00°06'39" EAST ALONG SAID EAST LINE, A DISTANCE OF 2609.98 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89°09'52" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2634.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°26'15" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2636.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL C CONTAINING A CALCULATED AREA OF 6,930,579 SQUARE FEET OR 159.104 ACRES, MORE OR LESS.

SAID PARCELS A, B AND C CONTAINING A CALCULATED AREA OF 33,768,722 SQUARE FEET OR 775.223 ACRES, MORE OR LESS.



VICINITY MAP
THIS PROPERTY IS CURRENTLY ZONED M-U-PUD AND F-PER PREVIOUS APPROVED PLANS
SCALE: 1"=2000'-0"

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS SKY RANCH, NEIGHBORHOODS A,C,D,E,F, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS
EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

MAINTENANCE EASEMENT
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

GENERAL NOTES

- DEVELOPMENT WILL COMPLY WITH THE DESIGN STANDARDS AS WRITTEN IN THIS GDP.
- THIS GDP PERMITS DENSITIES AND NUMBER OF UNITS WITHIN EACH PLANNING AREA TO VARY FROM THOSE SHOWN, PROVIDED THE MAXIMUM ALLOWABLE UNITS FOR THE PROJECT AS STATED IN THIS GDP IS NOT EXCEEDED.
- SKY RANCH IS DESIGNED TO PROMOTE MARKET-RATE AFFORDABILITY IN MULTI-FAMILY, SINGLE FAMILY ATTACHED, AND SINGLE-FAMILY DETACHED RESIDENTIAL CATEGORIES. PURCHASERS ARE EXPECTED TO INCLUDE EMPLOYEES OF DIA, FRONT RANGE AIRPORT, BUCKLEY AFB, AND EMPLOYEES OF TECH INDUSTRIES LOCATED ALONG THE E-470 CORRIDOR. THE UTILIZATION OF SMALL RESIDENTIAL LOTS, ATTACHED RESIDENTIAL PRODUCTS AND MULTI-FAMILY RESIDENTIAL PRODUCTS SHALL AID IN MAKING MANY OF THESE UNITS ATTAINABLE TO THE TARGET MARKET DESCRIBED ABOVE.
- PLEASE REFER TO THE PHASING MAP ON SHEET 6 OF 8 FOR THE ANTICIPATED PHASING OF DEVELOPMENT.
- MOBILE HOMES, MODULAR HOMES AND MANUFACTURED HOMES (FULLY ASSEMBLED OFF-SITE FOR THE PURPOSE OF RE-ASSEMBLING ON-SITE) ARE PROHIBITED.
- ALL PROPERTY WITHIN THIS GENERAL DEVELOPMENT PLAN MAY REMAIN AGRICULTURAL UNTIL APPROVED FOR CONSTRUCTION.
- EXACT TRAIL LOCATIONS, TRAIL WIDTHS, TRACT WIDTHS AND MATERIALS OF THE TRAILS SHALL BE DETERMINED BY THE COUNTY AND DEVELOPER AT THE TIME OF ADMINISTRATIVE SITE PLAN.
- SKY RANCH WILL BE LOCATED WITHIN THE FOLLOWING DISTRICTS:
WATER - RANGEVIEW METROPOLITAN DISTRICT TOGETHER WITH ITS SERVICE PROVIDER PURE CYCLE CORPORATION
SEWER - RANGEVIEW METROPOLITAN DISTRICT TOGETHER WITH ITS SERVICE PROVIDER PURE CYCLE CORPORATION
FIRE ENFORCEMENT - ARAPAHOE COUNTY
FIRE - BENNETT SCHOOLS - BENNETT AND AURORA PUBLIC SCHOOL DISTRICTS
- THE SKY RANCH DEVELOPMENT IS ALLOWED TO CONSTRUCT UP TO 774 SINGLE-FAMILY RESIDENTIAL EQUIVALENT UNITS WITHOUT ADDITIONAL IMPROVEMENTS TO THE INTERSTATE 70/ARAPAHOE FRONTAGE ROAD INTERCHANGE. AT THE TIME OF THIS GENERAL DEVELOPMENT PLAN APPLICATION, A 1601 PROCESS HAS BEEN INITIATED BY ARAPAHOE COUNTY AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) TO EVALUATE INTERIM AND BULDOZ IMPROVEMENTS AT THIS INTERCHANGE. THE APPLICANT MAY ONLY CONSTRUCT UP TO THE 774 SINGLE-FAMILY RESIDENTIAL EQUIVALENT UNITS UNTIL SUCH TIME AS ARAPAHOE COUNTY AND CDOT, AS DETERMINED THROUGH THE 1601 PROCESS, HAVE CONCLUDED THAT PHASED INTERIM IMPROVEMENTS AT THE INTERCHANGE ARE PERMITTED AND ANY PHASED INTERIM IMPROVEMENTS IDENTIFIED IN THE STUDY HAVE BEEN CONSTRUCTED AND ARE SUBSTANTIALLY COMPLETE OR ARE AT PROBATIONARY ACCEPTANCE PHASE AS DETERMINED BY ARAPAHOE COUNTY AND CDOT AS APPLICABLE. AFTER WHICH, APPLICANT MAY CONSTRUCT UP TO 1,450 SINGLE-FAMILY RESIDENTIAL EQUIVALENT UNITS. ANY BUILD OUT OF THE SKY RANCH DEVELOPMENT BEYOND 1,450 SINGLE-FAMILY EQUIVALENT UNITS WILL REQUIRE COMPLETION OF THE SUBSEQUENT 1601 PROCESS AND SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS REQUIRED UNDER THE 1601 PROCESS.
- THE APPLICANT WILL PROVIDE DETAILED WATER SUPPLY AND DEMAND INFORMATION AT THE PRELIMINARY PLAT STAGE OF THE DEVELOPMENT PROCESS AND IN APPROVING THIS PRELIMINARY PLAT, THE BOARD IS NOT MAKING THE DETERMINATION UNDER SECTIONS 29-20-303, 29-20-304, AND 30-26-133, COLORADO REVISED STATUTES, AS TO THE ADEQUACY OF THE WATER SUPPLY FOR THE SKY RANCH DEVELOPMENT AND INSTEAD WILL MAKE THAT DETERMINATION SEPARATELY AT THE TIME OF FINAL PLAT APPROVAL FOR THE DEVELOPMENT AND ALL DEVELOPMENT IN THE AREAS COVERED BY THE SKY RANCH GENERAL DEVELOPMENT PLAN IS CONTINGENT UPON THE BOARD OF COUNTY COMMISSIONERS' APPROVAL OF THE WATER SUPPLY AS ADEQUATE FOR THE DEVELOPMENT.
- BUILDINGS LOCATED WITHIN THE AVIGATION EASEMENTS MAY HAVE ADDITIONAL BUILDING CONSTRUCTION REQUIREMENTS TO MITIGATE NOISE.
- SKY RANCH IS AN APPROXIMATELY 930 ACRE MASTER PLANNED COMMUNITY THAT WILL DEVELOP OVER SEVERAL PHASES/FILINGS. APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION FOR PUBLIC PARKS, OPEN SPACES, PUBLIC SCHOOLS AND OTHER PUBLIC PURPOSES ON SKY RANCH THROUGH MULTIPLE PHASES/FILINGS. ANY CREDITS FOR EXCESS DEDICATIONS AND QUALIFYING IMPROVEMENTS SHALL BE ALLOWED TO CARRY FORWARD TO FUTURE PHASES/FILINGS. SIMILARLY, DEFICITS IN P.L.D. MAY BE ALLOWED IN SOME PHASES/FILINGS IF ASSURANCES ARE IN PLACE (SATISFACTORY TO THE COUNTY) FOR THEM TO BE MET IN SUBSEQUENT PHASES/FILINGS.

SPECIFIC NOTES

- AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS)**
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:
- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
 - TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
 - TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
 - TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA (EASEMENT / HAZARD EASEMENT)
AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENTS CAN BE FOUND AT R.N. B4104294 AND AT R.N. B4188858 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND AT R.N. B4104296 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND AT R.N. B4143424 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND AT R.N. D9122669 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND AT R.N. D061022 IN THE RECORDS OF ARAPAHOE COUNTY, AND IN BOOK 3361 AT PAGE 358 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND AT R.N. 179334 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

PUD AMENDMENT

THIS GENERAL DEVELOPMENT PLAN AMENDS Z01-010, A04-010, Z16-003 AND Z17-006.

AMENDMENT HISTORY

- AMENDMENT NO. 3 - Z17-006**
SHEET 1 OF 24: UPDATE TITLE BLOCK AMENDMENT NUMBER, DATE, REVISED STATUTE SECTION NUMBERS TO NOTE 14, REVISION TO NOTE 15, REVISION TO LEGAL DESCRIPTION FOR PARCEL 1 AND PARCEL 3
SHEET 4 OF 24: CHANGE TO RESIDENTIAL STANDARDS MATRIX UNDER SF3 CATEGORY, CHANGE TO NOTE 7
SHEET 15 OF 24: REVISIONS TO PROPOSED FENCE STYLE, REVISIONS TO PROPOSED ENTRY MONUMENTS.
- AMENDMENT NO. 2 - Z16-003**
SHEET 1 OF 24: ADDITIONAL GENERAL NOTES
SHEET 2 OF 24: NEIGHBORHOOD B ACREAGE & ZONING NOTE REVISED
SHEET 4 OF 24: SETBACK ENCROACHMENT NOTES ADDED
SHEET 5 OF 24: NEIGHBORHOOD B PLANNING, COMM. & RES. SELF-IMPOSED USES REVISED
SHEET 6 OF 24: NEIGHBORHOOD B PLAN REVISED
SHEET 8 OF 24: NEIGHBORHOOD B PHASING PLAN REVISED
SHEET 10 OF 24: NOTE 7 OF ARCHITECTURAL SCORING LIST REVISED
SHEET 15 OF 24: MONUMENTATION REVISED
SHEET 18 OF 24: NEIGHBORHOOD B TRAILS & PEDESTRIAN CONNECTIVITY REVISED
SHEET 20 OF 24: SINGLE FAMILY RESIDENTIAL & ARCHITECTURAL FEATURES NOTES REVISED
- AMENDMENT NO. 1 - A04-010**
SHEETS 1-9
1. COLLECTOR RIGHT OF WAY WIDTHS HAVE BEEN REDUCED FROM 88' TO 76'. ALL ADJACENT PLANNING AREA PARCEL ACREAGES WERE ADJUSTED ACCORDINGLY.
2. PARCEL A19 WATER TANK SITE, REDUCED FROM 3.4 ACRES TO 2.1 ACRES.
3. AS REQUESTED BY ARAPAHOE COUNTY ENGINEERING DIVISION, D STREET HAS BEEN REALIGNED TO INTERSECT F STREET AT THE HALF SECTION LINE. THIS ALIGNMENT CORRESPONDS TO THE ALIGNMENT OF THE SOUTH COLLECTOR STREET WITHIN THE HILLS AT SKY RANCH.

BRENT BROUILLARD
Notary Public
State of Colorado
Notary ID # 20194002024
My Commission Expires 01-11-2022

CERTIFICATE OF OWNERSHIP
I, Mark Harding, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN KNOWN AS SKY RANCH NEIGHBORHOODS A,C,D,E,F CASE NO. GDP18-007.
OWNER OF RECORD OR AUTHORIZED AGENT
STATE OF Colorado
COUNTY OF Arapahoe S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2020, BY Mark Harding President OF PCY Holdings, LLC AS AN AUTHORIZED SIGNATORY.

BY Brent Brouillard WITNESS MY HAND AND SEAL
NOTARY PUBLIC
20184002024 MY COMMISSION EXPIRES 1-11-2022
NOTARY I.D. NUMBER

PLANNING COMMISSION RECOMMENDATION
RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS 1st DAY OF September, D. 20 20

CHAIR: Jason Rieck

BOARD OF COUNTY COMMISSIONERS APPROVAL
APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS 29th DAY OF October, A.D. 20 20

CHAIR: Nancy N. Prange
ATTEST: Juanita M. Paulik, Deputy Clerk & Recorder

SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: ZONING NARRATIVE
- SHEET 3: LAND USE MATRIX
- SHEET 4: LAND USE DEVELOPMENT STANDARDS MATRIX
- SHEET 5: OVERALL GENERAL DEVELOPMENT PLAN
- SHEET 6: PHASING PLAN
- SHEET 7: TRAILS & PEDESTRIAN CONNECTIVITY PLAN
- SHEET 8: SIGN CONCEPTS



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303.292.3456

ENGINEER:
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ENGLEWOOD, CO 80112
720.482.9526

PREPARED BY:
people creating spaces
pcs group inc. www.pcsgroupco.com
po box 18287 denver co 80218
1.303.531.4905

COVER SHEET
SHEET
01 OF 08
GENERAL DEVELOPMENT PLAN
June 29, 2020

SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

ZONING NARRATIVE

1.1 Introduction

The purpose of this section is to establish general provisions and clarify standards and requirements for development within the Sky Ranch General Development Plan (GDP). Due to the size of land area contained within this GDP (approximately 775 acres), the County's desire for a mixture of land use and housing types within Planning Areas, and the corresponding long term build-out that is anticipated, a broad range of uses have been proposed for the overall project. This will allow for a variety of housing products, lot sizes, and uses. In addition to promoting land use and density flexibility, this approach will accommodate housing product, land planning, market and technological changes well into the future. Refer to the Land Use Matrix (Sheet 3) Land Use Development Standards Matrix (sheet 4) and, Overall General Development Plan Exhibit (Sheet 5) for specific planning area uses and densities.

In addition to including conventional zone categories such as single family, multifamily and commercial/nonresidential uses, the Sky Ranch GDP also includes a Mixed Use 1 (MU1) category which provide flexibility for development with the intent of creating a unique urban environment in key locations throughout the development.

Description:

Mixed Use 1: Predominantly a commercial focus, this district requires at least 50% of its area to be used for retail, office or other commercial uses. The remainder of the area may also be used for commercial, or it may include a mixture of residential on top of ground floor commercial, stand-alone residential, or civic type uses. Open space plazas, courtyards and other pedestrian enhancing elements shall be encouraged.

1.2 Plan Organization

On the General Development Plan Exhibit, a series of Neighborhoods designated A, (B), C, D, E & F (Approved Neighborhood B shown for context) have been identified. Neighborhoods consist of multiple Planning Areas, e.g. A-1, B-3, etc. To further define the Planning Areas, a land use designation and acreage have been assigned to each. This designation has been selected to accommodate the land use and /or housing product type most likely to occur within an individual parcel over the life of the project.

Neighborhood A

Encompassing approximately 158.141 acres, Neighborhood A lies east of Monaghan Road, west of F St., south of a proposed collector E. 10th Drive and north of 6th Avenue. The Neighborhood lies south of a proposed commercial corridor (Neighborhood C) along I-70 and includes a mixture of uses, which generally concentrates density along a central boulevard. The northern half of Neighborhood A is planned to accommodate a park, school, and public facility site, along with higher density residential product. The southern half of the Neighborhood is largely detached residential. Within the residential area, however, lie four Planning Areas designated for mixed residential housing product varying in density.

Circulation through Neighborhood A will be provided by a central boulevard collector continuing from Neighborhood B from the west serving the mixed-use area to the north and a series of local roads providing access to the remainder of the Neighborhood. The central boulevard will serve as the main connection to both Neighborhood B to the west and Neighborhood D to the south.

Neighborhood B

Neighborhood B shown for context only in this planning document. Refer to ASP18-004 for approved Neighborhood B planning documents and Final Plat for Sky Ranch Subdivision Filing No. 1, as recorded at reception No. D8071296 in the records of the Arapahoe County Clerk and Recorder.

Neighborhood C

Neighborhood C, totaling approximately 140.548 acres, lies south of I-70, east of Monaghan Road, west of F St. and directly north of Neighborhood A. With excellent visibility and access from I-70, approximately half of this Neighborhood is planned for commercial uses, including large format retail. This area will also allow for attached or multi-family residential units either above retail or other commercial uses, or in defined areas that are screened from incompatible uses if market demand exists. The other half of Neighborhood C is proposed for office, high tech or, light industrial use.

Access will be provided to Neighborhood C by way of a full-movement intersection at Monaghan Road. As well as from F Street on the east and E. 10th Drive on the south.

Neighborhood D

Neighborhood D lies east of Monaghan Road, south of 6th Avenue, west of F Street and north of E. 1st Avenue. This approximately 159.103 acre neighborhood has a mix of uses but is primarily residential. An extensive drainage channel travels from east to west bifurcating the site. This drainage will allow for a large open space corridor and the potential to add a community amenity such as a recreation center. The additional of multi-family housing and mixed-use parcels make this neighborhood one of the more dense neighborhoods within the Sky Ranch community. Access to this neighborhood will be via the boulevard collector street coming from the north in Neighborhood A, terminating at the drainage, then traveling east on to Neighborhood E.

