



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Dayton Point Townhomes Specific Development Plan Amendment SDPZ23-001

Board of County Commissioners Public Hearing

April 14, 2026





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Applicant: Alpert Multifamily
Development, LLC

Project Proposal: Amendment to
Resolution 25-250 approving the Dayton
Pointe Specific Development Plan with
zoning

Project Location: 9500 E. Mississippi Avenue

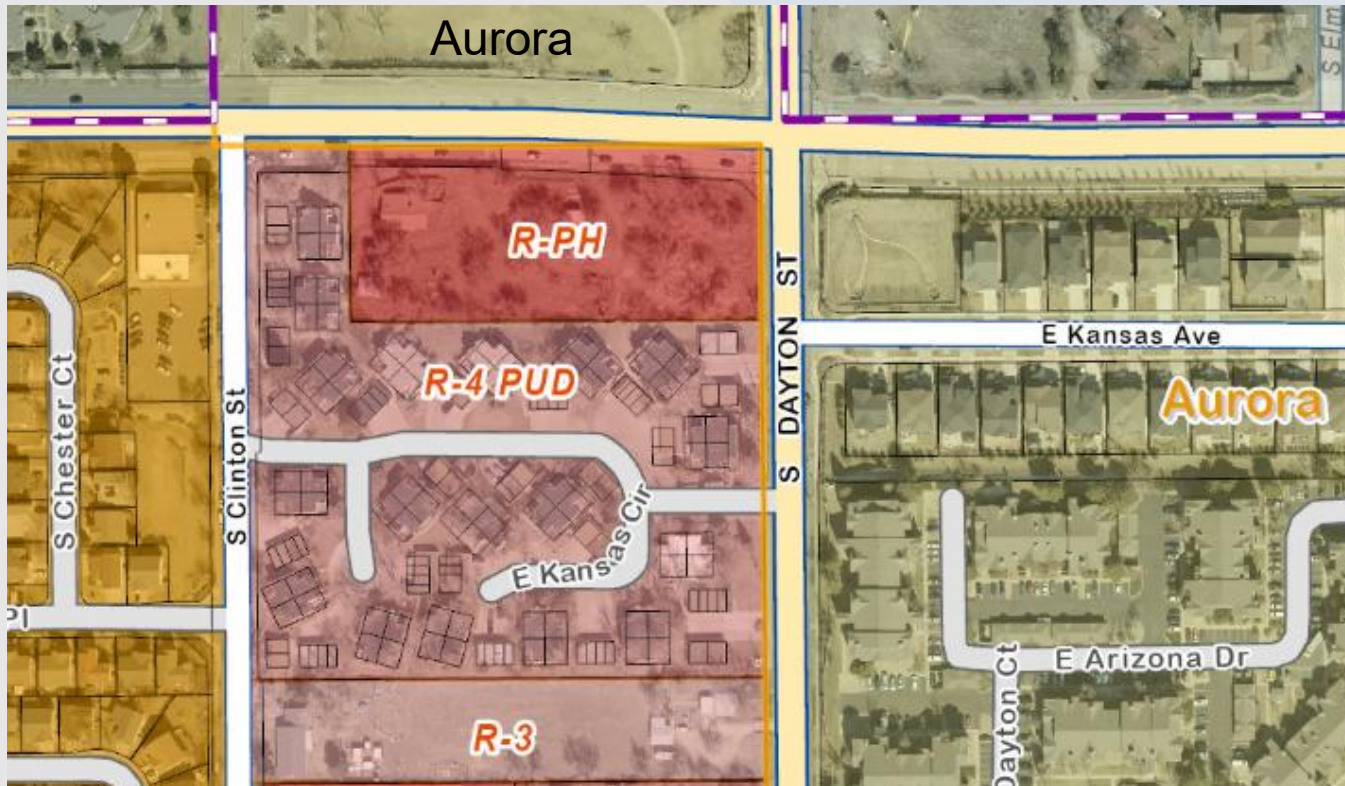
Staff: Sue Liu – Engineering Services



Vicinity Map – Subject property



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Location: Southwest corner of E. Mississippi Avenue and S. Dayton Street

