



AVANTI
RESIDENTIAL

DAYTON STATION REZONING

**UNINCORPORATED ARAPAHOE COUNTY,
COLORADO
(CZ25-001)**

PLANNING COMMISSION

DECEMBER 2, 2025

AVANTI RESIDENTIAL

MULTIFAMILY INVESTOR, OPERATOR, OWNER & DEVELOPER

Location: Denver, Colorado

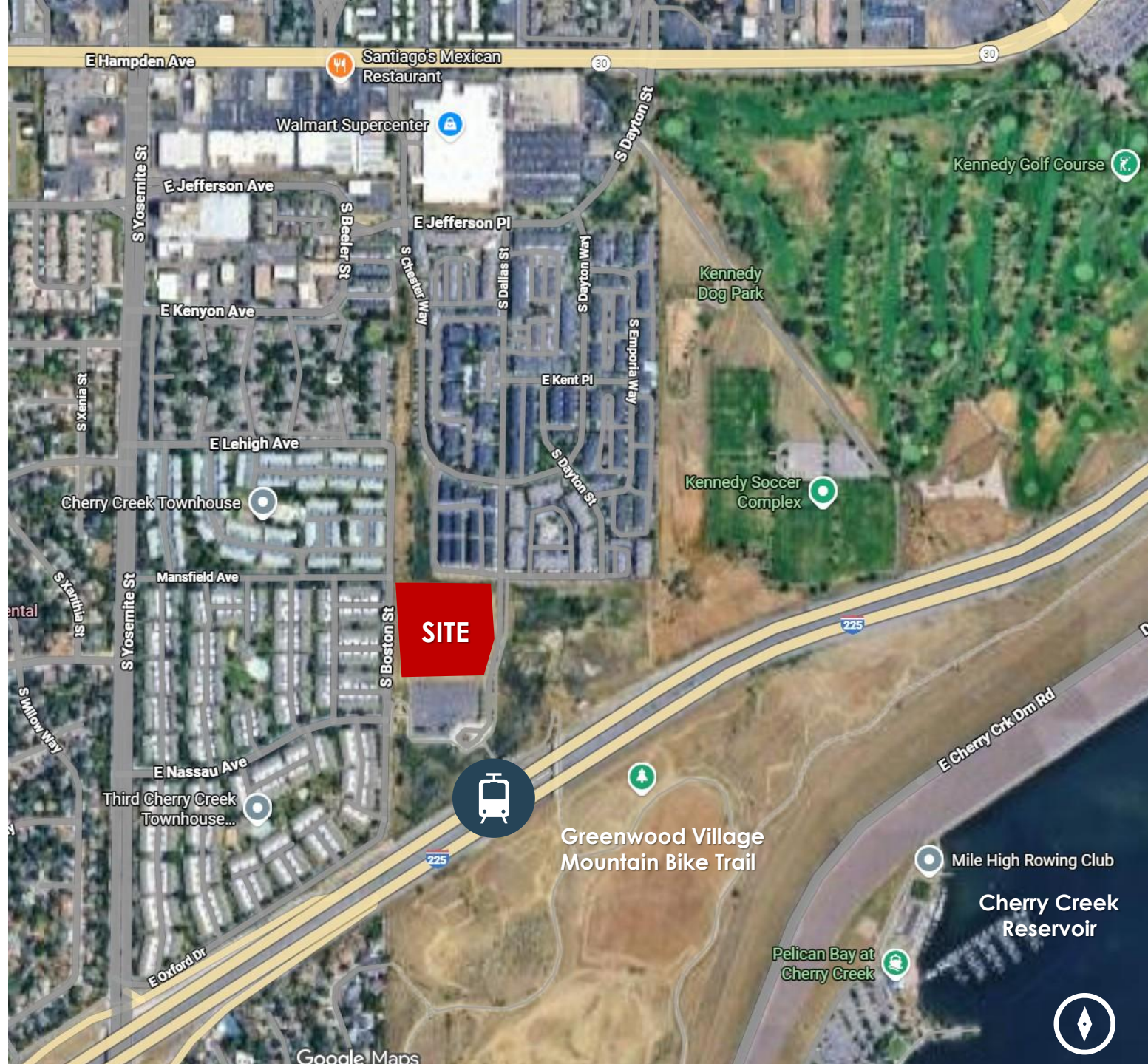
HIGHLIGHTS

- Colorado based, family-owned company founded in 2005.
- Owns and operates 11,067 units in 8 states, serving 20,000+ residents
- Avanti has co-developed 2 projects in Denver- most recently a 78-unit rental townhome community in the Sun Valley Neighborhood.
- This development team has delivered 8,500+ units ranging from market rate, mixed income, affordable, senior and low-income housing.