The Monaghan Road crossing of First Creek will need to be coordinated with a variety of stakeholders, including the adjacent landowners, Arapahoe County, the City of Aurora, Mile High Flood District (MHFD), Southwest Metropolitan Stormwater Authority, the Federal Emergency Management Agency (FEMA) and the Army Corps of Engineers before the alignment of Monaghan Road can be finalized. Two different floodplains have been mapped for First Creek, one by FEMA, as represented in the FIRM dated 2-17-2017 and another by MHFD, as represented in the FHAD dated October 2011. The regulating floodplain will need to be reconciled by the above mentioned stakeholders, prior to the final engineering of the Monaghan Road crossing of First Creek and the sub-regional Pond G.

Neighborhood E

Neighborhood E lies east of F St., west of Hayesmount Road, south of East 6th Avenue and north of Neighborhood F. This approximately 154.593 acre neighborhood is largely residential in nature, except for one area has been designated commercial to allow for small neighborhood commercial uses that are compatible with residential uses. A variety of lot sizes and open space areas contribute to the diversity anticipated for this Neighborhood. This neighborhood also has parcels designated for infrastructure and potential energy production.

Access will be provided off F Street by means of east-west collector roadways, which will intersect with a north-south collector interior to the neighborhood.

Neighborhood F

Neighborhood F lies directly south of Neighborhood E, between Hayesmount Road and F St. Like the other neighborhoods within Sky Ranch, it is proposed to accommodate a variety of residential types and densities with open space areas and one area has been designated mixed-use, to allow for neighborhood commercial and multifamily uses that are compatible with residential uses within its approximately 162.838 acres.

Access will be provided by a north-south collector, which curves to the northwest in Neighborhood E, intersecting with F Street at an anticipated full-movement intersection.

1.3 Overall General Development Plan Caps

The General Development Plan (GDP) is comprised of five distinct Neighborhoods: A, C, D, E and F. This GDP proposes a maximum of 2,901 dwelling units and a maximum of 2.09 million square feet of commercial. Each of these Neighborhoods has a permitted maximum number of residential dwelling units and commercial square footage, as documented on Sheet 5 of this GDP.

Residential

The transfer of residential units between Neighborhoods and Planning Areas (maximum transfer of units is 15% beyond the recipient Planning Area cap) is permitted by the Developer with approval by the Arapahoe County Planning and Engineering Division Managers. Unit count, density and Planning Area boundary changes shall be tracked by the Developer and documented with a Specific Development Plan. However, if Arapahoe County determines that transfer changes are too significant based on the character and nature of development occurring nearby and potential impact to area homeowners, or there are significant impacts to previously approved traffic studies, drainage studies or utilities, a major amendment to the GDP shall be required. Arapahoe County approval of residential unit transfers does not guarantee the maximum number of units for the overall development.

At no time shall the residential unit cap exceed 2,901 without a major amendment to the GDP.

Commercial

The transfer of commercial square footage between Neighborhoods and Planning Areas (maximum transfer of square footage is 15% beyond the recipient Planning Area cap) is permitted by the Developer with approval by the Arapahoe County Planning and Engineering Division Managers.

Such transfer may occur into any Planning Area that permits commercial uses as identified in the GDP. The square footage and Planning Area boundary changes shall be tracked by the Developer and documented in the plan set with a Specific Development Plan. However, if Arapahoe County determines that transfer changes are too significant based on the character and nature of development occurring nearby and potential impact to area homeowners or there are significant impacts to previously approved traffic studies, drainage studies or utilities, a major amendment to the GDP shall be required.

Arapahoe County approval of square footage transfers does not guarantee the commercial square footage for the overall development. At no time shall the square footage cap exceed 2.09 million without a major amendment to the GDP.

Neighborhood B

The unused residential units from Neighborhood B (19 units) can be transferred to Planning Areas of this GDP with the approval of a Specific Development Plan. However, if Arapahoe County determines that transfer changes are too significant based on the character and nature of development occurring nearby and potential impact to area homeowners, or there are significant impacts to previously approved traffic studies, drainage studies or utilities, a major amendment to the GDP shall be required.

At no time shall the residential unit cap exceed 2,901 without a major amendment to the GDP.

Public Land Dedication and Open Space Dedication

Sky Ranch is an approximately 923 acre Master Planned Community that will develop over several phases/filings. Applicant will meet the required public land dedication as are set forth in the Arapahoe County Land Development Code for parks, schools and other public facilities and for unobstructed open space on Sky Ranch through multiple phases/filings.

Credits for excess public land dedications and unobstructed open space and recognition for qualified improvements constructed therein may be requested by Developer and considered for approval by the County with the Specific Development Plan or Administrative Site Plan application for a particular phase and these credits may be carried forward to future phases/filings. Similarly, deficits in public land dedications and unobstructed open space may be requested by Developer and considered for approval with the Specific Development Plan or Administrative Site Plan application for a particular phase or may be met with credits from a prior phase. The Applicant will be responsible for tracking all credits and debits which are accounted for in a chart on the cover sheet of each ASP application plan set. Developer shall pay cash in lieu in accordance with the Arapahoe County Land Development Code for any public land or open space dedication deficits which are not be able to be met in subsequent phases/filings.

Public Park Land Dedication

Owners will satisfy the public parks dedication requirements through the dedication of suitable parcels of land to a public entity designated by the County, in general locations depicted on the Project General Development Plan, with the specific location and size to be finalized through the Project's Administrative Site Plans, based upon the actual number of units proposed.

School Sites and Fees

Owners will satisfy the school land dedication requirements through a combination of land dedication and, if requirements are not met through land dedication, the payment of cash in lieu of land dedication (cash-in-lieu) as provided in the County's Land Development Code or as otherwise approved as part of the land development approval and platting processes.

Other Public Purposes Dedication and Fees

In addition to the public park land dedication commitment, Owner will dedicate an additional 0.25 acres of land / 1,000 population for public purposes and such additional land and/or cash-in-lieu as determined at the time of Project Plat approval to satisfy this requirement. At a minimum, a fire station site of at least 1.46 acres shall be dedicated within Neighborhood C as part of this requirement.

Unobstructed Open Space

In addition to the public land dedication and fees commitment, Owner shall meet the requirement of the Unobstructed Open Space per land use type pursuant to the requirements included within this PUD.

1.4 Parcel Boundaries

Parcel acreages and boundaries of the Planning Areas shown on the General Development Plan are preliminary and subject to change with detailed planning. Individual Planning Area acreages may change up to 15% without a major amendment to this General Development Plan. However, if Arapahoe County determines that acreage changes are too significant based on the character and nature of development occurring nearby and potential impact to area homeowners or there are significant impacts to previously approved traffic studies, drainage studies or utilities, a major amendment to the GDP shall be required.

1.5 Development Phasing

Phasing will occur in a logical and cost effective manner based on infrastructure extension, availability of utility service and market conditions. The project will be built in several phases, as conditions dictate. Neighborhood B will be the first phase (approved ASP18-004) and it is anticipated that the phasing will proceed to Neighborhood A, followed by Neighborhood C, D, E, and F. However, the Sky Ranch GDP shall permit development of Planning Areas to commence in other Neighborhoods regardless of buildout status of parcels located in current or preceding Neighborhoods (e.g. Development of Planning Areas in Neighborhood C may commence prior to commencement or completion of Planning Areas in Neighborhood A). Please refer to Sheet 6 for the anticipated phasing plan.

1.6 Zoning Notes

- A. Commercial, office or residential uses can occupy the same lot, mixed vertically.
- B. Lighting will conform to Arapahoe County Land Development Code.
- C. Home occupations will conform to Arapahoe County Land Development Code.

1.7 Reclaimed Water Distribution

A non-potable water system will provide reclaimed water for irrigation at parks, playing fields, streetscapes, commercial site landscapes, and to other large irrigation customers. Reclaimed water will also be made available for other approved non-potable water uses. The reclaimed water system and reclaimed water uses will comply with requirements of Regulation No. 84 "Reclaimed Water Control Regulation" of the Water Quality Control Commission and those of the Water Quality Control Division of the Colorado Department of Public Health and Environment.



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PREPARED BY:



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ZONING NARRATIVE

SHEET
2 OF 08

GENERAL DEVELOPMENT PLAN

June 29, 2020

ARAPAHOE COUNTY CASE NO. GDP18-007

SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

LAND USE DESIGNATION MATRIX	SF1	SF2	SF3	MF1	MU1	C1	I-1	I-2	PF	CV	OS
RESIDENTIAL USES											
SINGLE FAMILY DETACHED RESIDENTIAL UNITS - INCLUDING CLUSTER HOMES	P	P	P	P	P						
SINGLE FAMILY ATTACHED DWELLING UNIT : TOWNHOME, DUPLEX/PAIRED	P	P	P	P	P						
MULTI-FAMILY (can include rental or for sale units)				P	P						
HOME OCCUPATIONS	A	A	A	A	A						
CIVIC, CULTURAL, AND PUBLIC USES											
COMMUNITY GARDENS	P	P	P	P	P					P	P
HOSPITALS OR OTHER PUBLIC HEALTH FACILITIES					P					P	
PEDESTRIAN PLAZAS OR PEDESTRIAN MALLS	P	P	P	P	P					P	
OPEN SPACE / PARKS	P	P	P	P	P		P	P	P	P	P
DAY CARE CENTERS /NURSERY SCHOOL				P	P					P	
CHURCHES / SYNAGOGUES / PLACES OF WORSHIP					P					P	
SCHOOLS- ELEMENTARY THROUGH UNIVERSITY LEVEL	P	P	P	P	P					P	
LIBRARIES	P	P	P	P	P					P	
EMERGENCY SERVICES - FIRE / POLICE	P	P	P	P	P					P	
AGRICULTURAL AND ANIMAL SERVICES											
AGRICULTURAL USE PRIOR TO DEVELOPMENT (LIMITED TO CULTIVATION OF CROPS ONLY, PROVIDED NO DWELLING OR OTHER STRUCTURE IS LOCATED IN THE DISTRICT)	P	P	P	P	P		P	P	P	P	P
AGRICULTURAL USE WITHIN THE DEVELOPMENT (LIMITED TO CULTIVATION OF CROPS ONLY)					P		P	P			
ANIMAL HOSPITAL OR VETERINARY CLINIC EXCLUSIVE OF KENNEL-SMALL ANIMAL FACILITIES					P		P	P			
COMMERCIAL GREENHOUSES AND NURSERIES (WITH LIMITED STORAGE OF ANIMAL BY-PRODUCTS, FERTILIZER, FUNGICIDES, HERBICIDES, INSECTICIDES, AS NECESSARY FOR RETAIL AND WHOLESALE PURPOSES)					P		P	P			
LOCAL RETAIL GREENHOUSES, GARDEN CENTERS OR FRUIT/VEGETABLE STANDS					P		P	P			
KENNEL OR ANIMAL DAYCARE FACILITY					P		P	P			
COMMERCIAL AND INDUSTRIAL USES											
AUTOMOTIVE AND PARKING											
AUTO SALE WITH OR WITHOUT AUTO REPAIR AS AN ACCESSORY USE							P	P			
AUTOMOBILE PARKING LOT				A	A	A	A	A	A	A	A
AUTOMOBILE PARKING-PRINCIPAL USE (SUCH AS PARK AND RIDE)					P		P	P			
AUTO SERVICE STATION INCLUDING FUELING, REPAIR, CONVENIENCE AND CARWASH					P		P	P			
CAR WASH / AUTOMOBILE DETAILING					P		P	P			
AUTOMOBILE RENTAL					P		P	P			
AUTOMOBILE BODY SHOP							P	P			
CONTRACTORS, TRADES, AND CONSTRUCTION											
BUILDING AND LANDSCAPE MATERIALS SALES YARD - NOT INCLUDING CONCRETE / ASPHALT MIXING							P	P	P		
SPECIALTY TRADE SHOP : CABINET, ELECTRIC, PLUMBING, HEATING, PRINTING, FURNITURE ETC.							P	P	P		
CONSTRUCTION / LANDSCAPING CONTRACTOR YARD/INCLUDING CONCRETE BATCHING / RECYCLING								P	P		
RECREATION											
OUTDOOR RECREATION: COURT GAMES (BASKETBALL, VOLLEYBALL), RACKET GAMES (TENNIS ETC), CYCLING, SWIMMING, BASEBALL, FOOTBALL, SOCCER	P	P	P	P	P					P	P
BOWLING ALLEY, TENNIS CLUB, SKATING RINK, HEALTH CLUB CLIMBING FACILITY ETC.					P		P	P			
COMMUNITY / NEIGHBORHOOD RECREATION CENTER	P	P	P	P	P					P	P
PRIVATE RECREATION CENTERS / CLUBHOUSES	P	P	P	P	P						
PUBLIC OR PRIVATE GOLF COURSES AND ASSOCIATED USES											P
MANUFACTURING, WAREHOUSING AND INDUSTRIAL											
LIGHT MANUFACTURING: BAKERY, CREAMERY, BREWERY, BOTTLING PLANT							P	P			
MANUFACTURE, FABRICATION, PROCESSING AND ASSEMBLY OF PRODUCTS.							P	P			
WHOLESALE STORAGE, COLD STORAGE, LARGE WAREHOUSE / DISTRIBUTION							P	P			
MINI-WAREHOUSE, SELF STORAGE, OUTDOOR STORAGE							P	P			
OUTDOOR STORAGE ASSOCIATED WITH RETAIL / COMMERCIAL USES							P	P			
MINING/NATURAL RESOURCE EXTRACTION											
OIL AND NATURAL GAS PRODUCTION / DRILLING FACILITY										P	
SAND / GRAVEL / MINERAL / QUARRY EXTRACTION										P	
OFFICE											
GENERAL OFFICE - ADMINISTRATIVE, EXECUTIVE					P	P	P				P
INSURANCE/ INVESTMENT SERVICES					P	P					
MEDICAL, DENTAL, OTHER HEALTH CLINICS					P	P					
PROFESSIONAL/CONSULTING SERVICES					P	P					
LABORATORIES/RESEARCH FACILITIES							P	P			
RESTAURANTS, BARS, AND HOSPITALITY											
RESTAURANT WITH OR WITHOUT DRIVE THROUGH					P	P					
HOTEL / MOTEL / BED AND BREAKFAST						P					
TAVERN / NIGHT CLUBS					P	P					
BREWERY WITH TAP ROOM					P	P	P				
THEATERS / CONCERT VENUES					P						

RETAIL AND COMMERCIAL SERVICE	SF1	SF2	SF3	MF1	MU1	C1	I-1	I-2	PF	CV	OS
BANK WITH OR WITHOUT DRIVE THROUGH / FINANCIAL SERVICES					P	P					
CONVENIENCE STORE - INCLUDING 24 HOUR					P	P					
GENERAL RETAIL - LOCAL NEIGHBORHOOD -I.E. DRY CLEANING, SALON, HARDWARE, CLOTHING, BOOKS, ETC.					P	P					
GENERAL RETAIL - LARGE FORMAT -DEPARTMENT STORE, FURNITURE, LARGE FORMAT BUILDING SUPPLY, APPLIANCE ETC.						P					
BEER/WINE/LIQUOR STORE					P	P					
SHOWROOM MAY INCLUDE WAREHOUSE AND OFFICE								P			
GROUND FLOOR RETAIL WITH RESIDENTIAL ABOVE					P	P					
TELECOMMUNICATIONS AND TOWERS											
COMMERCIAL ANTENNAS AND RADIO TOWERS - HEIGHT TO BE REVIEWED						S	S	S			
COMMERCIAL MOBILE RADIO FACILITIES (CMRS)	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION											
PUBLIC TRANSPORTATION TERMINAL - BUS, LIGHTRAIL STATION / PARK AND RIDE					P	P	P		P	P	
HELIPAD OPERATIONS						S	S	S	S	S	
UTILITIES AND INFRASTRUCTURE											
ELECTRIC SUBSTATIONS							P	P	P		
SMALL WIND CONVERSION SYSTEM							P	P	P		
WASTEWATER TREATMENT AND WATER STORAGE							P	P	P		
WATER WELLS	P	P	P	P	P	P	P	P	P	P	P
WASTE AND RECYCLING											
AUTOMOBILE WRECKING SALVAGE / JUNKYARD							S	S	S		
LANDFILL SANITARY WASTE-COMMERCIAL							S	S	S		
LANDFILL SANITARY WASTE-NON COMMERCIAL							S	S	S		
RECYCLABLE MATERIAL COLLECTION AND PROCESSING							P	P			
TEMPORARY USE / STRUCTURE											
COMMUNITY DEVELOPMENT USE SUCH AS SALES OFFICE	P	P	P	P	P	P					
TEMPORARY CONSTRUCTION OFFICE	P	P	P	P	P	P	P	P	P	P	P
TEMPORARY / SEASONAL SALES - SUCH AS FARMERS MARKET, CHRISTMAS TREE LOT, PUMPKIN SALES, RETAIL SIDEWALK SALES, FLEAMARKET					P	P				P	P

LEGEND	
P	PERMITTED USE
A	ACCESSORY USE
S	USE BY SPECIAL REVIEW

NOTE: LAND USES NOT LISTED IN MATRIX ARE NOT PERMITTED



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ZONE CATEGORIES AND INTENTS

Single Family 1 (SF1) - Intent: To allow for single family detached and attached residential units. A minimum lot size of 2,200 square feet for single-family detached homes. Single family attached minimum lot sizes shall be 1,200 square feet.

