



Board Summary Report

File #: 26-065

Agenda Date: 2/3/2026

Agenda #:

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works & Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
CZ25-001 - Dayton Station Transit Oriented Development (TOD) Conventional Rezone To Residential Multi-Family (R-MF)

Purpose and Request:

The applicant, Zipper Line Strategies, on behalf of the property owner, ARD CO Dayton Station LLC (Avanti Residential), is requesting approval from the Board of County Commissioners for a Conventional Rezone from Agricultural-1, (A-1) to Residential Multi-Family (R-MF) for a vacant, 5.7-acre property adjacent to the Dayton Station Park and Ride. The attached Planning Commission staff report contains a vicinity map and adjacent zoning and land use, to provide greater detail of the property location. The R-MF zone district allows multi-family developments at densities between 13 and 35 dwelling units per acre. If this application is approved, the applicant intends to develop approximately 94 market-rate, for-rent townhomes, achieving a density of roughly 16 dwelling units per acre. The Planning Commission and staff recommend that the Board of County Commissioners approve the proposed Conventional Rezone from A-1 to R-MF.

Alignment with Strategic Plan: Economic Resilience and Stability - Maintain and improve affordable housing initiatives, including housing preservation and homeownership support.

Background and Discussion:

The property is part of the Hampden Town Center Subdivision approved by the City of Aurora and recorded at the Arapahoe County Office of the Clerk and Recorder (Reception Number B3275843) on December 31, 2003. The property was formerly in the City of Greenwood Village’s jurisdiction and was de-annexed in 2024. Around 2002, the City of Greenwood Village granted zoning administration and authority to the City of Aurora because the developer at the time was working with the City of Aurora to develop a mall and commercial area. This development never came to fruition, and the City of Greenwood Village retracted the Aurora zoning administration and authority around 2012. The current property owners bought the property after the City of Greenwood Village voters approved the de-annexation and applied for annexation to the City of Aurora. The property owner withdrew their annexation petition to the City of Aurora after one year because the applicant’s proposal did not align with the City's desire for higher density. After de-annexing from Greenwood Village in 2024, the property reverted to its last-known zoning designation in the unincorporated Arapahoe County, which was Agricultural (A-1).

If this application is approved, the applicant will be required to submit an Administrative Site Plan (ASP) application for review and approval. Additionally, this application will help Arapahoe County meet the goals of HB24-1313, which requires jurisdictions to rezone properties adjacent to transit areas based on an average density of 40 dwelling units per acre, with a minimum of 15 dwelling units per acre. This site meets those goals through its proximity to the Dayton Light Rail Station.

At the December 2, 2025, Planning Commission meeting, the Planning Commission voted 4-0 recommending approval of this application with staff-recommended conditions of approval. Four members of the public spoke during the public comment. The public's concerns include increased vehicle traffic, cars parking illegally in "no parking" areas, neighborhood safety, a single access point from S. Dallas Street, delayed emergency responses, and the proposed density. The Planning Commission discussed the proposed monthly rent and whether the applicant was proposing affordable housing. The applicant indicated this project does not provide affordable housing, but the proposal will provide "missing middle housing." The traffic study, which staff reviewed and concurred with, concluded that no additional traffic mitigation was required with the development of 94 townhomes. The adjacent fire departments did not object to the proposed single access from S. Dallas Street.

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

1. Approve the proposed Conventional Rezone with Conditions of Approval as recommended by staff or with changes.
2. Continue to a date certain with more information.
3. Deny the Conventional Rezone.

Fiscal Impact: This application does not appear to directly impact the County fiscally, aside from increased property values post-development.

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

Staff Recommendation: Considering the findings of the Planning Commission staff report and other information provided herein, Staff recommends approval of Case No. CZ25-001, Dayton Station Transit Oriented Development (TOD) Conventional Rezone to Multi-Family (MF), subject to the following conditions of approval:

1. The applicant shall submit a revised Dayton Station Rezoning Plan consistent with the direction provided by Mapping staff within thirty (30) days of this approval.
2. The applicant shall submit a properly signed, dated, and stamped Phase I Drainage Report and Traffic Impact Study consistent with the requirements and procedures set forth in the Land Development Code.

Concurrence: This application was before the Planning Commission on December 2, 2025. The Planning Commission recommended approval of the proposed Conventional Rezone application in a 4-0 vote. Please see the attached draft Planning Commission Minutes of the December 2, 2025, meeting.