



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:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
OWNER(S) OF RECORD NAME(S):	ADDRESS: PHONE: EMAIL:	SIGNATURE(S):  Anthony Blout, VP of Development Avanti Residential Development
ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
Pre-Submittal Case Number: Q ____ - ____ Pre-Submittal Planner: Pre-Submittal Engineer:		
State Parcel ID No. (AIN no.):		
Parcel Address or Cross Streets:		
Subdivision Name & Filing No:		
EXISTING		PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	
CASE TYPE (S)		
☐ _____ ☐ _____ ☐ _____		
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 <i>does not</i> 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.		

September 10, 2025

Arapahoe County Public Works and Development
Atten: Kat Hammer, Planning Services
6924 S Lima St
Centennial, CO 80112

Re: Q25-052 Dayton Station Parcel #2075-03-3-04-004 | Rezoning Application | Letter of Intent

Dear Planning Services,

On behalf of ARD CO Dayton Station LLC (Avanti Residential), we are pleased to submit this rezoning application for an approximately 5.77-acre vacant site in the Hampden Town Center Subdivision, northwest of Dayton Station in unincorporated Arapahoe County (Parcel #2075-03-3-04-004). Avanti Residential is seeking to rezone this vacant parcel within a TOD area from A-1 to R-MF and is seeking to develop the subject property with for-rent townhomes.

This pre-application has been prepared by the following parties:

Developer

Avanti Residential
1700 Broadway, Suite 200 Denver, CO 80290
Contact: Anthony Blout
415.580.0557
ablout@avantiresidential.com

Entitlements

Zipper Line Strategies
1475 Dahlia St
Denver, CO 80220
Contact: Alisha Hammett
alisha@zipper-line.com
720.296.5187

Architect/ Planner

Kephart
255 Walnut St
Denver, CO 80205
Contacts: Chris Grady and Andy Nordhus
ChrisG@kephart.com
AndyN@kephart.com
303.832.4474

Civil Engineer

Craft Civil Design
388 Santa Fe Dr
Denver, CO 80223
Contact: Dan Allen
dallen@craftcivil.com
319.899.2345

PROJECT DESCRIPTION

The subject property is a 5.77-acre vacant parcel owned by Avanti Residential, situated within the Hampden Town Center Subdivision. It lies just northwest of the Dayton and I-225 light rail station (Dayton Station), at the southwest corner of Mansfield Avenue and S. Dallas Street. Formerly part of Greenwood Village, the site was de-annexed in 2024 and is now located in unincorporated Arapahoe County. The property is currently zoned A-1, and we are requesting a rezoning of Residential Multi-Family (R-MF).

Per the Arapahoe County Land Development Code, the R-MF district is intended to “establish and preserve residential districts that are appropriate for higher-density multifamily housing and neighborhood-serving commercial uses.” This zone district is designed for areas with convenient access to collector and arterial roads, major employment centers, public amenities, and transit options. It also serves as a transitional buffer between non-residential and lower-density residential areas (Sec 2-3.14). The site is bordered by the Dayton Station Townhomes (Aurora) to the north, S. Dallas Street to the east, the Dayton Station RTD parking lot to the south, and S. Boston Street (Denver) to the west, which sits approximately 15 feet above the site’s grade. The subject property is located within a well-established Transit-Oriented Development (TOD) neighborhood, offering convenient access to a balanced mix of uses that support current and future residents. Nearby amenities include employment centers, diverse housing options, and recreational destinations such as Kennedy Dog Park, Kennedy Soccer Complex, Greenwood Village Mountain Bike Trail, Village Greens North Trail, and Cherry Creek Trail. Additionally, commercial and retail hubs along E. Hampden Avenue and Yosemite are within proximity, enhancing access to daily services and leisure activities. The proposed R-MF zoning is consistent with surrounding land uses in adjacent jurisdictions (Aurora, Denver, and Greenwood Village) and supports the appropriate density for a TOD location.

If approved, Avanti Residential plans to develop approximately 92 market-rate, for-rent townhomes, achieving a density of roughly 16 dwelling units per acre. This new residential community will consist of three-story, ground-accessed multifamily homes, arranged in clusters of 6 to 12 units per building. The proposed Floor Area Ratio (FAR) for the development is 21.16. Each residence will include either a one- or two-car garage, with additional on-site parking available for guests and larger households. The overall parking ratio is 2.23 spaces per unit. Site access will be provided via a full-movement entry off South Dallas Street. Homes along this street will feature front-door access, designed to complement the neighboring properties to the north, which follow a similar layout. Inside the development, a looped internal road will be lined with thoughtfully designed homes and enhanced by landscaped communal open spaces. These shared areas will offer residents a balanced mix of living and recreational environments, contributing to a vibrant and connected community. The site will provide nearly 40% open space, exceeding the minimum 20% requirement in the R-MF zone district requirement for multifamily buildings.