Single Family 2 (SF2) - Intent: To allow for single family detached and attached residential units with minimum lot size of 3,500 square feet for single-family detached homes. Single family attached minimum lot sizes shall be 1,200 square feet.

Single Family 3 (SF3) - Intent: To allow for single family detached residential units with minimum lot size of 4,500 square feet. Single family attached minimum lot sizes shall be 1,200 square feet.

Multifamily 1 (MF1) - Intent: To allow for single family attached or multi-family residential units with a maximum density of 24 du / acre; and single family detached residential units with a minimum lot size of 2,200 square feet.

Mixed Use 1 (MU1) - Intent: Predominantly a commercial or non residential focus, this district requires at least 50% of its area to be used for retail, office commercial, or other non residential uses. The remainder of the area may also be used for commercial, or it may include a mixture of residential on top of ground floor commercial, stand-alone residential, or civic type uses. Open space plazas, courtyards and other pedestrian enhancing elements shall be encouraged.

Commercial 1 (C1) - Intent: To provide for the location of commercial retail to serve regional residents. Large format retail buildings shall be permitted in the C1 district. Smaller in line retail shall be permitted. Additionally, multi-family and single family attached residential shall be permitted, in either a vertically integrated or stand alone setting, provided proper integration and screening of incompatible uses are included. Gross maximum FAR shall be .35.

Industrial 1 (I-1) - Intent: To promote areas of light manufacturing, processing, packaging, warehousing, storage or distribution.

Industrial 2 (I-2) - Intent: To provide for areas for heavy industrial use such as heavy manufacturing, major petroleum, electrical, or natural gas facilities of a private company. Uses within the I-1 category are permitted within the I-2 zone category.

Public Facility (PF) - Intent: Areas provided to serve the community residents with basic utilities such as water treatment facility, water storage, power generation.

Civic (CV) - Intent: To provide areas for institutions or agencies that serve the residents commonly associated with large communities. Schools, recreation centers, libraries, fire and police stations.

Open Space (OS) - Intent: To provide areas of recreation both passive and active throughout the Community for all residents to utilize regardless of age or ability.

LAND USE MATRIX

SHEET
3 OF 08

GENERAL DEVELOPMENT PLAN

June 29, 2020

SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



SKY RANCH Non-Residential Land Use Development Standards Matrix								
Standards	MU1 _{ns}	SF1	SF2	SF3	MF1	MU1 _{rs}	OS	
Minimum Lot Size (SF or AC)	10,000	25,000	1 AC	1 AC	5,000	5,000	No Minimum	
Minimum Lot Width	50'	100'	200'	200'	50'	50'	No Minimum	
Maximum Floor Area Ratio	0.75	0.35	0.75	0.75	0.35	0.35	N/A	
** Minimum Unobstructed Open Space	20%	20%	20%	20%	20%	20%	N/A	
Parking	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Principal Use								
Maximum Height	50'	50'	50'	50'	50'	50'	50'	
Minimum Setback from Arterial (11)	50'	50'	50'	50'	50'	50'	N/A	
Minimum Setback from Collector (11)	35'	35'	35'	35'	35'	35'	N/A	
Minimum Setback from Local/Private (11)	15'	25'	25'	25'	25'	25'	N/A	
Minimum Setback from Parking	10'	10'	10'	10'	10'	10'	N/A	
Minimum Setback from Property Line	20'	20'	30'	30'	20'	20'	N/A	
Minimum Building Separation	20'	20'	30'	30'	20'	20'	N/A	
Minimum Surface Parking Setback from ROW	20'	20'	20'	20'	20'	20'	N/A	
Minimum Setback from Single Family Detached	30'	50'	50'	200'	50'	50'	N/A	
Minimum Setback from Single Family Attached	20'	50'	50'	200'	50'	50'	N/A	
Minimum Setback from Multi-Family	30'	30'	30'	200'	30'	30'	N/A	
Accessory Use								
Maximum Height	25'	25'	25'	25'	25'	25'	25'	
Minimum Setback from Arterial (11)	50'	50'	50'	50'	50'	50'	N/A	
Minimum Setback from Collector (11)	35'	35'	35'	50'	35'	35'	N/A	
Minimum Setback from Local/Private (11)	15'	25'	25'	25'	25'	25'	N/A	
Minimum Setback from Parking	10'	10'	10'	10'	10'	10'	N/A	
Minimum Setback from Property Line	20'	20'	30'	50'	20'	20'	N/A	

* This zone category can have a residential component
 ** Minimum 20% unobstructed open space for single story; plus 5% for each additional story, not to exceed 35% for commercial or public uses
 *** All oil and gas well facilities to follow Colorado Oil and Gas Conservation Commission applicable laws and guidelines and County regulations and agreements

SKY RANCH Residential Land Use Development Standards Matrix						
Standards	SF1	SF2	SF3	MF1	MU1 _{rs}	
Minimum Lot Size	2200 sf (1)	3500 (1)	4500	2200 sf	3200 sf	
Minimum Lot Frontage (5) (8)	35'	40'	45'	35'	35'	
Minimum Corner Lot Frontage	45'	50'	55'	45'	45'	
Parking Requirement (4)	2 sp./unit	2 sp./unit	2 sp./unit	2 sp./unit	2 sp./unit	
Max. Height	35'	35'	35'	35'	35'	
Setbacks						
Primary Use With Attached Sidewalks						
Minimum Front Setback to Living Space	15'	15'	15'	15'	15'	
Minimum Front Setback to Covered Porch	10'	10'	10'	10'	10'	
Minimum Front Setback to Garage	18'	18'	18'	18'	18'	
Minimum Front Setback to Side Load Garage	10'	10'	10'	10'	10'	
Minimum Side Setback	5'	5'	5'	5'	5'	
Minimum Side Setback with Easement (6)	0'	0'	0'	0'	0'	
Minimum Building Separation	10'	10'	10'	10'	10'	
Minimum Rear Setback - Front Load (7)	10'	10'	15'	10'	10'	
Minimum Rear Setback - Alley Load	4'	4'	4'	4'	4'	
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'	15'	
Primary Use With Detached Sidewalks						
Minimum Front Setback to Living Space	15'	15'	15'	15'	15'	
Minimum Front Setback to Covered Porch	10'	10'	10'	10'	10'	
Minimum Front Setback to Garage	18'	18'	18'	18'	18'	
Minimum Front Setback to Side Load Garage	10'	10'	10'	10'	10'	
Minimum Side Setback Minimum	5'	5'	5'	5'	5'	
Minimum Side Setback with Access Easement (6)	0'	0'	0'	0'	0'	
Minimum Building Separation	10'	10'	10'	10'	10'	
Minimum Rear Setback - Front Load (7)	10'	10'	15'	10'	10'	
Minimum Rear Setback - Alley Load	4'	4'	4'	4'	4'	
Minimum Side (Corner) Setback (7)	10'	10'	10'	10'	10'	
Accessory Use						
Maximum Height	15'	15'	15'	15'	15'	
Minimum Front Setback	20'	20'	20'	20'	20'	
Minimum Side Setback (7)	3'	3'	3'	3'	3'	
Minimum Rear Setback (7)	10'	10'	15'	10'	10'	
Minimum Rear Setback (alley load garage)	4'	4'	4'	4'	4'	
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'	15'	

SKY RANCH Residential Land Use Development Standards Matrix				
Standards	SF1	SF2	MF1	MU1 _{rs}
Minimum Lot Size	1200 sf	1200 sf	1200 sf	1200 sf
Minimum Lot Frontage (5)	20'	20'	15'	15'
Minimum Corner Lot Frontage	30'	30'	25'	25'
Parking Requirement (3) (4)	(3)	(3)	(3)	(3)
Guest Parking Requirement (4)	.25 sp./unit	.25 sp./unit	.25 sp./unit	.25 sp./unit
Maximum Height	35'	35'	50'	50'
Maximum Number of Units Attached	8	8	24	24
Maximum Density (DU/AC)	12	12	18	18
Setbacks				
Principal Use With Attached Sidewalks				
Minimum Front Setback to Living Space	15'	15'	15'	15'
Minimum Front Setback to Covered Porch	10'	10'	10'	10'
Minimum Front Setback to Garage	18'	18'	18'	18'
Minimum Side Setback Minimum	5'	5'	5'	5'
Minimum Side Setback with Easement	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'
Minimum Rear Setback (7)	10'	10'	10'	10'
Minimum Rear Setback - Alley Load Garage	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'
Principal Use With Detached Sidewalks				
Minimum Front Setback to Living Space	10'	10'	10'	10'
Minimum Front Setback to Covered Porch	5'	5'	5'	5'
Minimum Front Setback to Garage	18'	18'	18'	18'
Minimum Side Setback Minimum	5'	5'	5'	5'
Minimum Side Setback with Easement	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'
Minimum Rear Setback (7)	10'	10'	10'	10'
Minimum Rear Setback - Alley Load Garage	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'
Accessory Use				
Maximum Height	15'	15'	15'	15'
Minimum Front Setback (8)	20'	20'	20'	20'
Minimum Side Setback (8)	5'	5'	5'	5'
Minimum Rear Setback (non-garage) (7)	10'	10'	10'	10'
Minimum Rear Setback (garage)	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'

SKY RANCH Residential Land Use Development Standards Matrix		
Standards	MF1	MU1 _{rs}
Minimum Lot Size	1 AC	1 AC
Lot Frontage	100'	100'
Parking Requirement	(3)	(3)
Max. Height	50'	50'
Maximum Density (DU/AC)	24	24
Setbacks		
Principal Use		
Minimum Setback from Local/Private (7) (11)	25'	20'
Minimum Setback from Parking	20'	15'
Minimum Setback from Property Line (7)	20'	20'
Minimum Building Separation	20'	20'
Minimum Parking Setback from ROW	20'	20'
Accessory Use		
Maximum Height	15'	15'
Minimum Setback from Local/Private (7)	20'	20'
Minimum Setback from Parking	5'	5'
Minimum Parking Setback from Carport	5'	5'
Minimum Setback from Property Line (7)	20'	20'
Minimum Building Separation	10'	10'

- Notes:**
- In the SF1 and SF2 zone districts, minimum lot size for duplex and townhome products shall be 1200 square feet
 - Required parking shall meet the Arapahoe County Land Development Code Parking Standards. Shared parking shall be allowed in instances where appropriate.
 - Studio and 1 bedroom units require 1.5 parking spaces per unit and .25 guest spaces per unit. 2 & 3 bedrooms units require 2.0 parking spaces per unit and .25 guest spaces per unit. 4+ bedrooms units require 2.5 parking spaces per unit and .25 guest spaces per unit.
 - Parking includes a minimum of one space in a garage and one space in a driveway. Guest parking spaces for SFD shall be accommodated on street, or may be accommodated in the driveway, if it is not needed to meet the off street parking requirements of the home
 - Lot frontage measured at 18' garage setback.
 - A zero lot line may be utilized when a maintenance easement and side yard easement are executed.
 - Residential setback on an arterial shall be increased by 10 feet unless an adjoining buffer is present
 - Lot frontage on a cul-de-sac may be reduced by five feet.
 - SFA standards are provided for townhome uses accommodating 6 - 18 Du/AC. Higher density apartment and condo products shall follow the multi-family standards below.
 - Multi-family standards are provided for apartment and condo products ranging from 18.1 - 24 DU/AC. Standards for townhome product are provided above within the SFA standards.
 - Building setbacks may be required to be increased as a function of building orientation. Building height and orientation on a lot shall determine minimum setbacks. Additional setback distances may be required if the height of a building and/or orientation of a building would result in snow shadowing beyond the curb line into the street. Additional setbacks required by snow shadow issues shall be reviewed by the County on a case-by-case basis at Site Plan application. A building height of over 30' will have a 1' to 1' ratio of building height to building setback for snow shadowing.
 - Building setbacks (SFD & SFA) shall be measured from the property line to the foundation wall. However, the following encroachments shall be allowed into the side and rear setbacks.
 - Eaves, roof overhangs, gutters, masonry, bay windows, fire places & chimneys may protrude up to 24 inches into all setbacks.
 - Window wells and counterforts may protrude 36 inches into all setbacks
 - In the mixed use category (MU1) there is a minimum of 50% non residential land use and maximum of 50% residential land use.

See sheet 3 for further detail on zone categories and land uses.

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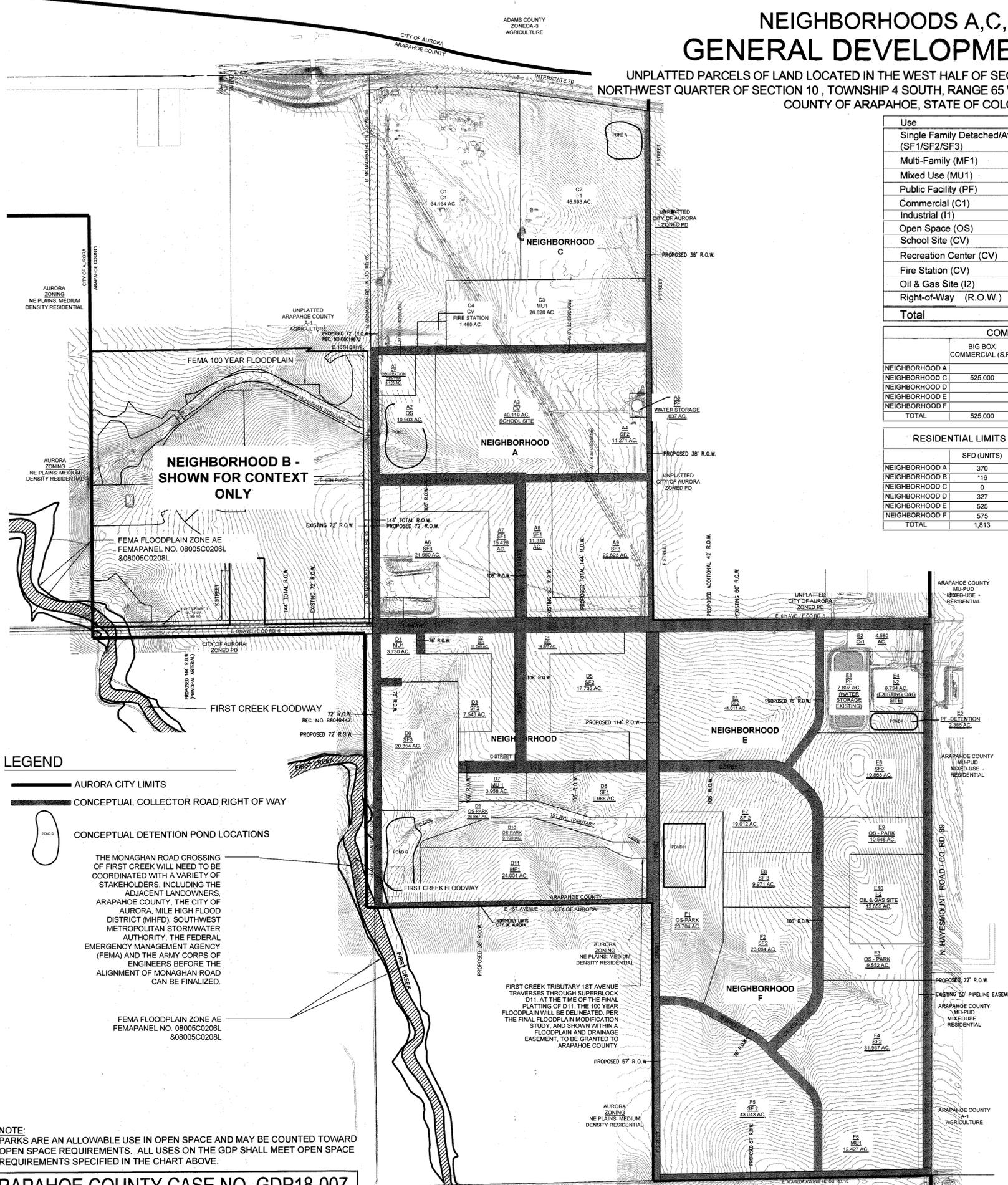
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LAND USE DEVELOPMENT STANDARDS MATRIX SHEET 4 OF 08
 GENERAL DEVELOPMENT PLAN
 June 29, 2020

