



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# **Dayton Point Townhomes Specific Development Plan – Zoning SDPZ23-001**

## **Planning Commission Public Hearing**

### **August 19, 2025**





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**Applicant:** Alpert Multifamily  
Development, LLC

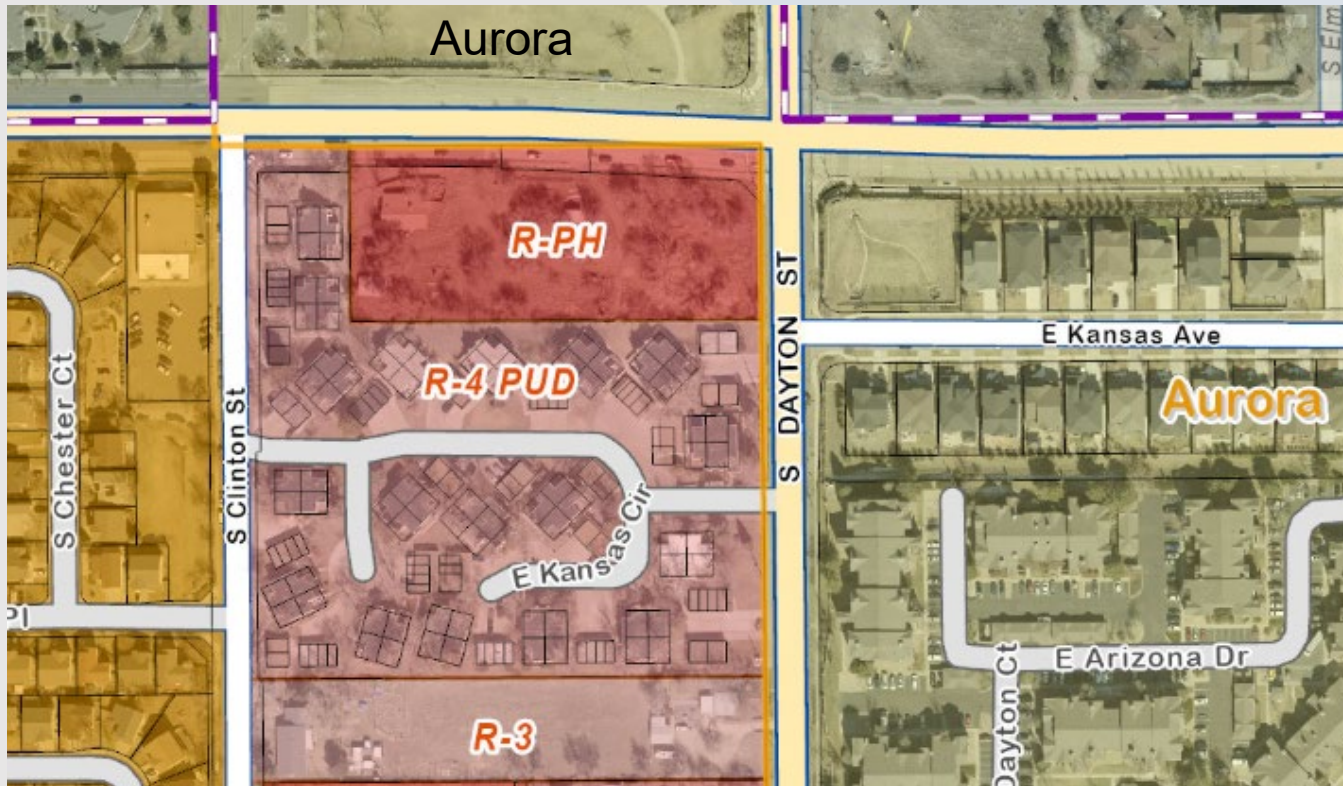
**Project Proposal:** Rezone a parcel from  
R-PH to PUD to accommodate 37  
townhomes.

**Project Location:** 9500 E. Mississippi Avenue

# Vicinity & Zoning Map



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**Zoned:** R-PH, Residential PUD-High Density

**Surrounding Properties:**

North: School, City of Aurora

South: Condos, zoned R-4 PUD

Southeast: Apartments, City of Aurora

East: Detention Pond, Crossing Metro District, Single-family residential, City of Aurora

