



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

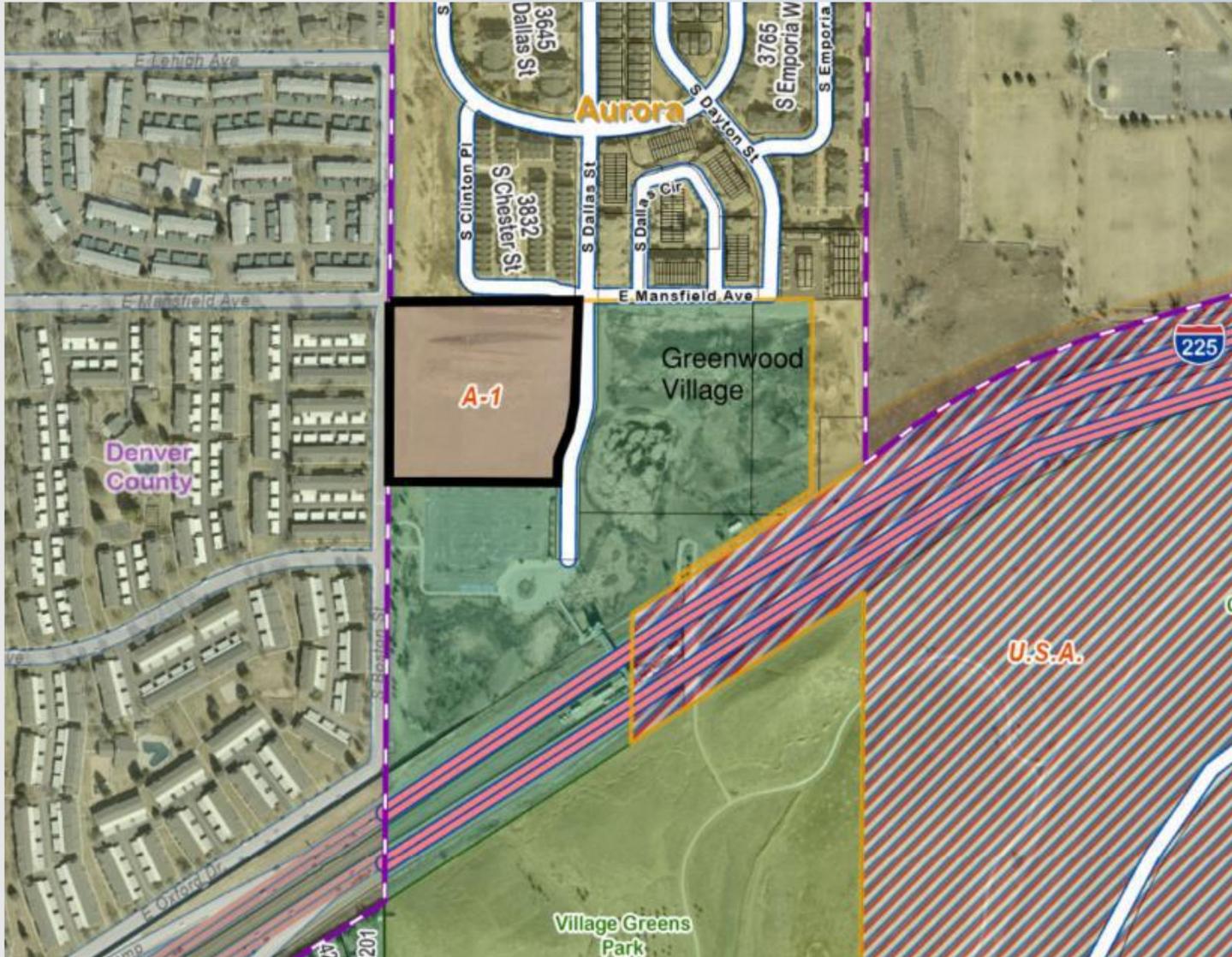
**CASE NO. CZ25-001**  
**DAYTON STATION TRANSIT ORIENTED**  
**DEVELOPMENT**  
**CONVENTIONAL REZONE TO MULTI-FAMILY**

**Public Hearing**

**February 3, 2026**  
**Presenter: Kat Hammer**



# Proposal:



## Applicant:

Zipper Line Strategies on behalf of the property owner, ARD CO Dayton Station LLC (Avanti Residential)

## Request:

Approval of a Conventional Rezone from A-1 to MF

# Proposal:



- 5.7- acres and is adjacent to the Dayton Station Park and Ride
- Formerly in the City of Greenwood Village, who granted zoning administration and authority to the City of Aurora, which was later retracted (around 2012)
- The adjacent zoning is high and medium density and mixed commercial
- Surrounding uses are townhomes, a detention pond, and a RTD parking lot