SKY RANCH NEIGHBORHOODS A,C,D,E,F GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



Use	Acres	Percent %
Single Family Detached/Attached (SF1/SF2/SF3)	351.120	45.30%
Multi-Family (MF1)	24.001	3.10%
Mixed Use (MU1)	46.943	6.06%
Public Facility (PF)	11.119	1.43%
Commercial (C1)	68.744	8.87%
Industrial (I1)	45.693	5.89%
Open Space (OS)	80.703	10.41%
School Site (CV)	40.119	5.18%
Recreation Center (CV)	3.126	0.40%
Fire Station (CV)	1.460	0.19%
Oil & Gas Site (I2)	20.389	2.63%
Right-of-Way (R.O.W.)	81.806	10.54%
Total	775.223 Acres	100%

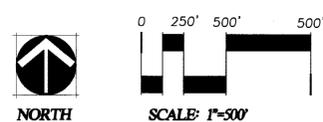
COMMERCIAL LIMITS BY NEIGHBORHOOD					
	BIG BOX COMMERCIAL (S.F.)	BUSINESS PARK/LIGHT INDUSTRIAL (S.F.)	NEIGHBORHOOD COMMERCIAL(S.F.)	CIVIC USES (S.F.)	TOTAL FLOOR AREA (S.F.)
NEIGHBORHOOD A				175,000	175,000
NEIGHBORHOOD C	525,000	750,000	315,000	25,000	1,615,000
NEIGHBORHOOD D				75,000	100,000
NEIGHBORHOOD E				45,000	60,000
NEIGHBORHOOD F				50,000	50,000
TOTAL	525,000	750,000	485,000	330,000	2,060,000

RESIDENTIAL LIMITS BY NEIGHBORHOOD & PRODUCT TYPE				
	SFD (UNITS)	TH / SFA (UNITS)	MF (UNITS)	TOTAL (UNITS)
NEIGHBORHOOD A	370	180	0	550
NEIGHBORHOOD B	116	0	0	116
NEIGHBORHOOD C	0	0	0	0
NEIGHBORHOOD D	327	185	432	944
NEIGHBORHOOD E	525	170	0	695
NEIGHBORHOOD F	575	118	0	693
TOTAL	1,813	853	432	2,898

*16-003 APPROVED 525 UNITS AND ASP 18-004 APPROVED 506 UNITS. 16 UNITS REMAINING CAN BE TRANSFERRED TO THIS GDP

UNOBSTRUCTED OPEN SPACE REQUIREMENTS	
LAND USE / DENSITY (CALCULATED ON A GROSS BASIS)	MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA)
RESIDENTIAL - UP TO 4 DU/AC	10%
RESIDENTIAL - 4.1 TO 10.9 DU/AC	30%
RESIDENTIAL - 11 DU/AC AND HIGHER	35%
COMMERCIAL OR PUBLIC	20% FOR SINGLE STORY, PLUS 5% FOR EACH ADDITIONAL STORY, UP TO A MAXIMUM OF 35%
INDUSTRIAL	20%

ZONE CATEGORIES KEY
 Single Family 1 (SF1) - SFD MIN. LOT 2,200 S.F.
 Single Family 2 (SF2) - SFD MIN. LOT 3,500 S.F.
 Single Family 3 (SF3) - SFD MIN. LOT 5,000 S.F.
 Multifamily 1 (MF1) - MAX D.U./AC. 24
 Mixed Use 1 (MU1) - COMMERCIAL FOCUS
 Commercial 1 (C1)
 Industrial 1 (I-1)
 Industrial 2 (I-2)
 Public Facility (PF)
 Civic (CV)
 Open Space (OS)



Neighborhood A				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
A 1	CV - RECREATION CENTER	3.126 Acres	NA	0.75
A 2	OS - PARK	10.903 Acres	NA	
A 3	CV - SCHOOL SITE	40.119 Acres	NA	0.35
A 4	SF 2	11.271 Acres	8.0	
A 5	PF - STORAGE	0.837 Acres	NA	
A 6	SF 3	21.550 Acres	6.0	
A 7	SF 1	15.428 Acres	12.0	
A 8	SF 1	11.310 Acres	12.0	
A 9	SF 3	22.623 Acres	6.0	
R.O.W.	NA	20.974 Acres	NA	
Total		158.141 Acres		

Neighborhood B - SHOWN FOR CONTEXT ONLY
 SHOWN FOR REFERENCE ONLY
 SKY RANCH SUBDIVISION FILING NO. 1, FINAL PLAT RECORDED AT RECEPTION NO. D8071296 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

Neighborhood C				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
C 1	C 1	64.164 Acres	18	0.35
C 2	I-1	45.693 Acres	NA	0.50
C 3	MU1	26.828 Acres	18	0.75
C 4	CV - FIRE STATION	1.460 Acres	NA	0.50
R.O.W.	NA	2.403 Acres	NA	
Total		140.548 Acres		

Neighborhood D				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
D 1	MU 1	3.730 Acres	18.0	
D 2	SF 1	11.040 Acres	12.0	0.75
D 3	SF 2	7.543 Acres	8.0	
D 4	SF 1	14.375 Acres	12.0	
D 5	SF 2	17.732 Acres	8.0	
D 6	SF 3	20.354 Acres	6.0	
D 7	MU1	3.958 Acres	18.0	0.75
D 8	SF 1	9.868 Acres	12.0	
D 9	OS	16.887 Acres	N/A	
D 10	OS	9.109 Acres	N/A	
D 11	MF1	24.001 Acres	24.0	
R.O.W.	NA	20.388 Acres	NA	
Total		159.103 Acres		

Neighborhood E				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
E 1	SF 2	41.011 Acres	8.0	
E 2	C-1	4.580 Acres	NA	0.35
E 3	PF - EXISTING WATER STORAGE	7.897 Acres	NA	
E 4	I-2 - EXISTING OIL AND GAS SITE	6.734 Acres	NA	0.75
E 5	PF - DETENTION	2.385 Acres	NA	
E 6	SF 2	19.868 Acres	8.0	
E 7	SF 2	19.012 Acres	8.0	
E 8	SF 3	9.971 Acres	6.0	
E 9	OS - PARK	10.548 Acres	NA	
E 10	I-2 - OIL & GAS SITE	13.655 Acres	NA	0.75
R.O.W.	NA	18.932 Acres	NA	
Total		154.593 Acres		

Neighborhood F				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
F 1	OS - PARK	23.704 Acres	NA	
F 2	SF 2	23.064 Acres	8.0	
F 3	OS - PARK	9.552 Acres	NA	
F 4	SF 2	31.937 Acres	8.0	
F 5	SF 2	43.043 Acres	8.0	
F 6	MU 1	12.427 Acres	18.0	0.75
R.O.W.	NA	19.111 Acres	NA	
Total		162.838 Acres		

Total	Acres	UNIT CAP	2.09 Million SF
	775.223 Acres	2,901	

- Notes:**
- Density transfers of 15% may occur between Parcels and Neighborhoods, however, at no time shall the Sky Ranch Caps of 2,901 residential units and 2.09 million sq. ft. of commercial and non-residential uses be exceeded without a Major Amendment to the GDP.
 - Homes built within the 55 LDN Line will require construction mitigation for noise sensitive uses, including air conditioning as specified on the Arapahoe County Airport Influence Areas Map Section 8/14/2001.
 - Neighborhood B is shown on plan for reference only. See approved ASP-18-004 for planning information. Sky Ranch Subdivision Filing No. 1, final plat recorded at reception No. D8071296 in the records of the Arapahoe County Clerk and Recorder. The charts included on this page do not include data from Neighborhood B.



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OVERALL GENERAL DEVELOPMENT PLAN

SHEET 5 OF 08

GENERAL DEVELOPMENT PLAN

June 29, 2020

ARAPAHOE COUNTY CASE NO. GDP18-007

- LEGEND**
- AURORA CITY LIMITS
 - CONCEPTUAL COLLECTOR ROAD RIGHT OF WAY
 - CONCEPTUAL DETENTION POND LOCATIONS

THE MONAGHAN ROAD CROSSING OF FIRST CREEK WILL NEED TO BE COORDINATED WITH A VARIETY OF STAKEHOLDERS, INCLUDING THE ADJACENT LANDOWNERS, ARAPAHOE COUNTY, THE CITY OF AURORA, MILE HIGH FLOOD DISTRICT (MHFD), SOUTHWEST METROPOLITAN STORMWATER AUTHORITY, THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE ARMY CORPS OF ENGINEERS BEFORE THE ALIGNMENT OF MONAGHAN ROAD CAN BE FINALIZED.

NOTE:
 PARKS ARE AN ALLOWABLE USE IN OPEN SPACE AND MAY BE COUNTED TOWARD OPEN SPACE REQUIREMENTS. ALL USES ON THE GDP SHALL MEET OPEN SPACE REQUIREMENTS SPECIFIED IN THE CHART ABOVE.

SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:
 1. DETENTION AND WATER QUALITY FACILITIES WILL BE DESIGNED WITH THE ADMINISTRATIVE SITE PLAN AND CONSTRUCTION DOCUMENTS. HOWEVER, THESE FACILITIES SHALL BE LOCATED IN THE FOLLOWING AREAS: A2, C2, D9, E5, F1.
 2. FIRST CREEK'S FLOODPLAIN IS DEFINED BY FEMA PANEL NO. 08005C0206 L.

LEGEND

- PHASE 1A (NEIGHBORHOOD B)
- PHASE 1B (NEIGHBORHOOD B)
- PHASE 1A & 1B COMPLETE THROUGH THE ADMINISTRATIVE SITE PLAN PROCESS.
- PHASE 2 (NEIGHBORHOOD A1, A2, A6, A7)
- PHASE 3 (NEIGHBORHOOD A3, A4, A8, A9)
- PHASE 4 (NEIGHBORHOOD C1, C4)
- PHASE 4.1 (NEIGHBORHOOD C2, C3)
- PHASE 5 (NEIGHBORHOOD D)
- PHASE 6 (NEIGHBORHOOD E)
- PHASE 7 (NEIGHBORHOOD F)

AURORA CITY LIMITS



Phasing Plan

The following is a depiction of the intended phasing of development in Sky Ranch. Note that while it is the developer's intent to build out the project in this order, actual buildout of phases shall occur as driven by the market and as further discussed in Section 1.5 of this GDP (Sheet 2).

Phasing will occur in a logical and cost effective manner based on infrastructure extension, availability of utility service and market conditions. The project will be built in several phases, as conditions dictate. As anticipated the development has begun in Neighborhood B and will proceed to Neighborhood A, followed by Neighborhood C, D, E, and F. However, the Sky Ranch GDP shall permit development of planning areas to commence in other Neighborhoods regardless of buildout status of parcels located in current or preceding Neighborhoods (e.g. Development of Planning Areas in Neighborhood C may commence prior to commencement or completion of Planning Areas in Neighborhood A).

Each phase of development shall be constructed to provide adequate water looping and roadways to accommodate life safety access.

Refer to Sky Ranch Traffic Study and Drainage Report for intended improvements for each phase.

Neighborhood B - Phase 1

Neighborhood B will be the first phase as approved in ASP18-004. Neighborhood B as shown in this GDP is for context only. Refer to approved planning documents for further information.

Neighborhood A - Phase 2

- Planning Areas A1, A2, A6, A7
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- Pond C
- East half of Monaghan Road (between East 10th Drive and East 6th Avenue) and associated median improvements, north half of East 6th Avenue (between Monaghan Road and East 8th Place/B Street), East 8th Place/B Street between Monaghan Road and East 6th Avenue. A minimum of a full half section of E. 10th Drive up to the eastern edge of planning area C4 (Fire Station). Improvements to the Monaghan Road and I-70 interchange may be needed in this phase based on CDOT review and total unit count impacts as determined by the traffic impact study. See note 9 under General Notes Sheet 1 as well.

Neighborhood A - Phase 3

- Planning Areas A3, A4, A8, A9 - including School Site
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- The remainder of East 10th Drive (between Monaghan Road and F Street), west half of F Street (between East 10th Drive and East 6th Avenue), north half of East 6th Avenue (between B Street and F Street)
- Improvements to the Monaghan Road - Interstate 70 interchange, if traffic warrants are met - to be determined at a later time. See note 9 under General Notes Sheet 1 as well.

Neighborhood C - Phase 4

- Planning Area C1, C4 (Fire Station)
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- Internal parcel road improvements, full half section of east half of Monaghan Road and associated medians, (between East 10th Drive and Interstate 70, two of the three lanes are to be constructed with Phase 1) see also note 9 under General Notes Sheet 1.

Neighborhood C - Phase 4.1

- Planning Area C2, C3
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- Pond A
- Internal parcel street improvements, and west half of F Street (between East 10th Drive and Interstate 70) - see also note 9 under General Notes Sheet 1.

Neighborhood D - Phase 5

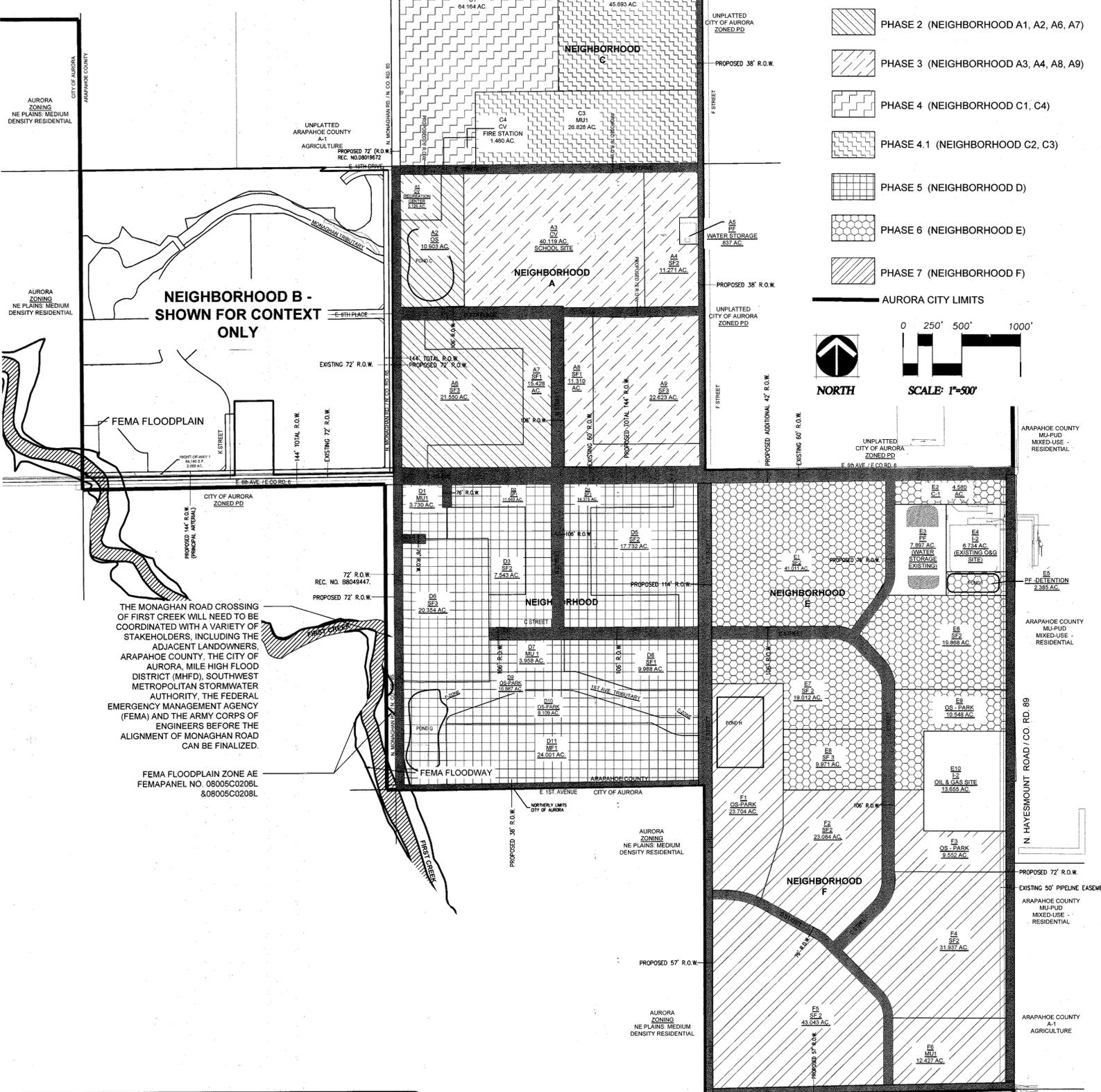
- Planning Areas D1-D11
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
 - Landscape buffers, monumentation and lighting as appropriate along new roadways.
 - All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
 - Pond G
 - 1st Avenue Tributary drainage channel
 - East half of Monaghan Road and associated medians (between East 6th Avenue and East 1st Avenue), north half of East 1st Avenue (between Monaghan Road and F Street), west half of F Street (between East 6th Avenue and East 1st Avenue), B Street (between East 6th Avenue and C Street), south half of East 6th Avenue (between Monaghan Road and F Street) and associated median improvements, C Street interior to Neighborhood D
 - First Creek drainageway crossing

Neighborhood E - Phase 6

- Planning Areas E1 - E10 (E3 is an existing water storage facility development by others and do not require water, sewer or storm drainage infrastructure. E4 is an existing oil and gas facility by others and do not require water, sewer, storm infrastructure. E10 is a proposed Oil and Gas facility by others and do not require water, sewer or storm drainage infrastructure.)
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- Ponds H, I
- South half of East 6th Avenue and associated medians (between F Street and Hayesmount Road), east half of F Street and associated median improvements (between East 6th Avenue and East 1st Avenue), west half of Hayesmount Road and associated medians (between East 6th Avenue and projection of East 1st Avenue), C Street interior to Neighborhood E

Neighborhood F - Phase 7

- Planning Areas F1 - F6
- Curb, gutter, sidewalks, and tree lawn shall be developed at site plan with adjacent parcel.
- Landscape buffers, monumentation and lighting as appropriate along new roadways.
- All corresponding utilities, e.g. domestic water, non-potable irrigation water, sanitary sewer, storm drain, that is required for development of these parcels shall be included in this phase.
- East half of F Street and possible median improvements (between East 1st Avenue and East Alameda Avenue), north half of East Alameda Avenue and possible median improvements (between F Street and Hayesmount Road), west half of Hayesmount Road and possible median improvements (between projection of East 1st Avenue and East Alameda Avenue), D Street, C Street (between projection of East 1st Avenue and East Alameda Avenue)



THE MONAGHAN ROAD CROSSING OF FIRST CREEK WILL NEED TO BE COORDINATED WITH A VARIETY OF STAKEHOLDERS, INCLUDING THE ADJACENT LANDOWNERS, ARAPAHOE COUNTY, THE CITY OF AURORA, MILE HIGH FLOOD DISTRICT (MHFD), SOUTHWEST METROPOLITAN STORMWATER AUTHORITY, THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE ARMY CORPS OF ENGINEERS BEFORE THE ALIGNMENT OF MONAGHAN ROAD CAN BE FINALIZED.