Zoned: Rezoned from R-PH, Residential PUD-High Density to PUD

Land Use: 37 townhomes



History



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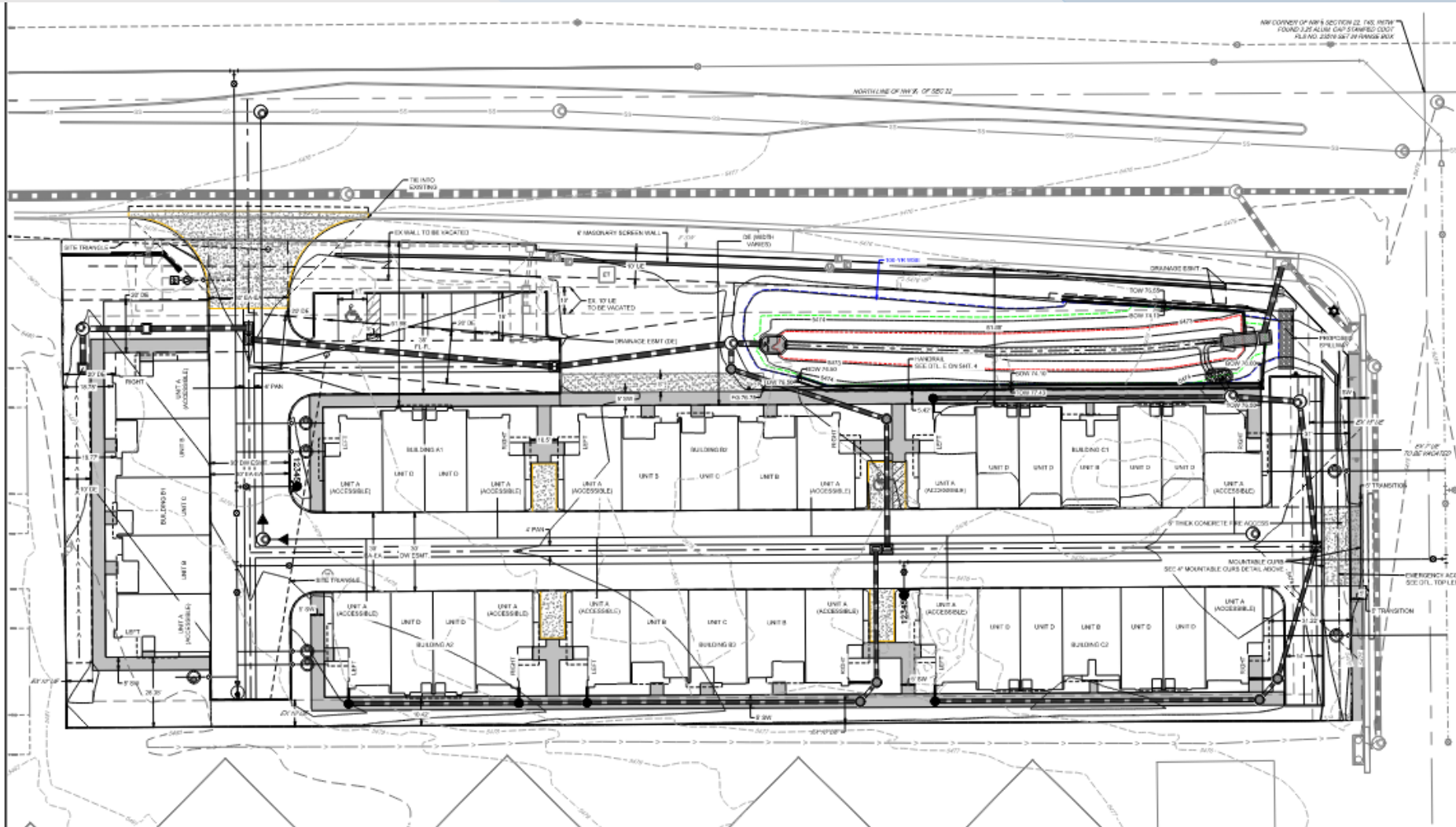
- 2015 Preliminary Development Plan was approved by BOCC.
- 2015 Final Plat was approved by the BOCC, but no cash-in-lieu was collected.
- No Final Development Plan was submitted.
- October 28, 2025 - BOCC approved a Specific Development Plan with Zoning with conditions of approval that required the cash-in-lieu fees to be collected with the final documents of this application.
- Applicant is requesting that cash-in-lieu fees be collected with the recordation of a new final plat.



Specific Development Plan



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Property Size: 1.947 acres
Units: 37 units
Open Space: 37%
Access: E. Mississippi Ave.
Emergency Access: Dayton Street



Conditions of Approval



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1. The Board of County Commissioners for Arapahoe County hereby grants and approves the amendment of a condition of approval of a Specific Development Plan (SDP), Case No. SDPZ23-001, as stated herein.
2. Condition No. 2 of Resolution 25-250, previously approved on October 28, 2025, is hereby amended to read as follows:
 - Applicant shall make all required cash-in-lieu payments as set forth in LDC Section 4-2.5 at the time of replat, or if no replat is necessary, then upon subsequent approval of an associated Administrative Site Plan.
3. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.



Conclusion



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