# Proposal:



If this application is approved:

- The applicant intends to develop 94 market-rate for rent townhomes
- An Administrative Site Plan application will be required for review and approval
- Help the county meet the goals of HB24-1313, which requires municipalities to rezone transit areas on an average density of 40 du/ac (minimum of 15 du/ac)

# Neighborhood Outreach:



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Posted the property with two signs and sent mailed notice to property owners and HOAs located within 500 feet of the property

Meeting held on August 18, 2025

Nine community members attended and had questions and concerns, including:

- Parking and traffic along Boston Street and Dallas Street.
- Fire, life safety, and policing responsibilities.
- Fire suppression sprinklers for the townhomes.
- Property and tenant management.
- Drainage.
- Request to remove barbed wire fence along the Boston Street side of the property



# Planning Commission:



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- December 2, 2025, the PC voted 4-0 recommending approval
- Four members of the public spoke expressing concerns about:
  - Increased vehicle traffic
  - Cars parking illegally in “no parking” areas
  - Neighborhood safety
  - Single access point from S. Dallas
  - Delayed emergency responses
  - Proposed density is too high



# Comprehensive Plan



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Mapped in the designated growth area:

“Lands within the Urban Area is already zoned for urban development; however, some vacant land remains and some rezonings should be anticipated.”

*Direct Growth to the Urban Area*

*Encourage Infill Development and Redevelopment*

*Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

*Require Adequate Wastewater Treatment*

*Ensure that the Educational Needs of Existing and New Developments Are Met*

*Encourage Mixed Use Neighborhoods that Are Served by a Multi-modal Transportation System*

*Ensure Compatibility between New Development and Existing Neighborhoods*

*Provide All Residents and Workers with Opportunities for Recreation and Physical Activities in Close Proximity to Homes, Schools, Employment Centers, and Community Facilities*

*Support Public Transit*



# Land Development Code



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Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

## *Existing and planned infrastructure*

Denver (water), Aurora Water (sanitation), adjacent streets in other jurisdictions and will be constructed to their standards

## *Compatibility with development and surrounding land uses*

Aligns with surrounding density and land use

## *Adequate police, fire, school, parks, and libraries*

SMFD no objection, CCSD has capacity to serve, OS requests cash-in-lieu  
ACSO noted response times may be delayed but ACSO can request assistance from Denver, Aurora and GWV police departments



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Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

*Supporting activities, employment, housing, leisure-time, and retail centers*

Employment centers, diverse housing options, parks and trails

*Traffic, noise, water pollution, airport hazards, and flooding*

TIS acknowledges increased trips but existing roadway can accommodate

Noise is expected to increase during construction

Not located within an airport influence area or floodplain

*Accessibility within development and existing uses*

Internal circulation and site layout are further detailed during ASP

Close to the light rail station, and RTD bus stops



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Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

*Minimize disruption to existing vegetation, streams, lakes, soil types*

Limited vegetation on-site (landscaping will be required)

No significant topographical features, streams or lakes

CGS has no objection

*Amenities provided enhance the quality of life in the area*

The proposed layout is designed to reflect the character of the surrounding neighborhood

Townhomes to the west sit at a higher elevation, which will help create a natural transition in building height



# Land Development Code



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Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

*Enhance usable open spaces and provide unobstructed open space and recreational area*

Expect to provide 40% open space on-site and shared outdoor space

Located near several trails and recreation areas

*Conformance with Comprehensive Plan*

Urban Growth Area



# Referral Comments and Public Comment



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Staff is not recommending any conditions of approval from the referral comments

Staff received one call from a resident expressing concerns about existing overflow parking on S Dallas Street and on-site security for the development

Written comments from another resident expressing concerns about parking, maintenance, and drainage

This same resident provided written comments after the Planning Commission meeting indicating they could not attend today's meeting. This resident is opposed to this project. Concerns include: Avanti's reputation, no planned office on site for residents, no provision made for increased traffic, insufficient provisions for the good of the community around them, and no access from Boston St.



# Staff Findings



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1. The proposed Dayton Station TOD Conventional Rezone is in general conformance with the Arapahoe County Comprehensive Plan.
2. The proposed Dayton Station TOD Conventional Rezone meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.2 for consideration and approval of a Rezoning application under the Land Development Code.



# Staff Recommendation: Conditional Approval

Consistent with the PC recommendation



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1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