FEMA FLOODPLAIN ZONE AE
 FEMAPANEL NO. 08005C0206L
 8.08005C0208L



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PHASING PLAN

SHEET
 6 OF 08

GENERAL DEVELOPMENT PLAN

June 29, 2020

SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

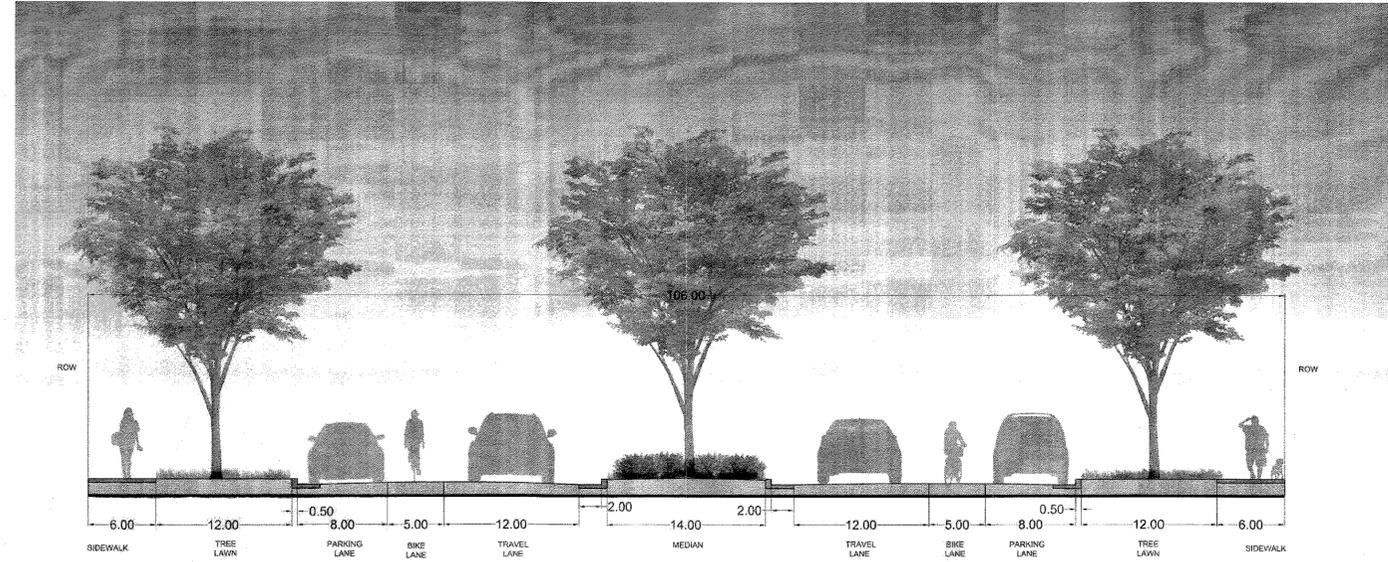


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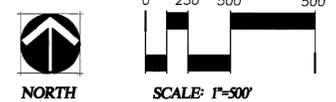
PROPOSED COLLECTOR 14' MEDIAN - ENHANCED PEDESTRIAN EXPERIENCE
 (E. 8th Place / B Street / C Street)
 All other streets to conform to Arapahoe County Road Design Standards



LEGEND

SIDEWALKS WITHIN THE R.O.W.

NOTES:
 THE DESIGN INTENT IS TO PROVIDE PEDESTRIAN CONNECTIVITY THROUGHOUT THE SKY RANCH COMMUNITY VIA A DEDICATED TRAIL NETWORK. AS EACH PHASE OF THE COMMUNITY DEVELOPS, ACCESS OR CONNECTIONS TO LOCAL PARK FACILITIES AND OPEN SPACE, AS WELL AS, CONNECTIONS TO REGIONAL TRAIL NETWORKS WILL BE CONSIDERED. THIS DEDICATED TRAIL SYSTEM WILL BE A GREAT AMENITY FOR THE MEMBERS OF THE SKY RANCH COMMUNITY. FINAL TRAIL LOCATIONS AND DETAILS (WIDTH AND MATERIAL) WILL BE DETERMINED THROUGH THE SDP AND ASP PROCESS.



SKY RANCH

NEIGHBORHOODS A,C,D,E,F

GENERAL DEVELOPMENT PLAN

UNPLATTED PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 3, AND THE EAST HALF AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNAGE FOR SKY RANCH:

- Sign area is measured by a single continuous perimeter line around the outermost limits of writing, emblem or character, together with any material or color forming an integral part of the display. The exterior supports, uprights or structure on which any sign is supported shall not be included in determining the sign area.

COMMERCIAL SIGNAGE:

- A maximum of two (2) primary monuments are permitted for the commercial development within Neighborhood C. It is anticipated that up to two (2) primary monument signs shall face I-70 along the property frontage and a secondary monument shall face Monaghan Road or other entrances to the commercial property.
- The monumentation along I-70 shall not exceed twenty five (25') feet in height and four-hundred (400) square feet of sign face per side. The secondary monumentation along Monaghan Road (or other entrances) shall not exceed twenty five (25') in height and two hundred (200) square feet of sign face per side.
- Buildings with multiple frontages, or buildings, which have internalized parking, are permitted to have one fascia sign for each side of a building, which faces a public or private street or parking area.
- Monument sign locations described in this section are subject to change at site plan for each planning area.

RESIDENTIAL SIGNAGE:

- Identification monumentation for residential neighborhoods to be one sided.
- Residential neighborhoods may have a primary identification monumentation not to exceed eighteen feet (18') in height and eighty (80) square feet of sign face, including logo and/or other graphic characters.
- Residential neighborhoods may have secondary monumentation that may not exceed six feet (6') in height and twenty five (25) square feet of sign face including logo and/or other graphic characters.
- Park ID monuments not to exceed 6' in height. If appropriate for the location Park ID Monuments may have sign faces on two sides of the monument.

****MONUMENTATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN IS SUBJECT TO CHANGE. HOWEVER, CHARACTER AND MATERIALS SHALL BE SIMILAR TO THAT SHOWN. ALL MONUMENTS SHALL COMPLY WITH ARAPAHOE COUNTY LAND DEVELOPMENT CODE.**



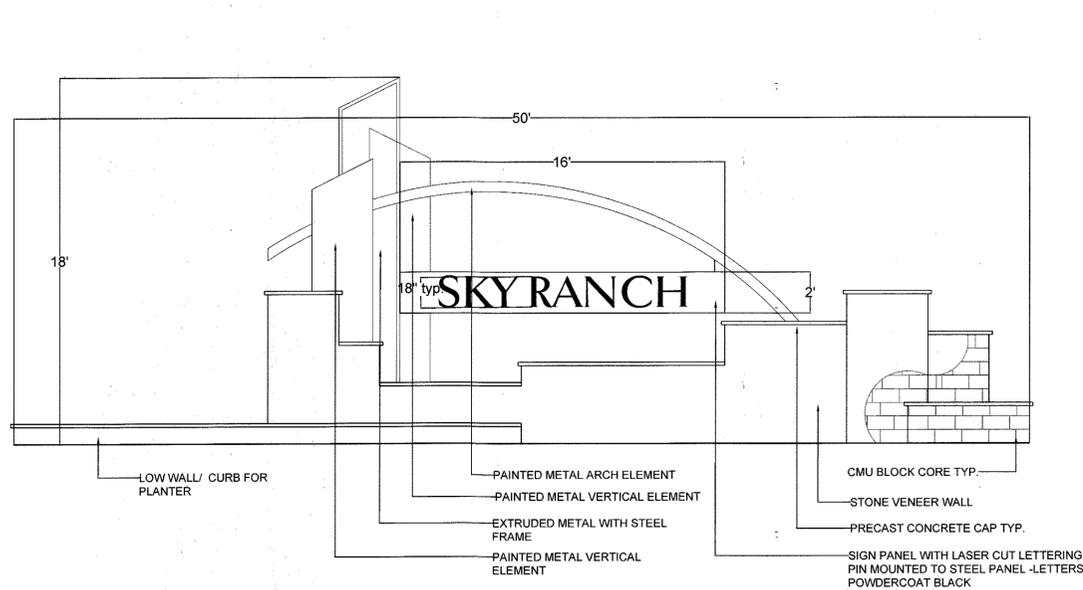
PROPERTY OWNER:

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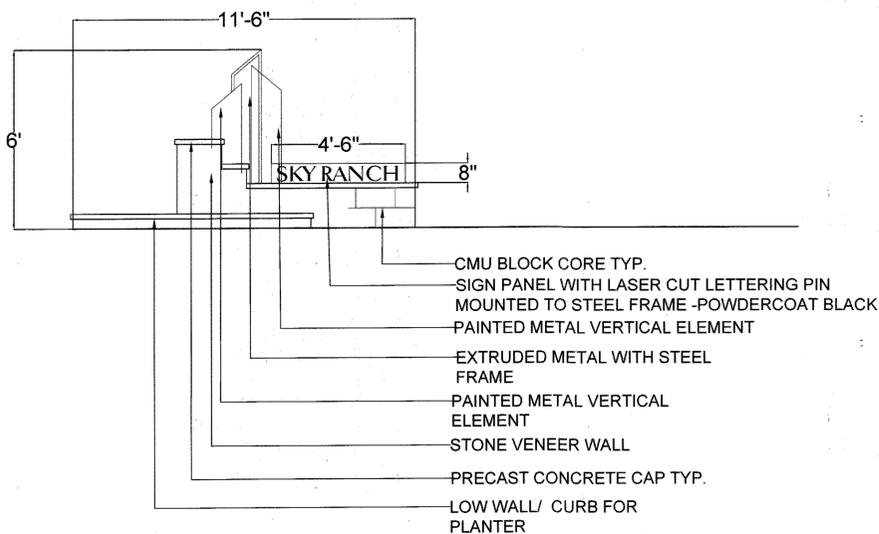
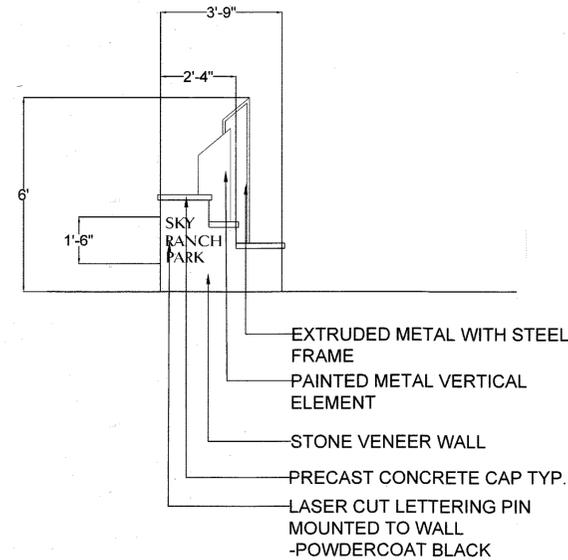


PRIMARY RESIDENTIAL MONUMENTATION (TYPICAL)

- NOTES:
- PRIMARY MONUMENTATION TO BE INSTALLED BY METRO DISTRICT
 - MAXIMUM HEIGHT FOR PRIMARY MONUMENTATION IS 18'
 - SIGN WILL BE ONE SIDED

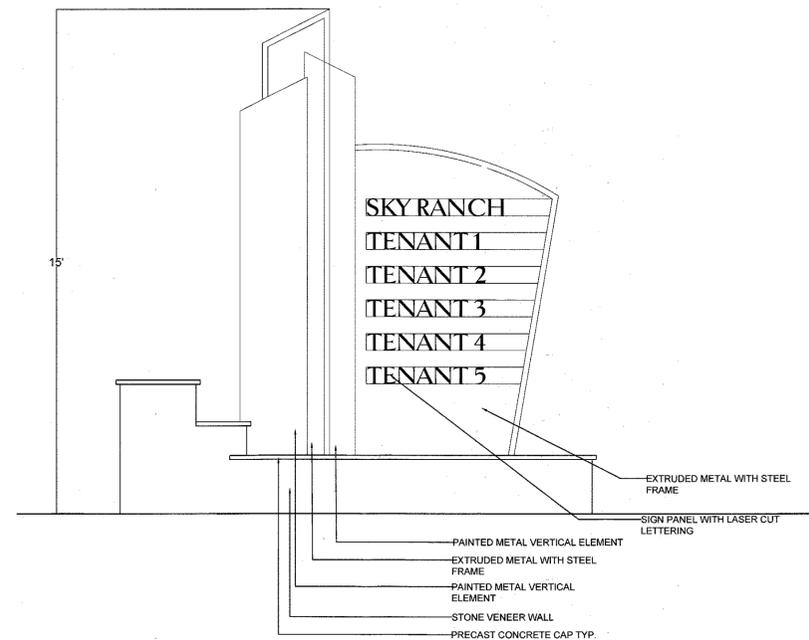
PARK ID MONUMENT (TYPICAL)

- NOTES:
- PARK ID MONUMENTATION TO BE INSTALLED BY METRO DISTRICT
 - MAXIMUM HEIGHT FOR PARK ID MONUMENTATION IS 6'
 - SIGN MAY BE ONE OR TWO SIDED DEPENDING ON LOCATION



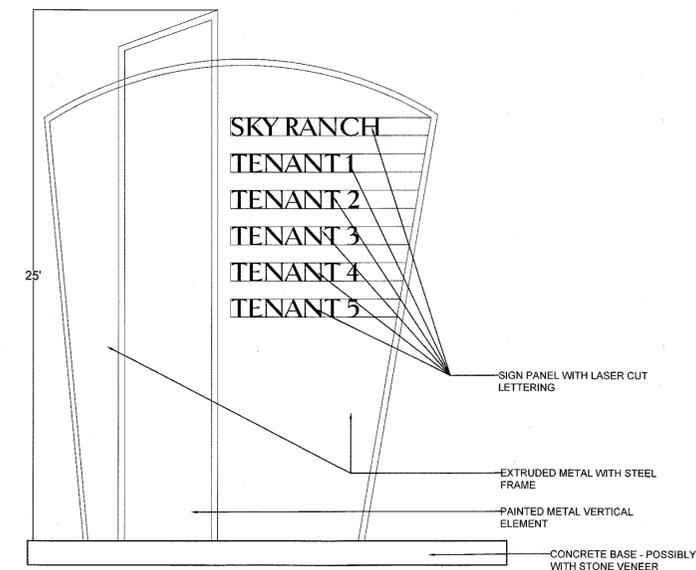
SECONDARY RESIDENTIAL MONUMENTATION (TYPICAL)

- NOTES:
- NEIGHBORHOODS MAY BE IDENTIFIED ON SECONDARY MONUMENTATION
 - SECONDARY MONUMENTATION IS TO BE INSTALLED BY DEVELOPER
 - MAXIMUM HEIGHT FOR SECONDARY MONUMENTATION IS 6' - SIGN TO BE ONE SIDED



SECONDARY COMMERCIAL TENANT MONUMENTATION AT ENTRANCES TO COMMERCIAL AREA(TYPICAL)

- NOTE:
- COMMERCIAL TENANT MONUMENTATION TO BE INSTALLED BY METRO DISTRICT MAXIMUM HEIGHT OF 15'
 - SIGN MAY BE TWO SIDED
 - SIGN SHOWN IS THIS GDP IS CONCEPTUAL. SIZE AND OTHER DESIGN FEATURES SUBJECT TO CHANGE BUT GENERALLY CONFORM TO THIS CHARACTER.



