



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**SKy Ranch Subdivision Filing No.
10 Final Plat
PF25-007**

**Board of County Commissioners
Public Hearing**

March 31, 2026





Applicant: PCY Holding, LLC

Project Proposal:

- Reduce number of lots within Block 3 from 36 to 22 (reduces # of housing units from 218 to 204)
- Remove alley from Block 8 to make existing lots front-loaded.

Project Location: Near corner of E 6th St & N Bently St.

Staff: Sue Liu, Case Engineer

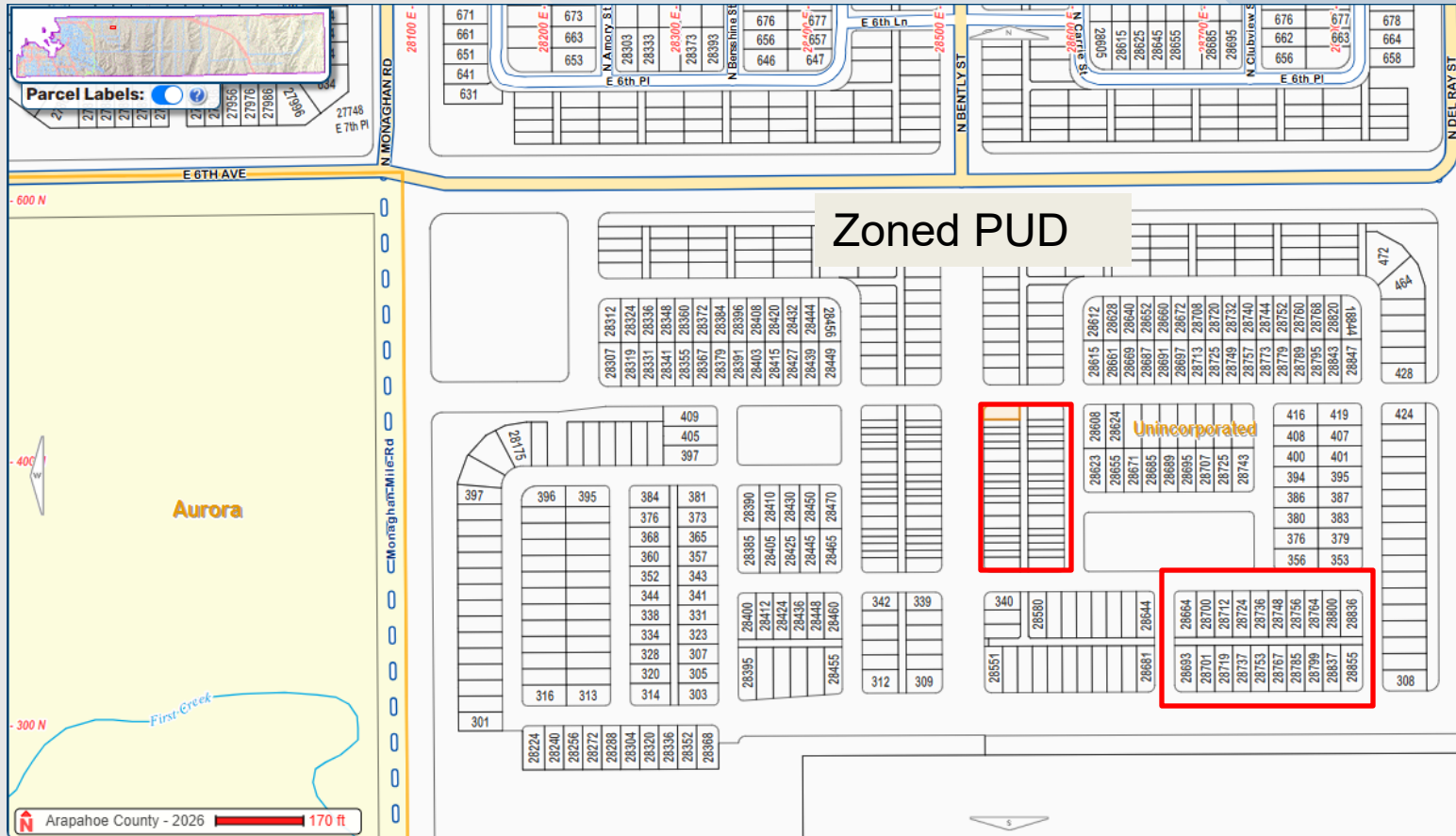
Raye Fields, Case Planner



Vicinity & Zoning Map



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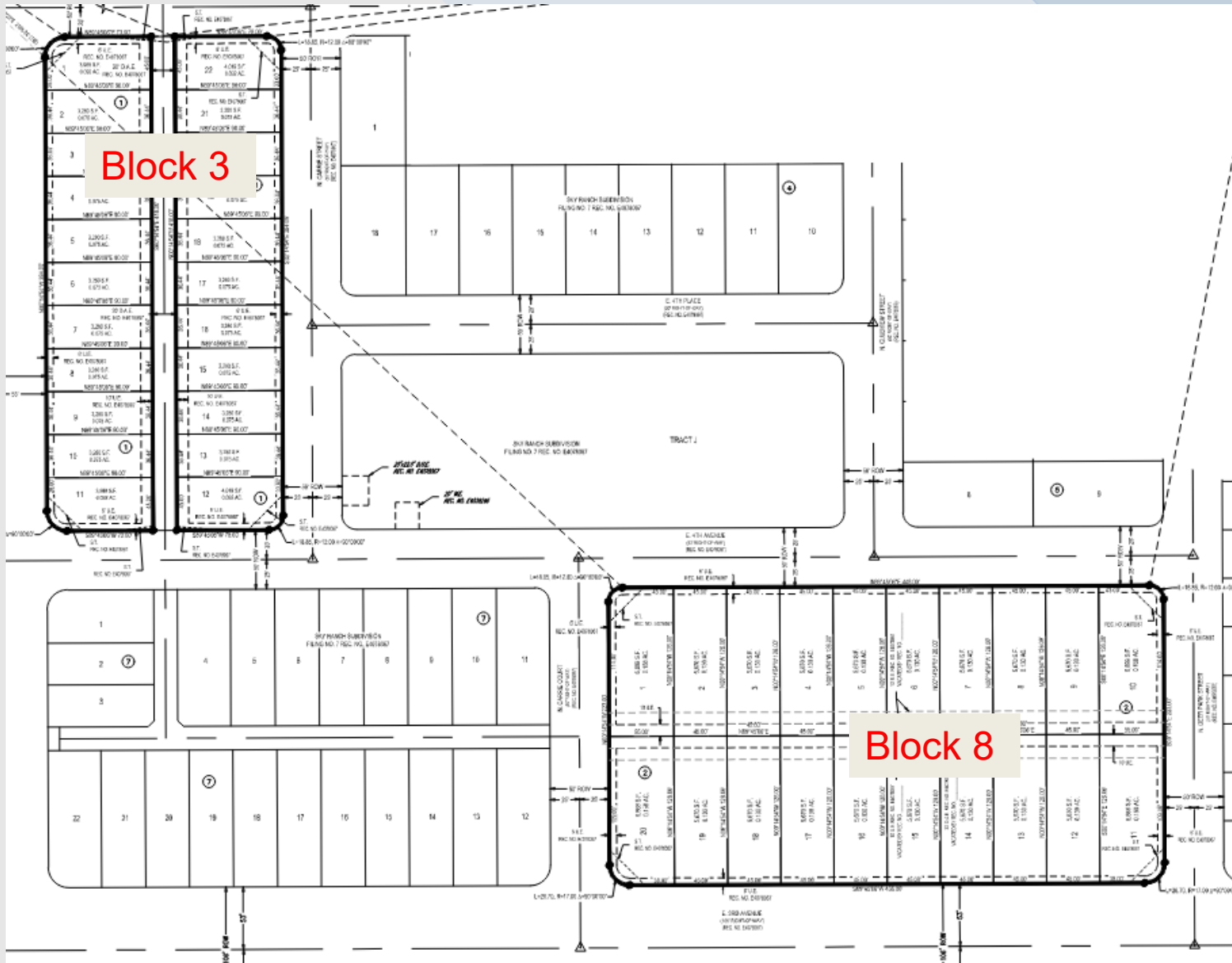
- Sky Ranch Subdivision Filing 10
- Zoned: PUD



Final Plat



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- Replating Lots 3 & 8 to adjust the lot lines, decreasing the total number of lots to better accommodate the needs of future builders.
- Block 3: Adjust lot sizes, decreasing the total number of lots from 36 to 22
- Block 8: Remove an alley from this block, making properties front loading properties. Lot numbers to stay the same.



Comprehensive Plan and Land Development Code



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- Consistent with Comprehensive Plan and Land Development Code:
 - Adequate access to the development.
 - Development can be served by sheriff and fire.
 - No on-site hazards – soils, topography.
 - In compliance with the zoning regulations.



Referral and Public Comment



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- Referral comments received.
 - Comments received stated that the property could be served, or there were no concerns.
 - No public comment received.



Condition of Approval – Final Plat



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



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Final Plat.

