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## **Board of County Commissioner's Summary Report**

**Date:** February 4, 2026  
**To:** Arapahoe County Board of County Commissioners  
**Through:** Raye Fields, Planning Division  
**From:** Sue Liu, PE., Engineering Services Division



**Case name: PF25-007 Sky Ranch #10 - PF**

### **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 requesting approval of a Final Plat for the Sky Ranch Subdivision Filing No. 10.

This project is located at the southeast intersection of East 6th Ave. & North Bentley Street—parcel ID 1977-10-2-18-001 through 1977-14-2-18-036. Specifically, this amendment would affect block 3 and block 8 within Filing 7 per the approved plat.

This plat would adjust the lot line widths within block 3 (townhome block) of Filing 7 at Sky Ranch. These lot line adjustments would result in the loss of 14 lots on this block (a reduction from 36 to 22 lots) and a reduction in the overall unit count for Filing 7 from 218 to 204 lots. Additionally, this plat would remove the alley section from block 8 to make these lots a front-loaded condition with no change in lot width or lot count.

Improvements to the Development will include the construction of collectors, local roadways and alleys 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 project site is tributary to the 1<sup>st</sup> Avenue Tributary, lies within the First Creek basin.
2. The Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements was executed with the cases ASP24-003 and PF24-002.

3. This Traffic Signal Escrow Agreements (TSEA) to guarantee signal improvements was executed with the cases ASP24-003 and PF24-002.
4. Construction activities that disturb one or more acres are required by the Environment Protection Agency (EPA) to obtain a Construction Stormwater Permit.
5. This project is in the boundaries of the Mile High Flood District (MHFD).
6. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. SEMSWA jointly reviews and approves the Drainage Study and construction documents for all stormwater facilities.
7. 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.
8. CDOT has allowed the unit cap on Sky Ranch Development to increase from 774 single-family residential equivalent units to 1,400 single-family residential equivalent units.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant will make all necessary changes as indicated with specificity by the County's 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.