PRIMARY COMMERCIAL TENANT MONUMENTATION ALONG I-70 (TYPICAL)

- NOTES:
- COMMERCIAL TENANT MONUMENTATION TO BE INSTALLED BY METRO DISTRICT MAXIMUM HEIGHT OF 25'
 - SIGN MAY BE TWO SIDED
 - SIGN SHOWN IS THIS GDP IS CONCEPTUAL. SIZE AND OTHER DESIGN FEATURES SUBJECT TO CHANGE BUT GENERALLY CONFORM TO THIS CHARACTER.

SIGN CONCEPTS

SHEET
8 OF 08

GENERAL DEVELOPMENT PLAN

June 29, 2020

Category	Agency	Referral Agency Response	Applicant's Response
AIRPORTS			
	<u>DEN - DENVER INTERNATIONAL AIRPORT</u>		
	<u>FAA- FEDERAL AVIATION ADMINISTRATION-DIA</u>		
ARAPAHOE COUNTY AGENCIES			
	<u>ARAPAHOE COUNTY ASSESSOR'S OFFICE</u>		
	<u>ARAPAHOE COUNTY COMMUNITY RESOURCES</u>		
	<u>ARAPAHOE COUNTY OPEN SPACES</u>		
	<u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u>	<p>There are no documented landfills, past, present, or planned that are within 1,000 feet of this property.</p> <p>There are no septic systems of record located on the property.</p> <p>No known monitoring or drinking wells were identified on the property.</p>	Acknowledged- See Letter For Response Included With Submittal.
	<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>		
	<u>ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION</u>		
	<u>ARAPAHOE COUNTY R&B REFERRALS</u>	No Comments.	Acknowledged.
	<u>ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS</u>		
CITIZEN ORG & HOA			
	<u>CENCON</u>		
	<u>EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION</u>		

Category	Agency	Referral Agency Response	Applicant's Response
	<u>REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP</u>		
	<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>		
ENVIRONMENT & OPEN SPACE			
	<u>COGCC OIL & GAS CONSERVATION COMMISSION -ORPHANED WELL</u>		
	<u>DIVISION OF OIL & PUBLIC SAFETY - STATE OF COLORADO</u>		
FIRE			
	<u>BENNETT - WATKINS FIRE RESCUE</u>		
FLOODPLAIN/WETLANDS			
	<u>US ARMY CORPS OF ENGINEERS</u>		
HEALTH DEPARTMENT/AIR QUALITY			
	<u>CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO</u>	<p>Fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at this site.</p> <p>Arapahoe County is located in the Denver Metro/North Range 2015 serious and 2008 severe ozone nonattainment areas. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance</p>	<p>Acknowledged- Best practices, regulations and fugitive dust measures will be followed.</p>

Category	Agency	Referral Agency Response	Applicant's Response
		areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.	
LIBRARY			
	<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>		
METRO DISTRICT			
	<u>SKY RANCH METRO DISTRICT #05</u>		
	<u>SKY RANCH METRO DISTRICT 1</u>		
PARK & RECREATION			
	<u>ARAPAHOE PARK & RECREATION DISTRICT</u>	No Comments.	Acknowledged
PLANNING OFFICES			
	<u>ADAMS COUNTY REFERRALS</u>		
	<u>CITY OF AURORA - PLANNING REFERRALS</u>		
POST OFFICE			
	<u>ARAPAHOE COUNTY POST OFFICE-CO/WY</u>		
	<u>BENNETT POST OFFICE</u>		
SCHOOLS			
	<u>BENNETT SCHOOL DISTRICT 29J - REFERRALS</u>		
SHERIFF			

Category	Agency	Referral Agency Response	Applicant's Response
	<u>ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>		
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT</u>	No Concerns.	Acknowledged
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No Comments.	Acknowledged
	<u>ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT</u>		
SOIL OR CONSERVATION			
	<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	No Objection. CTL's June 1, 2020 Preliminary Investigation And Preliminary Recommendations Are Valid.	Acknowledged
TRANSPORTATION			
	<u>CDOT-DEP. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u>	<p>Per The Letter Of Intent And The Traffic Impact Study, Access Permit 124020 Was Issued On July 16th, 2024. This Updated Access Permit Increased The Cap To The Equivalent Of 1,400 Single Family Detached Homes. Filing 9 Will Increase The Impact To The I-70 Interchange To The Equivalent Of 1,347 Single Family Detached Homes.</p> <p>CDOT Has No Objection To Filing 9. This Location Is Off Of The State Highway System.</p> <p>Please Continue To Include CDOT On</p>	Acknowledged

Category	Agency	Referral Agency Response	Applicant's Response
		Future Referrals Regarding This Development.	
	<u>E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE</u>		
UTILITIES OR PHONE	<u>RTD</u>	No Exceptions.	Acknowledged.
	<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>		
	<u>COGCC- COLORADO NATURAL GAS</u>		
	<u>IREA</u>	Outside Of Service Territory.	Acknowledged.
	<u>PHILLIPS 66</u>		
	<u>XCEL ENERGY - PSCO ROW & REFERRALS</u>		
WATER & SANITATION			
	<u>RANGEVIEW METROPOLITAN DISTRICT #4460</u>		
	<u>WILLOWS WATER DISTRICT 4751</u>		
WELL AND SEPTIC			
	<u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u>	The State Engineer's Office Opinion Is That The Proposed Water Supply Is Adequate And Can Be Provided Without Causing Injury Or Decead Water Rights.	Acknowledged- There is adequate water supply for Filing No. 9 at Sky Ranch.
WILDLIFE & ANIMAL			

Category	Agency	Referral Agency Response	Applicant's Response
	<u>COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT</u>		

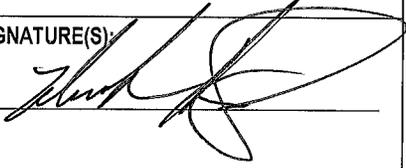


ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.
Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME: PCY Holdings LLC	ADDRESS: 34501 E. Quincy Ave, Building 34, Box 10, Watkins CO, 80137 PHONE: 303-292-3456 EMAIL: mharding@purecyclewater.com	CONTACT: Mark Harding TITLE: President
OWNER(S) OF RECORD NAME(S): PCY Holdings LLC	ADDRESS: 34501 E. Quincy Ave, Building 34, Box 10, Watkins CO, 80137 PHONE: 303-292-3456 EMAIL: mharding@purecyclewater.com	SIGNATURE(S): 
ENGINEERING FIRM NAME: PCS Group & Westwood Professional Services	ADDRESS: PCS: 240 Kalamath Street Denver CO, 80223 Westwood: 10333 E Dry Creek Rd Ste 400, Englewood, CO 80112 PHONE: PCS: 303.531.4905 Westwood: 720.482.9526 EMAIL: PCS: Matt@pcsgroupco.com Westwood: Kaitlyn.Gray@westwoodps.com	CONTACT: PCS: Matt Norcross - Job Captain Westwood: Katie Gray - Project Engineer TITLE:

Pre-Submittal Case Number: Q 24 - 102 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Sue Liu

State Parcel ID No. (AIN no.):	1977-00-0-00-553
Parcel Address or Cross Streets:	NE Corner of North Carrie Street & E 8th Place
Subdivision Name & Filing No:	Sky Ranch Subdivision Neighborhood A & D SDP - Amendment # 4

	EXISTING	PROPOSED
Zoning:	PUD	PUD
Project Name:	Sky Ranch	Sky Ranch
Site Area (Acres):	SDP Area: 255 Acres	Amended Area +/- 25 Acres
Density (Dwelling Units/Acre):	N/A	5.8
Building Square Footage:	N/A	N/A
Disturbed Area (Acres):	N/A	N/A

CASE TYPE (S)

SDP Full Amendment _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



January 10, 2025

Kat Hammer
Arapahoe County Planning Department
6924 South Lima Street
Centennial, Colorado 80112

RE: Letter of Intent
Specific Development Plan –Amendment No. 4
Sky Ranch – Neighborhood A, Planning Area A4
Arapahoe County Case No: Q24-102
Previous approved Case No: AA21-010/SDP22-002 /AA24-002

Dear Ms. Hammer,

Our company, PCS Group, on behalf of the property owner, PCY Holdings (Mark Harding), is proposing a full amendment (No.4) to the approved SDP20-007 / SDP22-002/AA21-010 /AA24-002 . This project is located at the north east corner of N. Carrie Street and E. 8th Place – parcel ID 1977-00-0-00-553. This project includes approximately 25 acres with approximately 146 units, and is currently zoned PUD.

This amendment proposes to change the land use designation for planning area A4 (Within Neighborhood A) from SF2 to SF1 – per the approved General Development Plan (GDPI8-007). This will accommodate the proposed smaller lot layout for this filing– while still aligning with the SF1 development standards matrix for the Sky Ranch Community. Development standards will remain as approved.

We look forward to continuing to work with Arapahoe County staff on this project.

Sincerely,

Job Captain – PCS Group



SPECIFIC DEVELOPMENT PLAN - AMENDMENT NO. 4

SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7

A PARCEL OF LAND BEING A PART OF THE WEST HALF QUARTER SECTION 3 AND THE NORTHWEST QUARTER SECTION 10
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION - AMENDMENT NO. 2

A PARCEL OF LAND BEING LOCATED IN THE WEST HALF OF SECTION 3 AND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2 INCH DIAMETER BRASS CAP SET IN CONCRETE, STAMPED "1/4 S4 S3 T4S R65W FEB 1972 FG LS 4043", FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET FLUSH WITH THE GROUND, STAMPED "WESTWOOD T4S R65W 4/3/9/10 2022 PLS 25369", BEARS SOUTH 00°21'27" EAST, A DISTANCE OF 2634.60 FEET, AS SHOWN ON THE FINAL PLAT OF SKY RANCH SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NUMBER E1129006 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 61°42'26" EAST, A DISTANCE OF 81.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N. MONAGHAN ROAD, AS DEDICATED BY THE DEED RECORDED AT RECEPTION NO. D8019672, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°30'03" EAST, A DISTANCE OF 369.89 FEET;
THENCE NORTH 00°21'35" WEST, A DISTANCE OF 203.01 FEET;
THENCE NORTH 89°30'03" EAST, A DISTANCE OF 273.00 FEET;
THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 241.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 89°30'02" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1929.10 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 3;

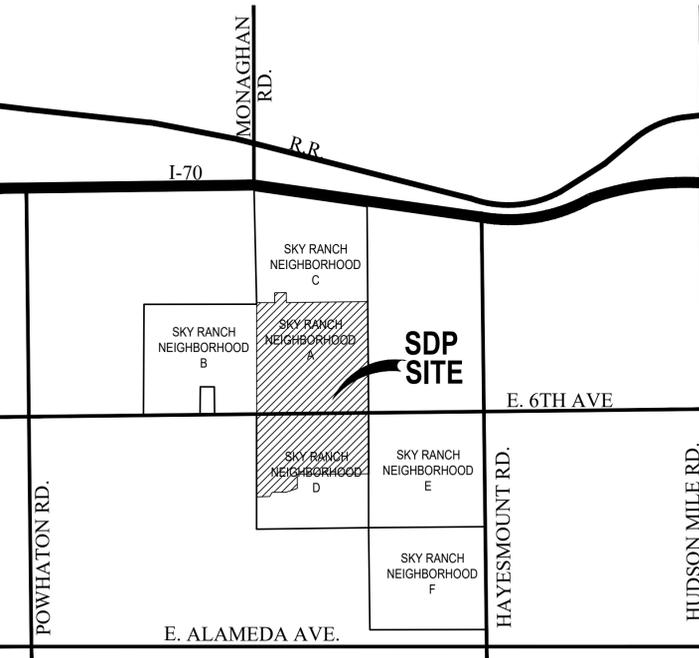
THENCE SOUTH 00°28'30" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2646.20 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°06'39" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1382.62 FEET;
THENCE SOUTH 89°45'06" WEST, A DISTANCE OF 1196.70 FEET;
THENCE SOUTH 00°14'54" EAST, A DISTANCE OF 288.85 FEET;
THENCE SOUTH 89°53'21" WEST, A DISTANCE OF 501.17 FEET;
THENCE SOUTH 00°14'54" EAST, A DISTANCE OF 48.41 FEET;
THENCE SOUTH 70°50'35" WEST, A DISTANCE OF 280.60 FEET;
THENCE SOUTH 89°37'28" WEST, A DISTANCE OF 328.75 FEET;
THENCE SOUTH 29°58'39" WEST, A DISTANCE OF 112.89 FEET;

THENCE SOUTH 89°33'45" WEST, A DISTANCE OF 290.90 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00°26'15" WEST ALONG SAID WEST LINE, A DISTANCE OF 1908.83 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE NORTH 00°21'27" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2353.73 FEET;



VICINITY MAP
SCALE: 1" = 2,000'

ARAPAHOE COUNTY CASE NO. SDP25-001

LEGAL DESCRIPTION (cont.)

THENCE NORTH 89°38'29" EAST, A DISTANCE OF 72.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N. MONAGHAN ROAD;

THENCE NORTH 00°21'28" WEST, A DISTANCE OF 319.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE 6TH AVENUE 60-FOOT WIDE RIGHT OF WAY, AS RECORDED IN BOOK 6, PAGE 431 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER,

SAID PARCEL CONTAINING A CALCULATED AREA OF 11,113,359 SQUARE FEET OR 255.128 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

NOTES

STANDARD NOTES
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS SKY RANCH PLANNING AREAS A1-A9, C4 & D1-D7 THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS
EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

PRIVATE STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CIVIL CONSULTANTS. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF PCY HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE PCY HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL PLAN DOES NOT IMPLY APPROVAL OF CIVIL CONSULTANTS DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS

SHEET NUMBER	SHEET TITLE
1	COVER
2	DEVELOPMENT STANDARDS
3	SITE / INFRASTRUCTURE PLAN
4	SITE / INFRASTRUCTURE PLAN
5	SITE / INFRASTRUCTURE PLAN
6	SITE / INFRASTRUCTURE PLAN
7	CONCEPTUAL LANDSCAPE PLAN & GRADING PLAN
8	CONCEPTUAL LANDSCAPE PLAN & GRADING PLAN
9	CONCEPTUAL LANDSCAPE PLAN & GRADING PLAN
10	DEVELOPMENT CHARACTER
11	DEVELOPMENT CHARACTER
12	DEVELOPMENT CHARACTER

SITE DATA		
GROSS SITE AREA	255.128 AC.	
PROPOSED LAND USE	SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL, MIXED USE, COMMERCIAL, SCHOOL SITE, RECREATION CENTER, FIRE STATION, PARKS & OPEN SPACE	
PROPOSED DENSITY	1,031 UNITS - 4.0 DU/AC.	
ZONING	EXISTING MU-PUD	PROPOSED MU-PUD
DEVELOPMENT CRITERIA		
DEVELOPMENT STANDARDS PER SKY RANCH GENERAL DEVELOPMENT PLAN, ARAPAHOE COUNTY CASE GDP18-007		

PLANNING COMMISSION APPROVAL
APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2026

PLANNING COMMISSION CHAIR _____

AMENDMENT HISTORY
THIS AMENDMENT NO. 1 AA21-010 TO THE SPECIFIC DEVELOPMENT PLAN SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

- AMENDING MINIMUM LOT FRONTAGE IN SINGLE FAMILY ATTACHED RESIDENTIAL LAND USE DEVELOPMENT STANDARD MATRIX - SF1 CATEGORY PERTAINING TO (2) SPECIFIC BLOCKS - AS BOUNDED BY NH - A STREET 18 ON THE SOUTH / STREET 13 ON THE WEST / STREET 12 ON THE NORTH / STREET 7 ON THE EAST AND B STREET BISECTING SAID BLOCKS. ADDING AIRPORT INFLUENCE AREA NOTES

