



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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

Public Hearing

February 17, 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

Cash-in-Lieu of Land Dedication



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

5-3.2.B.3: Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

5-3.2.B.9: Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees

2025 Assessed Value \$1,810,598.00

Per Acre Value: 313,632.08

Cherry Creek School District requests \$149,470.78

Arapahoe County Open Space requests \$311,323.75



Staff Findings



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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 (with revised conditions of approval and one additional condition to address requested cash-in-lieu)



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. The applicant shall submit a revised Dayton Station Rezoning Plan consistent with the direction provided by Mapping staff within thirty (30) days of this approval.
2. The applicant shall submit a properly signed, dated, and stamped Phase I Drainage Report and Traffic Impact Study consistent with the requirements and procedures set forth in the Land Development Code.
3. Upon approval of the necessary Administrative Site Plan, but prior to final execution of the same, the applicant shall pay fees in lieu of land dedication to offset the impacts of the development per LDC §§ 5-3.2.B.3 & 5-3.2.B.9, in the amount of \$311,323.75 to Arapahoe County Open Spaces and in the amount of \$149,470.78 to Cherry Creek Schools.