ADDRESSING ARAPAHOE COUNTY’S HOUSING STUDY

This rezoning application supports the goals outlined in *Arapahoe County’s 2019 Housing Study*, which identifies a significant shortage of housing options affordable to households across all income levels. Specifically, the County is lacking 5,114 “missing middle” housing units- homes typically affordable to those earning 80-100% of the Area Median Income (AMI) (p. 22). Between 2016 and 2019, the median home sales price in the County increased by 15%, further reducing housing accessibility. The study also highlights a persistent gap in both rental and for-sale housing across all income brackets (p. 24). Many middle-income renters, those earning over \$73,000 annually do not qualify for affordable housing programs but still face challenges saving for homeownership. Rising interest rates have made home buying even more difficult, increasing the need for market-rate rental housing that serves this demographic.

Should this rezoning be successful, Avanti Residential’s proposed rental townhome development directly addresses this need by providing housing options for middle-income residents. Likely

future tenants include seniors looking to downsize, young families seeking more space than an apartment offers, and working professionals.

Additionally, the nearby *Hampden Town Center Planned Development (PDP)* area in Aurora has already delivered affordable housing. As a result, the subject property is unlikely to be competitive for future Low-Income Housing Tax Credit (LIHTC) investments, except for reinvestment in existing deed-restricted units. The successful rezoning of this property to accommodate future rental townhomes helps meet the pressing missing middle housing needs of the County.

HOW DAYTON STATION SUPPORTS HB24-1313 GOALS

This rezoning application helps Arapahoe County meet the goals in Colorado House Bill HB24-1313 through the following:

1. Advancing Housing Density Targets
 - Dayton Station contributes to Arapahoe County's goal of achieving 40 housing units per acre, aligning with the state's housing opportunity targets for transit-oriented communities.
2. Zoning Compliance in Transit Centers
 - Rezoning the property ensures compliance with HB24-1313's requirement for a minimum of 15 units per acre in designated "transit centers."
3. Streamlined Permit Approval
 - Rezoning provides Dayton Station with an administrative path to permit approval, supporting the bill's mandate for simplified development processes in transit-oriented zones.
4. Eligibility for State Infrastructure Grants
 - By helping the County meet certification criteria for transit-oriented communities, Dayton Station makes the County eligible for \$35 million in state infrastructure grants.
5. Supporting Safer, Walkable Streets
 - The project includes sidewalk improvements along Dallas Street, contributing to HB24-1313's transportation study goals for safer, more walkable environments near transit.

We look forward to continuing working with Arapahoe County to make this future residential community a success.

Sincerely,



Alisha Kwon Hammett
Zipper Line Strategies

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COMPLIANCE WITH LDC SECTION 5-3.2.B REZONING

Section 5-3.2.B, Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code, states that the Board of County Commissioners may approve a rezoning application if the following approval criteria are met:

1. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The subject property is within Denver Water's district boundary and has provided will-serve letters. The site is adequately served by two existing streets, Boston Street and S. Dallas Street. and can adequately serve the projected traffic from the proposed development density.

2. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposal aligns with the intended density and land use for the Dayton Station TOD Area. Surrounding properties include 3-story townhomes to the north along Mansfield Avenue, 2-story townhomes to the west along Boston Street, and a regional drainage area to the east. Directly south of the site is the existing Dayton Station RTD Park and Ride parking lot. The townhomes to the west on Boston Street sit at a higher elevation than the proposed development site, which will help create a natural transition in building height within the neighborhood. Additionally, a drainageway between the northern boundary of the site and the Dayton Station Townhomes will act as a natural buffer for the new development.

3. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The fire district, sheriff's department, and Arapahoe Parks and Recreation District reviewed the application and had no comments or concerns. The Cherry Creek School District confirmed it has sufficient capacity to accommodate students from the proposed development. The district is also requesting a cash-in-lieu contribution, which will be addressed during the administrative site plan review.

4. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.

The property is located within a well-established Transit-Oriented Development (TOD) neighborhood, offering convenient access to a balanced mix of uses that support current

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and future residents of Arapahoe County. Nearby amenities include employment centers, diverse housing options, and recreational destinations such as Kennedy Dog Park, Kennedy Soccer Complex, Greenwood Village Mountain Bike Trail, Village Greens North Trail, and Cherry Creek Trail. Additionally, commercial and retail hubs along E. Hampden Avenue are within close proximity, enhancing access to daily services and leisure activities.

5. Ensure that public health and safety is adequately protected against natural and manmade hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

There are no known adverse environmental conditions that exist on the property. The site is not located with an airport influence area and is not located within a floodplain.

6. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposed development will be primarily accessed from S. Dallas Street, with internal circulation and site layout to be further detailed during the Administrative Site Plan process. Pedestrian connectivity will be provided through required sidewalks along S. Dallas Street, ensuring walkable access to and within the site. The development is located within a quarter-mile of the Dayton Station Light Rail stop and is also served by multiple RTD bus stops along S. Yosemite Street at Mansfield Avenue and Nassau Avenue. Additionally, nearby trail systems including Village Greens North Trail and the Cherry Creek Trail enhance non-vehicular connectivity and recreational access for residents.

7. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The site currently contains limited vegetation, mostly an overgrown vacant lot with various weeds and grasses, which are expected to be removed during development. New landscaping will be required as part of future development, helping to restore and enhance the site's visual and environmental quality. The property does not contain any significant topographical features, streams, or lakes, minimizing the potential for disruption to natural physiographic elements.

8. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

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The proposed building layout is thoughtfully designed to reflect the character of the surrounding neighborhood, with front entrances oriented towards S. Dallas Street and building sides facing Boston St. and E. Mansfield Ave. consistent with existing development patterns. To enhance the aesthetic and comfort of the environment, this development includes landscaping along Boston St, Dallas St, and throughout the site. This includes landscaped mews that provide attractive, shared outdoor spaces for residents. The design also preserves access to mountain views and integrates open green areas to support a visually appealing and livable community.

9. *Enhance the useable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.*

The proposed development will provide shared outdoor spaces for residents, and the location provides excellent proximity to several trails within the area.

10. *Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.*

According to the *Arapahoe County Comprehensive Plan 2018* the subject property is mapped in a designated growth area (p. 39), with a future land use recommendation of multi-family according to the urban area land use plan (map 3). The plan states: *Land within the Urban Area is already zoned for urban development; however, some vacant land remains and some rezonings should be anticipated (p.23)* The Plan states that designated growth areas are suitable for future urban development based on availability of facilities and services to serve more dense population where most publicly-supplied facilities and services will occur (p.39). This rezoning request substantially complies with the *Arapahoe County Comprehensive Plan 2018*, mainly through the following goals, policies and strategies:

- *Policy GM 1.2 - Encourage Infill Development and Redevelopment Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services (p.40)*
- *Policy GM 1.5 – Establish Consistency between the Comprehensive Plan and County Development Regulations Arapahoe County will work to achieve consistency between the policies contained in this Plan and the County's land development regulations (p.41)*
- *Strategy GM 1.5(a) – Amend Land Development Code to Include General Conformance with the Comprehensive Plan as a Criterion for Approval Current regulations require*

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general conformance with the Comprehensive Plan for approval of Planned Unit Developments. The approval criteria for conventional rezonings should be amended to include this same language instead of the current language requiring compliance. Development that is not in general conformance with the Plan will be strongly encouraged to be preceded by a Comprehensive Plan amendment prior to consideration of development applications. (See Chapter VI, Plan Revisions and Amendments (p.41)

- *Strategy GM 1.5(b) – Review and Amend Development Regulations. The County will review its development regulations to determine whether zone districts and associated permitted uses and performance standards sufficiently align with the intent of the Development Framework categories. Amendments will be made if necessary (p.41).*
- *Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area Arapahoe County will encourage new residential development projects within the Urban Area to develop at higher densities than what is currently typical to reduce the amount of land consumed and to ensure efficient use of infrastructure. The County will establish an overall minimum average density requirement for new residential areas and a mix of housing types (p.69).*
- *GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods Arapahoe County will ensure compatibility between new development and existing neighborhoods in the Designated Growth Areas (p.70)*
- *Policy NL 2.1 – Require New Development to be Compatible with Existing Residential Neighborhoods Arapahoe County will strive to ensure compatibility between new development and existing residential neighborhoods, taking into consideration the character and physical elements (i.e., natural features, cultural resources, parks and schools) that contribute to the identity of the neighborhood. When adjacent to existing residential neighborhoods, new development and infill and redevelopment should be compatible in scale, use and character (p.70)*
- *Policy NL 3.1 – Encourage Development That Supports Healthy Communities The County will encourage development proposals to incorporate principles of healthy communities and active living into development plans. These principles are incorporated in the policies and strategies which follow (p.71)*
- *Policy NL 4.1 - Promote a Diversity of Housing Types As demographic trends change, Arapahoe County will promote diverse types of housing, lot sizes and densities that are appropriate to meet the changing needs and assure options for residents of all income levels and ages (p.75)*

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- *Policy TM 2.2 - Support Public Transit- Strategy TM 2.2(d) - Create a Land Use Pattern to Support Transit in Designated Growth Areas The County will encourage and support development efforts that enhance major transit corridors by creating a high-density, mixed-use land use pattern necessary to support alternative modes of travel (p.92)*
- *Strategy TM 2.5(b) – Promote land use growth on corridors that connect to existing or planned mobility hubs.*
- *Policy TM 3.2 – Require that New Development is Served by Adequate Transportation Facilities The review of new development applications will include an assessment of the adequacy of the existing and planned transportation facilities to serve all phases of the development. New development will occur only where existing transportation facilities are adequate to serve it or where the developer will construct or pay for necessary transportation improvements and ongoing costs for the development of all other facilities and services (p.94)*