THIS AMENDMENT NO. 2 SDP22-002 TO THE SPECIFIC DEVELOPMENT PLAN SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

- AMENDING MINIMUM LOT FRONTAGE IN SINGLE FAMILY ATTACHED RESIDENTIAL LAND USE DEVELOPMENT STANDARD MATRIX - SF1 AND SF2 CATEGORY
- MODIFY BOUNDARY OF PLANNING AREA D6 & D7
- SHOW PARCEL LINE WITHIN D6 FOR LIFT STATION

THE PREVIOUSLY APPROVED AMENDMENTS LISTED RELATED TO THE SPECIFIC DEVELOPMENT PLAN FOR SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7 ARE AS FOLLOWS:

- ORIGINAL SPECIFIC DEVELOPMENT PLAN CASE NO. SDP20-007 APPROVED DECEMBER 15, 2020.
- SPECIFIC DEVELOPMENT PLAN - AMENDMENT NO. 1 PLAN CASE NO. AA21-010 APPROVED AUGUST 9, 2021

THIS AMENDMENT NO. 3 AA24-002 TO THE SPECIFIC DEVELOPMENT PLAN SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

- CHANGED PA-D6 TO SF2 FROM SF3

THIS AMENDMENT NO. 4 SDP25-001 TO THE SPECIFIC DEVELOPMENT PLAN SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

- CHANGED PA-A4 TO SF1 FROM SF2 AND ASSOCIATED AFFECTED TABLES
- UPDATED PLAN SHEET 7 TO REFLECT THE NOW EXISTING SCHOOL SITE APPROVED WITH LE21-005
- EXPANDED PA-A5 TO THE NORTH

CERTIFICATE OF OWNERSHIP

I, MARK HARDING, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SKY RANCH PLANNING AREAS A1-A9, C4 & D1-D7 AMENDMENT NO. 4 ARAPAHOE COUNTY CASE NO. SDP25-001

OWNER OF RECORD OR AUTHORIZED AGENT _____

STATE OF _____)
J.S.)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, A.D., 2026 BY _____ (Name)

AS _____ OF _____ AN AUTHORIZED SIGNATORY.
(Title) (Entity)

BY _____ NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY IDENTIFICATION NUMBER: _____

OWNER:
PCY Holdings, LLC
34501 E. Quincy Ave.
Building 34, Box 10
Watkins, CO, 80137

PLANNER / LANDSCAPE ARCHITECT
people creating spaces
www.pcspgroup.com
833 E. 180th Independence Plaza
1007 16th Street, Denver, CO 80202
1.303.531.4905 / 1.303.531.4908

CIVIL ENGINEER/ SURVEYOR
Westwood
15333 E. 101st Circle, Suite 240
Denver, CO 80231
1.720.482.9226

SKY RANCH
PLANNING AREAS A1-A9, C4 & D1-D7
ARAPAHOE COUNTY, COLORADO
SUBMITTAL DATE: JANUARY 21, 2021
PROJECT #: SDP 25-001
REVISIONS:
1. AMENDMENT 1
2. AMENDMENT 2
3. AMENDMENT 3
4. AMENDMENT 4

COVER SHEET

SHEET
1 OF 12

SPECIFIC DEVELOPMENT PLAN - AMENDMENT NO. 4

SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7

A PARCEL OF LAND BEING A PART OF THE WEST HALF QUARTER SECTION 3 AND THE NORTHWEST QUARTER SECTION 10
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPMENT LIMITS

GDP18-007 : Neighborhood A				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
A 1	CV-RECREATION CENTER	3.126 Acres	NA	0.75
A 2	OS-PARK	10.903 Acres	NA	
A 3	CV-SCHOOL SITE	40.119 Acres	NA	0.35
A 4	SF 2	11.271 Acres	8.0	
A 5	PF-WATER STORAGE	0.837 Acres	NA	
A 6	SF 3	21.550 Acres	6.0	
A 7	SF 1	15.428 Acres	12.0	
A 8	SF 1	11.310 Acres	12.0	
A 9	SF 3	22.623 Acres	6.0	
*R.O.W.		*20.974 Acres		
Total		158.141 Acres		

GDP18-007 : Neighborhood C				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
C 4	CV-FIRE STATION	1.460 Acres	NA	0.50
*R.O.W.		*2.403 Acres		
Total		3.863 Acres		

GDP18-007 : Neighborhood D				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
D 1	MU 1	3.730 Acres	18.0	0.75
D 2	SF 1	11.040 Acres	12.0	
D 3	SF 2	7.543 Acres	8.0	
D 4	SF 1	14.375 Acres	12.0	
D 5	SF 2	17.732 Acres	8.0	
D 6	SF3	20.354 Acres	6.0	
*R.O.W.		*20.386 Acres		
Total		95.160 Acres		

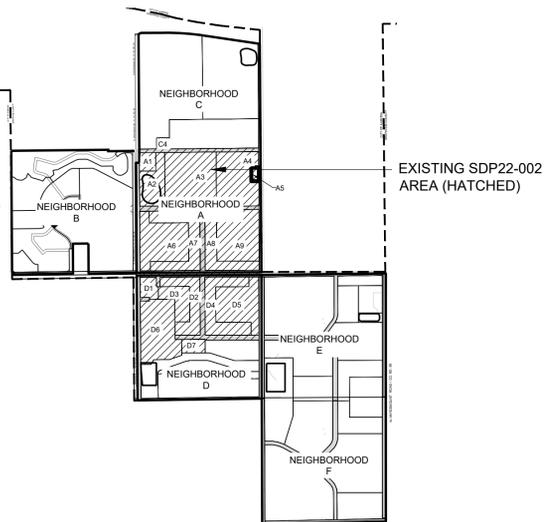
*R.O.W. - REFLECTS R.O.W. FOR ENTIRE NEIGHBORHOOD PLANNING AREA PER GDP - NOT PARTIAL PLANNING AREAS AS DEPICTED IN THIS SDP.

GDP18-007 : COMMERCIAL LIMITS BY NEIGHBORHOOD					
	BIG BOX COMMERCIAL (S.F.)	BUSINESS PARK/LIGHT INDUSTRIAL (S.F.)	NEIGHBORHOOD COMMERCIAL(S.F.)	CIVIC USES (S.F.)	TOTAL FLOOR AREA (S.F.)
NEIGHBORHOOD A				175,000	175,000
NEIGHBORHOOD C	525,000	750,000	315,000	25,000	1,615,000
NEIGHBORHOOD D			75,000	115,000	190,000
NEIGHBORHOOD E			45,000	15,000	60,000
NEIGHBORHOOD F			50,000	0	50,000
TOTAL	525,000	750,000	485,000	330,000	2,090,000

GDP18-007 : RESIDENTIAL LIMITS BY NEIGHBORHOOD & PRODUCT TYPE

	SFD (UNITS)	TH / SFA (UNITS)	MF (UNITS)	TOTAL (UNITS)
NEIGHBORHOOD A	370	180	0	550
NEIGHBORHOOD B	*16	0	0	*16
NEIGHBORHOOD C	0	0	0	0
NEIGHBORHOOD D	327	185	432	944
NEIGHBORHOOD E	525	170	0	695
NEIGHBORHOOD F	575	118	0	693
TOTAL	1,813	653	432	2,898

*Z16-003 APPROVED 525 UNITS AND ASP18-004 APPROVED 506 UNITS.
ASP20-007 APPROVES 3 ADDITIONAL UNITS FOR NEIGHBORHOOD B. 16 UNITS FROM NEIGHBORHOOD B CAN BE TRANSFERRED TO FUTURE PHASES OF THIS SUBDIVISION.



SKY RANCH PLANNING AREA MAP

SDP20-007 : Neighborhood A				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
A 1	CV-RECREATION CENTER	3.126 Acres	NA	0.75
A 2	OS-PARK	10.903 Acres	NA	
A 3	CV-SCHOOL SITE	32.440 Acres	NA	0.35
A 4	SF 1	25.490 Acres	8.0	
A 5	PF-WATER STORAGE	1.180 Acres	NA	
A 6	SF 3	21.550 Acres	6.0	
A 7	SF 1	15.428 Acres	12.0	
A 8	SF 1	11.310 Acres	12.0	
A 9	SF 3	22.623 Acres	6.0	
*R.O.W.		*12.383 Acres		
Total		156.433 Acres		

SDP20-007 : Neighborhood C				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
C 4	CV-FIRE STATION	1.460 Acres	NA	0.50
*R.O.W.		*0.561 Acres		
Total		2.021 Acres		

SDP22-002 : Neighborhood D				
Planning Area	Land Use	Acres	Max. DU/AC	Max. F.A.R.
D 1	MU 1	3.730 Acres	18.0	0.75
D 2	SF 1	11.040 Acres	12.0	
D 3	SF 2	7.543 Acres	8.0	
D 4	SF 1	14.375 Acres	12.0	
D 5	SF 2	17.732 Acres	8.0	
D 6	SF2 & LIFT STATION	22.936 Acres	6.0	
D 7	SF2	3.314 Acres	18.0	0.75
*R.O.W.		*15.424 Acres		
Total		96.094 Acres		

EXISTING DEDICATED R.O.W. 6TH AVE. 3.437 Acres
*R.O.W. - DENOTES R.O.W. NOT INCLUDED IN A PLANNING AREA.

SDP20-007: PROPOSED COMMERCIAL BY NEIGHBORHOOD					
	BIG BOX COMMERCIAL (S.F.)	BUSINESS PARK/LIGHT INDUSTRIAL (S.F.)	NEIGHBORHOOD COMMERCIAL(S.F.)	CIVIC USES (S.F.)	TOTAL FLOOR AREA (S.F.)
NEIGHBORHOOD A				175,000	175,000
NEIGHBORHOOD C	0	0	0	25,000	25,000
NEIGHBORHOOD D			75,000	0	75,000
NEIGHBORHOOD E			0	0	0
NEIGHBORHOOD F			0	0	0
TOTAL	0	0	75,000	200,000	275,000

SDP20-007 : PROPOSED RESIDENTIAL UNITS BY NEIGHBORHOOD & PRODUCT TYPE				
	SFD (UNITS)	TH / SFA (UNITS)	MF (UNITS)	TOTAL (UNITS)
NEIGHBORHOOD A	337	262	0	599
NEIGHBORHOOD B	509	0	0	509
NEIGHBORHOOD C	0	0	0	0
NEIGHBORHOOD D	327	185	432	944
NEIGHBORHOOD E	0	0	0	0
NEIGHBORHOOD F	0	0	0	0
TOTAL	1,173	447	432	2,052

NOTE: COMMERCIAL SQUARE FOOTAGES AND RESIDENTIAL UNIT COUNTS WILL BE FINALIZED AT THE ASP LEVEL BUT WILL NOT EXCEED APPROVED LIMITS.

DEVELOPMENT STANDARDS

SKY RANCH

Residential Land Use Development Standards Matrix

Single Family Detached

Standards	SF1	SF2	SF3	MF1	MU1(13)
Minimum Lot Size	2200 sf (1)	3500 (1)	4500	2200 sf	3200 sf
Minimum Lot Frontage (5) (8)	35'	40'	45'	35'	35'
Minimum Corner Lot Frontage	45'	50'	55'	45'	45'
Parking Requirement (4)	2 sp./unit	2 sp./unit	2 sp./unit	2 sp./unit	2 sp./unit
Max. Height	35'	35'	35'	35'	35'

Setbacks

Primary Use With Attached Sidewalks

Minimum Front Setback to Living Space	15'	15'	15'	15'	15'
Minimum Front Setback to Covered Porch	10'	10'	10'	10'	10'
Minimum Front Setback to Garage	18'	18'	18'	18'	18'
Minimum Front Setback to Side Load Garage	10'	10'	10'	10'	10'
Minimum Side Setback	5'	5'	5'	5'	5'
Minimum Side Setback with Easement (6)	0'	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'	10'
Minimum Rear Setback - Front Load (7)	10'	10'	15'	10'	10'
Minimum Rear Setback - Alley Load	4'	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'	15'

Primary Use With Detached Sidewalks

Minimum Front Setback to Living Space	15'	15'	15'	15'	15'
Minimum Front Setback to Covered Porch	10'	10'	10'	10'	10'
Minimum Front Setback to Garage	18'	18'	18'	18'	18'
Minimum Front Setback to Side Load Garage	10'	10'	10'	10'	10'
Minimum Side Setback Minimum	5'	5'	5'	5'	5'
Minimum Side Setback with Access Easement (6)	0'	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'	10'
Minimum Rear Setback - Front Load (7)	10'	10'	15'	10'	10'
Minimum Rear Setback - Alley Load	4'	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	10'	10'	10'	10'	10'

Accessory Use

Maximum Height	15'	15'	15'	15'	15'
Minimum Front Setback	20'	20'	20'	20'	20'
Minimum Side Setback (7)	3'	3'	3'	3'	3'
Minimum Rear Setback (7)	10'	10'	15'	10'	10'
Minimum Rear Setback - Alley load garage	4'	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'	15'

SKY RANCH

Residential Land Use Development Standards Matrix

Single Family Attached (11)

Standards	SF1	SF2	MF1	MU1(13)
Minimum Lot Size	1200 sf	1200 sf	1200 sf	1200 sf
Minimum Lot Frontage (5)	17' (14)	17'	15'	15'
Minimum Corner Lot Frontage	30'	30'	25'	25'
Parking Requirement (3) (4)	(3)	(3)	(3)	(3)
Guest Parking Requirement (4)	25 sp./unit	25 sp./unit	25 sp./unit	25 sp./unit
Maximum Height	35'	35'	50'	50'
Maximum Number of Units Attached	8	8	24	24
Maximum Density (DU/AC)	12	12	18	18

Setbacks

Primary Use With Attached Sidewalks

Minimum Front Setback to Living Space	15'	15'	15'	15'
Minimum Front Setback to Covered Porch	10'	10'	10'	10'
Minimum Front Setback to Garage	18'	18'	18'	18'
Minimum Side Setback	5'	5'	5'	5'
Minimum Side Setback with Easement	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'
Minimum Rear Setback (7)	10'	10'	10'	10'
Minimum Rear Setback - Alley Load Garage	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'

Primary Use With Detached Sidewalks

Minimum Front Setback to Living Space	10'	10'	10'	10'
Minimum Front Setback to Covered Porch	5'	5'	5'	5'
Minimum Front Setback to Garage	18'	18'	18'	18'
Minimum Side Setback	5'	5'	5'	5'
Minimum Side Setback with Easement	0'	0'	0'	0'
Minimum Building Separation	10'	10'	10'	10'
Minimum Rear Setback (7)	10'	10'	10'	10'
Minimum Rear Setback - Alley Load Garage	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'

Accessory Use

Maximum Height	15'	15'	15'	15'
Minimum Front Setback (8)	20'	20'	20'	20'
Minimum Side Setback (8)	5'	5'	5'	5'
Minimum Rear Setback (non-garage) (7)	10'	10'	10'	10'
Minimum Rear Setback (garage)	4'	4'	4'	4'
Minimum Side (Corner) Setback (7)	15'	15'	15'	15'

SKY RANCH

Non-Residential Land Use Development Standards Matrix

Non-Residential

Standards	*MU1(13)	*C1	I-1	***I-2	CV	PF	OS
Minimum Lot Size (SF or AC)	10,000	25,000	1 AC	1 AC	5,000	5,000	No Minimum
Minimum Lot Width	50'	100'	200'	200'	50'	50'	No Minimum
Maximum Floor Area Ratio	0.75	0.35	0.75	0.75	0.35	0.35	N/A
** Minimum Unobstructed Open Space	20%	20%	20%	20%	20%	20%	N/A
Parking	(2)	(2)	(2)	(2)	(2)	(2)	(2)

Setbacks

Principal Use

Maximum Height	50'	50'	50'	50'	50'	50'	50'
Minimum Setback from Arterial (11)	50'	50'	50'	50'	50'	50'	N/A
Minimum Setback from Collector (11)	35'	35'	35'	35'	35'	35'	N/A
Minimum Setback from Local/Private (11)	15'	25'	25'	25'	25'	25'	N/A
Minimum Setback from Parking	10'	10'	10'	10'	10'	10'	N/A
Minimum Setback from Property Line	20'	20'	30'	50'	20'	20'	N/A
Minimum Building Separation	20'	20'	30'	30'	20'	20'	N/A
Minimum Surface Parking Setback from ROW	20'	20'	20'	20'	20'	20'	N/A
Minimum Setback from Single Family Detached	30'	50'	50'	200'	50'	50'	N/A
Minimum Setback from Single Family Attached	20'	50'	50'	200'	50'	50'	N/A
Minimum Setback from Multi-Family	30'	30'	30'	200'	30'	30'	N/A