West: Condos, zoned R-4 PU

**Land Use:** Parcel contains residential structures and a garage

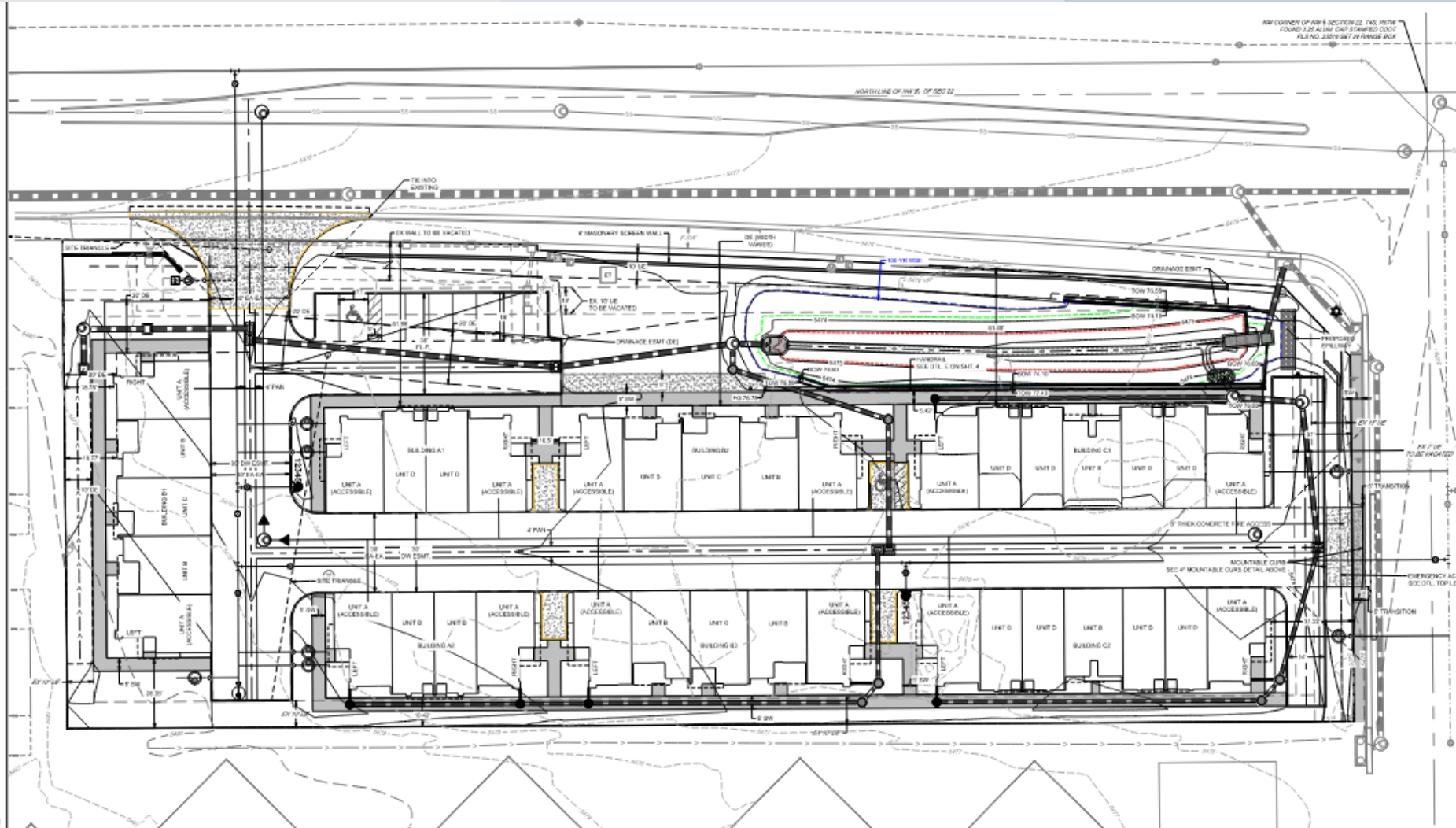


# Specific Development Plan -Rezone



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



# Comprehensive Plan & Land Development Code



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- 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.
  - Meets 2-step PUD eligibility criteria.
  - Adequate access to the parcel.
  - Development can be served (water, sanitary, fire, etc.).
  - Compatible with the surrounding area.
  - Accessible recreation for residents (High Line Canal trail).



# Referral and Public Comment



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- 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



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- 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



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1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signing of the Administrative Site Plan, the existing water well on-site shall be either covered by a court-approved augmentation plan or plugged and abandoned.
3. Prior to the signing of the Administrative Site Plan, all existing septic systems shall be abandoned and removed from the subject property.
4. If the construction of the east retaining wall spread footer along the High Line Canal property impacts and encroaches on County property, the developer shall pay the County \$250.00 per linear foot for encroachment impacts to County property. Payment shall be made before any Building Permits are issued.





# Conclusion



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

