

Dayton Point Townhomes Specific Development Plan – Zoning SDPZ23-001

Board of County Commissioners Public Hearing

October 28, 2025



Applicant: Alpert Multifamily

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Development, LLC

Project Proposal: Specific Development

Plan. Rezone a parcel from R-PH to PUD

to accommodate 37 townhomes.

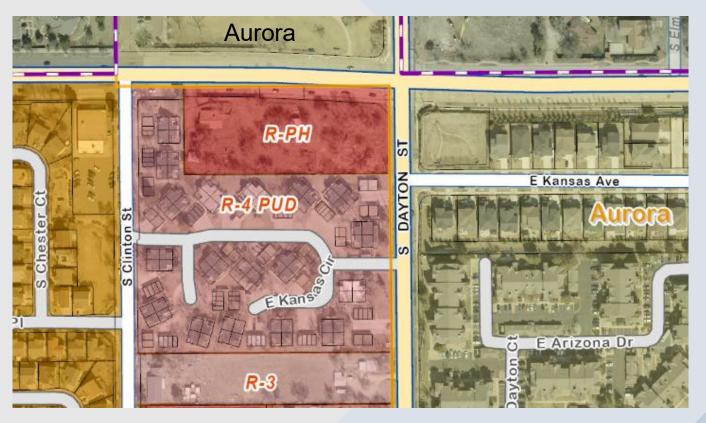
Project Location: 9500 E. Mississippi Avenue

Staff: Sue Liu – Engineering Services



Vicinity & Zoning Map





Zoned: R-PH, Residential PUD-High Density

Surrounding Properties:

North: School, City of Aurora

East: Detention Pond, Crossing Metro

District

Southeast: Single-family residential,

Apartments, City of Aurora

South: Condos, zoned R-4 PUD

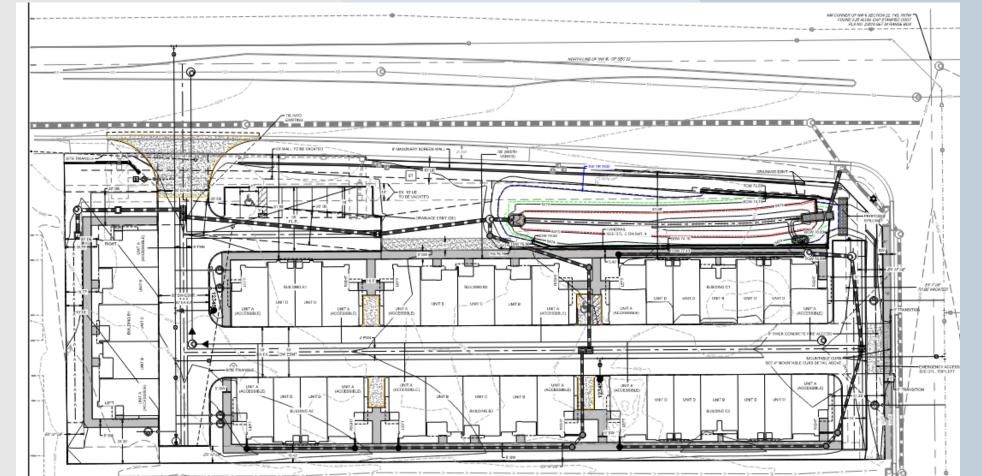
West: Condos, zoned R-4 PUD

Land Use: Parcel contains residential structures

and a garage

Specific Development Plan





Propety Size: 1.947 acres

Units: 37 units

Open Space: 37%

Access: E. Mississippi

Ave.

Emergency Access:

Dayton Street



Comprehensive Plan & Land Development Code



- The subject site is located in the Four Square Mile Sub-Area Plan and designated as Multi-Family.
- Development density is from 13 to 25 dwelling units per gross acre. The project's proposed density is 18.74 du/ac, which aligns with the MF designation.
- Proposed application meets the Land Use Development criteria.
 - Adequate access to the parcel.
 - Development can be served (water, sanitary, fire, schools).
 - Compatible with the surrounding area.
 - Accessible recreation for residents (High Line Canal trail).



Referral and Public Comment



Referral comments received.

Cherry Creek School District: Cash-in-lieu of land dedication for public school sites value is \$54,520.99.

South Metro Fire District: Apply for inclusion into the fire lane program and depict the locations of the three required fire hydrants at the time of the Administrative Site Plan

• No public comment received.



Neighborhood Meetings



- Two meetings; 1) neighborhood; and 2) Four-Square Mile Neighborhood Group.
- Comments
 - Access for the development.
 - Perimeter fencing.
 - Compatibility of the proposed townhomes and wall with surrounding developments.
 - Lighting for safety.



Conditions of Approval



- 1. Before the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
- 2. Before the signature of the Specific Development Plan with Zoning, the applicant shall pay the total cash-in-lieu fee of \$70,800.99. This cash-in-lieu fee shall be distributed as follows: Cherry Creek School District: \$54,520.99; Public Parks: \$15,628.80; and Other Public Purposes: \$651.20.



Conclusion



 Based on the findings in the staff report, staff is recommending approval for the Specific Development Plan - Zoning.