Accessory Use

Maximum Height	25'	25'	25'	25'	25'	25'	25'
Minimum Setback from Arterial (11)	50'	50'	50'	50'	50'	50'	N/A
Minimum Setback from Collector (11)	35'	35'	35'	35'	35'	35'	N/A
Minimum Setback from Local/Private (11)	15'	25'	25'	25'	25'	25'	N/A
Minimum Setback from Parking	10'	10'	10'	10'	10'	10'	N/A
Minimum Setback from Property Line	20'	20'	30'	50'	20'	20'	N/A

* This zone category can have a residential component
** Minimum 20% unobstructed open space for single story, plus 5% for each additional story, not to exceed 35% for commercial or public uses
*** All oil and gas well facilities to follow Colorado Oil and Gas Conservation Commission applicable laws and guidelines and County regulations and agreements

Notes:

- In the SF1 and SF2 zone districts, minimum lot size for duplex and townhome products shall be 1200 square feet
- Required parking shall meet the Arapahoe County Land Development Code Parking Standards. Shared parking shall be allowed in instances where appropriate.
- Studio and 1 bedroom units require 1.5 parking spaces per unit. 25 guest spaces per unit. 2 & 3 bedrooms units require 2.0 parking spaces per unit and .25 guest spaces per unit. 4+ bedrooms units require 2.5 parking spaces per unit and .25 guest spaces per unit.
- Parking includes a minimum of one space in a garage and one space in a driveway. Guest parking spaces for SFD shall be accommodated on street, or may be accommodated in the driveway, if it is not needed to meet the off street parking requirements of the home
- Lot frontage measured at 18' garage setback.
- A zero lot line may be utilized when a maintenance easement and side yard easement are executed.
- Residential setback on an arterial shall be increased by 10 feet unless an adjoining buffer is present
- Lot frontage on a cul-de-sac may be reduced by five feet.
- SFA standards are provided for townhome uses accommodating 6 - 18 Du/AC. Higher density apartment and condo products shall follow the multi-family standards below.
- Multi-family standards are provided for apartment and condo products ranging from 18.1 - 24 DU/AC. Standards for townhome product are provided above within the SFA standards.
- Building setbacks may be required to be increased as a function of building orientation. Building height and orientation on a lot shall determine minimum setbacks. Additional setback distances may be required if the height of a building and/or orientation of a building would result in snow shadowing beyond the curb line into the street. Additional setbacks required by snow shadow issues shall be reviewed by the County on a case-by-case basis at Site Plan application. A building height of over 30' will have a 1' to 1' ratio of building height to building setback for snow shadowing.
- Building setbacks (SFD & SFA) shall be measured from the property

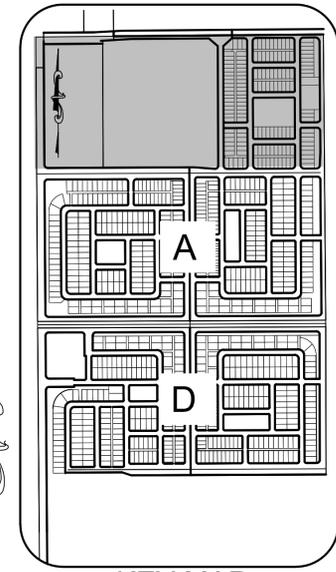
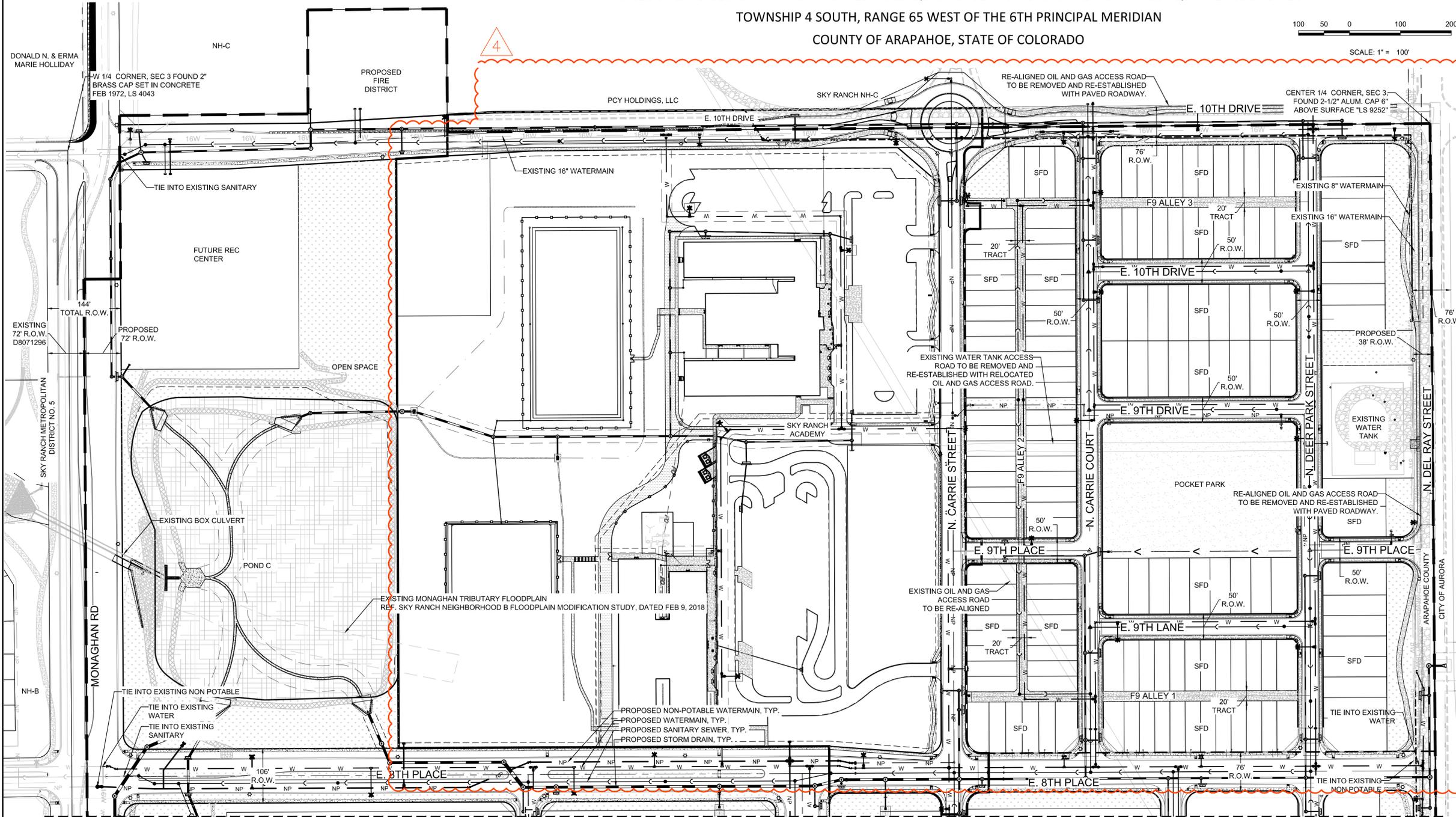
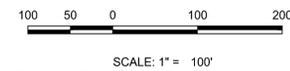
SPECIFIC DEVELOPMENT PLAN - AMENDMENT NO. 4

SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7

A PARCEL OF LAND BEING A PART OF THE WEST HALF QUARTER SECTION 3 AND THE NORTHWEST QUARTER SECTION 10
 TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

1. DOMESTIC WATER, IRRIGATION WATER & SANITARY SEWER SHALL BE OWNED & MAINTAINED BY RANGEVIEW METRO DISTRICT.
2. STORM DRAIN WITHIN PUBLIC R.O.W. SHALL BE OWNED & MAINTAINED BY ARAPAHOE COUNTY/ SEMSWA
3. POND C & ASSOCIATED STORM PIPING SHALL BE MAINTAINED BY SEMSWA ONCE ACCEPTED BY ARAPAHOE COUNTY AND SEMSWA.
4. THE MILE HIGH FLOOD DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT MHFD (303-455-6277) TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOLLARD WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.MHFD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

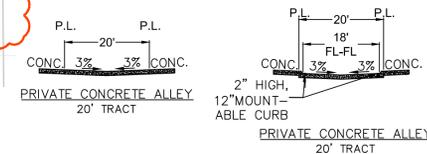


KEY MAP
NT.S.

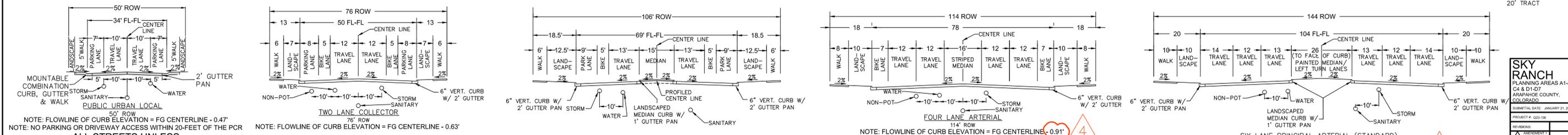
LEGEND

	STREET LIGHT
	IRRIGATION LINE
	PROPOSED WATERLINE
	PROPOSED WATERLINE CAP
	PROPOSED WATERLINE FITTINGS
	PROPOSED WATERLINE REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATERLINE VALVE
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN FES
	PROPOSED SS MANHOLE AND PIPE
	PROPOSED FORCE MAIN
	PROPOSED SS CAP
	FIBER OPTIC
	OPEN SPACE
	DETENTION / WATER QUALITY POND
	ROAD CENTERLINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY
	SINGLE-FAMILY ATTACHED
	SINGLE-FAMILY DETACHED
	NEIGHBORHOOD
	SDP BOUNDARY LINE

NOTE: EVALUATION OF THE ALLEY DESIGN MAY BE REQUIRED DURING THE FINAL SITE PLAN (ASP) PROCESS.



SEE SHEET 4



NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 0.47'
 NOTE: NO PARKING OR DRIVEWAY ACCESS WITHIN 20-FEET OF THE PCR
 ALL STREETS UNLESS OTHERWISE NOTED

NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 0.63'

NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 0.82'

NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 0.91'

NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 1.37'

ARAPAHOE COUNTY CASE NO. SDP25-001

SECTION D-D
E. 10TH DRIVE, F STREET (NORTH OF EAST 6TH AVENUE), AND PORTIONS OF NH-D STREET 1 AND NH-D STREET 7

SECTION D-D
PORTIONS OF NH-A STREET 4 AND NH-D STREET 16 AND ALL OF NH-AB STREET 6

SECTION D-D
F STREET (SOUTH OF E. 6TH AVE.)

SECTION E-E
MONAGHAN ROAD AND E. 6TH AVENUE

SIX LANE PRINCIPAL ARTERIAL (STANDARD)
NOTE: FLOWLINE OF CURB ELEVATION = FG CENTERLINE - 1.37'

SKY RANCH
PLANNING AREAS A1-A9
C4 & D1-D7
ARAPAHOE COUNTY,
COLORADO
PROJECT # 222-16
REVISIONS
APR 04 2021
MAY 06 2021
AUG 18 2021
JUN 05 2024
OCT 29 2025

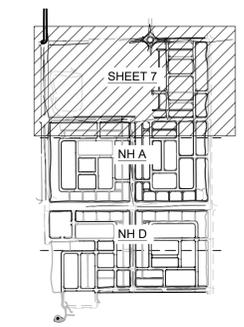
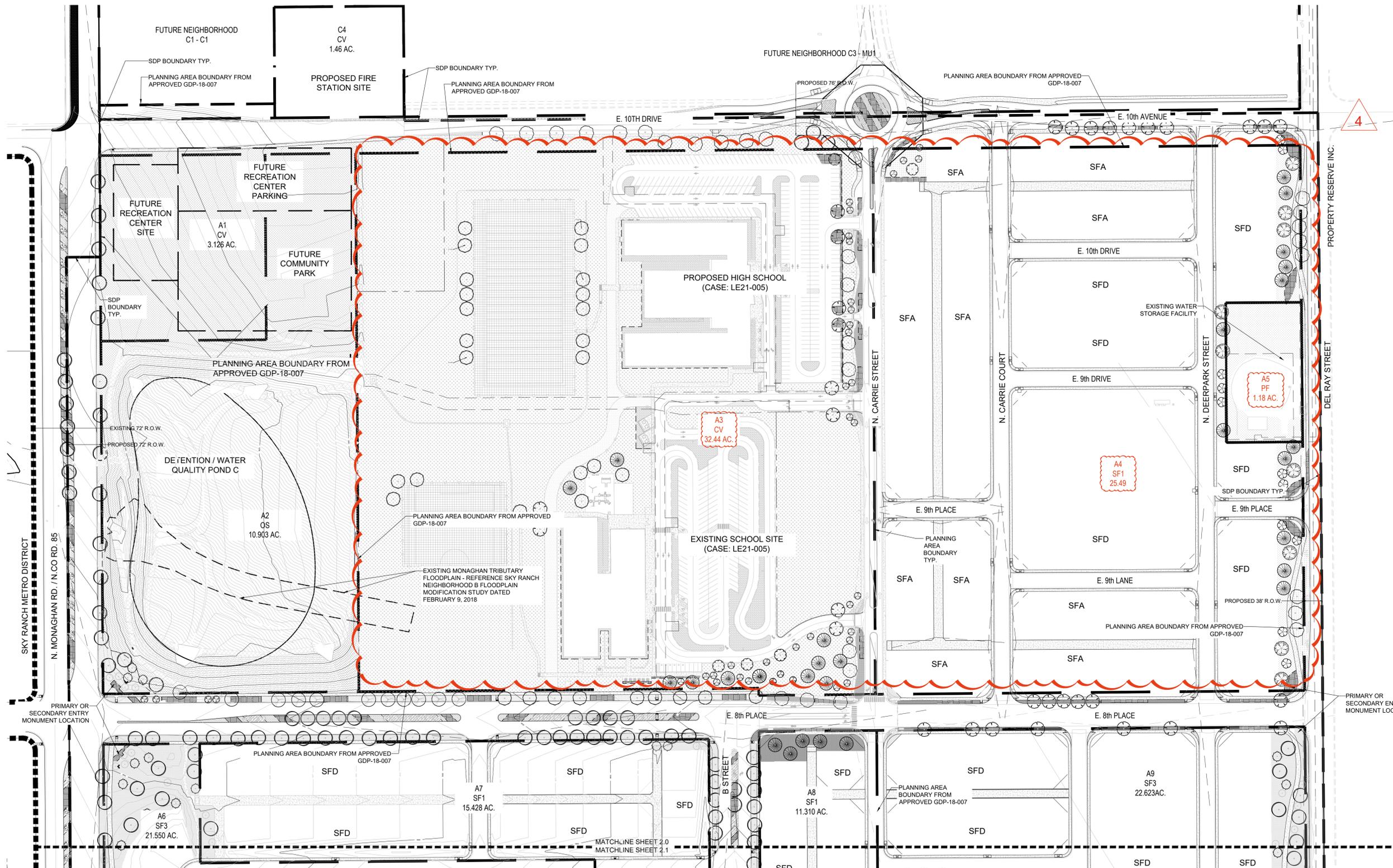
SITE/INFRASTRUCTURE PLAN

SHEET
3 OF 12

SPECIFIC DEVELOPMENT PLAN - AMENDMENT NO. 4

SKY RANCH - PLANNING AREAS A1-A9, C4 & D1-D7

A PARCEL OF LAND BEING A PART OF THE WEST HALF QUARTER SECTION 3 AND THE NORTHWEST QUARTER SECTION 10
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP
NH A - NEIGHBORHOOD A
NH D - NEIGHBORHOOD D

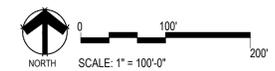
LEGEND	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUB BED
	SOD
	NATIVE SEED 1
	NATIVE SEED 2
	NATIVE SEED 3
	NATIVE SEED 4

LAND USE LEGEND	
	SFD - SINGLE FAMILY DETACHED
	SFA - SINGLE FAMILY ATTACHED
	PF - PUBLIC FACILITY
	OS - OPEN SPACE
	CV - CIVIC USE
	MU1 - MIXED USE

ALL LANDSCAPE AREAS TO BE IRRIGATED BY A PERMANENT, UNDERGROUND, AND FULLY AUTOMATED IRRIGATION SYSTEM.

ALL LANDSCAPE WILL MEET THE REQUIREMENTS OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

NOTE: ALL EASEMENT RECORDATION INFORMATION WILL BE SHOWN ON FINAL PLAT AND ASP



SKY RANCH
PLANNING AREAS A1-A9
C4 & D1-D7
ARAPAHOE COUNTY,
COLORADO

SUBMITTAL DATE: JANUARY 21, 2021
PROJECT #: SDP 25-001

REVISION	DATE
AMENDMENT 1	MAY 06 2021
AMENDMENT 2	MAY 06 2021
AMENDMENT 3	NOVEMBER 18 2021
AMENDMENT 4	DECEMBER 16 2021

SHEET
7 OF 12