



Board Summary Report

**File #:** 26-153

**Agenda Date:** 3/31/2026

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**To:** Board of County Commissioners

**Through:** Ceila Rethamel, Acting Director of Public Works and Development

**Prepared By:**  
Raye Fields, Planner II, Public Works and Development

**Presenter:** Raye Fields, Planner II, Public Works and Development

**Subject:**  
PF25-007, Sky Ranch Subdivision Filing No. 10- Final Plat

**Purpose and Request:**

The applicant, Westwood Professional Services, on behalf of the property owner, PCY Holdings, is seeking approval to replat the existing number of lots on Sky Ranch Subdivision Filing 7 from 36 to 22, and remove an existing alley. This replat would create a Filing 10 for the Sky Ranch subdivision.

The proposed replat would adjust the lot lines within the Sky Ranch Subdivision Filing No 7 plat in Block 3 and Block 8 to better accommodate the needs of future builders. The lot line adjustments would result in a loss of 14 lots within Block 3 (a reduction from 36 to 22 lots) and a reduction in the overall unit count within the original Filing 7 boundary from 218 to 204. Additionally, the alley is removed from Block 8 to make these lots a front-loaded condition with no change in lot count. The proposed update would decrease the total number of tracts within the original Filing 7 boundary from 15 to 14.

..end

**Alignment with Strategic Plan:** Good Governance - Plan for future service, infrastructure, and fiscal needs.

**Background and Discussion:** The Sky Ranch Subdivision Filing No. 7 Final Plat was approved by the Board of County Commissioners on September 10, 2024 and recorded on November 26, 2024. Block 3 created 36 residential lots to be garage-accessed from a rear alley within Block 8. However, market trends have changed and customers desire to access their garages from the front of the property. A Filing 10 Final Plat was initiated in order to better accommodate residents by giving them front loading homes, (where garages are accessed from the front of the property rather than a rear alley). This proposed replat is consistent with the proposed uses and densities outlined in the Sky Ranch GDP18-007 and AA24-002. This project includes approximately 4.6 acres and is currently zoned PUD.

The proposed final plat complies with the Arapahoe County Comprehensive Plan, and the subdivision regulations in the Land Development code, as explained in the staff report attached to this Board Summary Report.

**Alternatives:** The BOCC has the following alternatives:

1. Approve with conditions recommended by staff or with alternative conditions;
2. Deny the final plat application;
3. Continue to a date certain to obtain additional information.

**Fiscal Impact:** No fiscal impact associated with the application is anticipated.

**Alignment with Strategic Implementation Strategies:** N/A This proposal is a quasi-judicial application and is evaluated against criteria in the Land Development Code.

**Staff Recommendation:** Considering the findings and other information provided herein, staff recommends approval of Case No. PF25-007, Sky Ranch Subdivision Filing No. 10 - Final Plat, subject to the following condition of approval:

1. The applicant will make all necessary changes as indicated with specificity by the County's Engineering staff prior to final execution and approval of the following document: (1) the Plat Set depicting Sky Ranch Subdivision Filing No 10 , last submitted January 2, 2026.

**Concurrence:** The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case. Final Plats do not require Planning Commission review.