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Board of County Commissioner's Summary Report



Date: December 30, 2025
To: Arapahoe County Board of County Commissioners
Through: Kat Hammer, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: CZ25-001 Dayton Station TOD Conventional Rezone

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

ARD CO Dayton Station LLC (Avanti Residential), is requesting approval for the 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 Transit-Oriented Development (TOD) area from A-1 to Residential Multi-Family (R-MF) and is seeking to develop the subject property with for-rent townhomes.

It lies 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 proposed access is off S. Dalla Street.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This application is for Conventional Rezone (CZ). It is the zoning component of a two-part PUD process. The CZ relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected in the CZ and drainage reports may change along slightly with the final design and analysis or amendments to the CZ may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading plans.
2. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
 - South Metro Fire Rescue District (SMFR)
3. The site lies within Lower Cherry Creek drainage basin.
4. Right-of-Way adjacent to this development are within jurisdictions as follows:
 - City of Greenwood Village for S. Dallas St and
 - City and County of Denver for S Boston St.
5. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the governed jurisdictions.
6. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site public improvements, at time of the Administrative Site Plan.

Engineering Services Staff is recommending the land use application favorably.