Vicinity Map

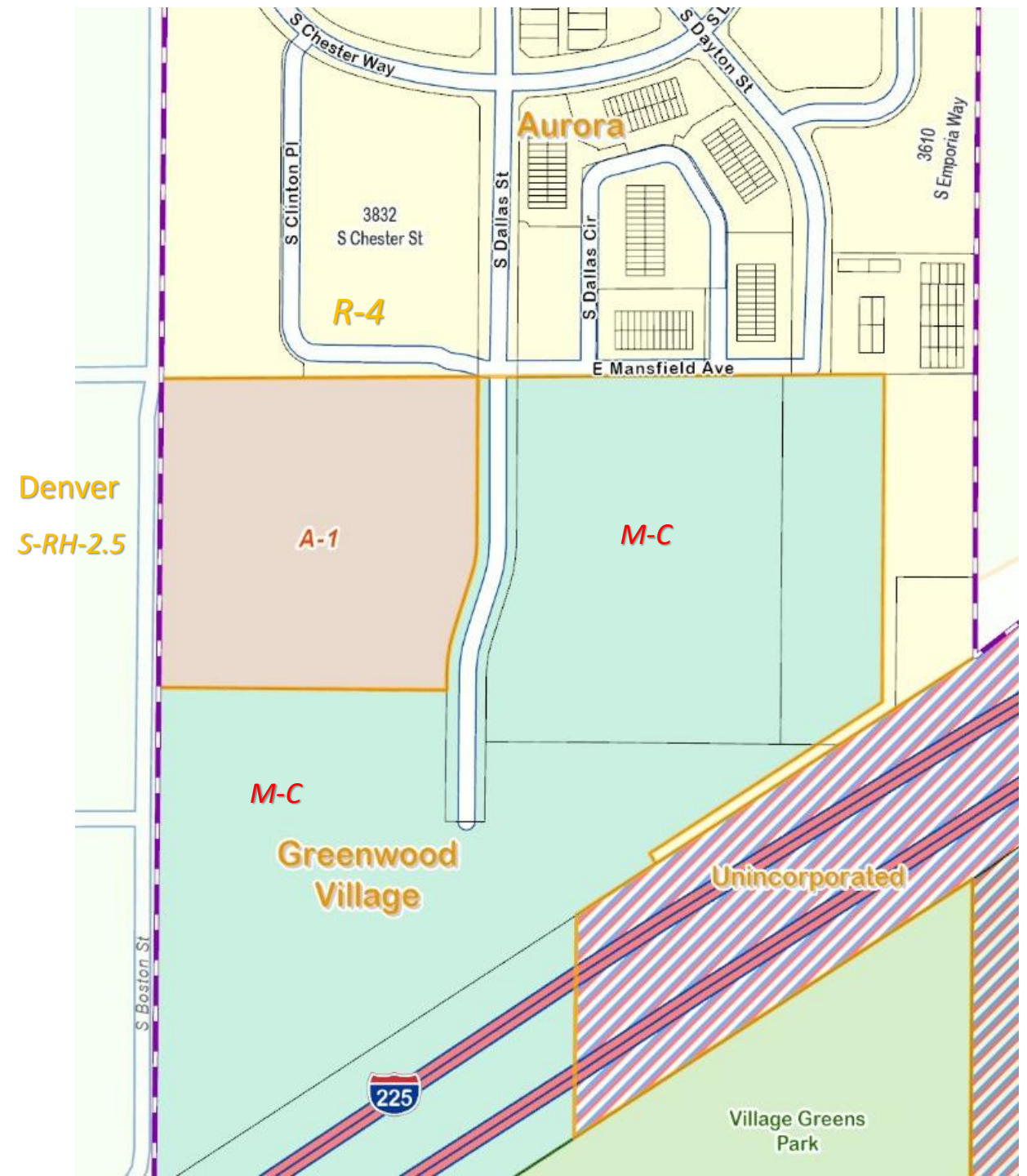
- 5.77- acre site within the Dayton Station TOD area.
- Within a mile radius of employment centers, shopping, and services along Hampden Ave.
- Excellent access to open space and parks (Kennedy Dog Park, Kennedy Soccer Complex, Greenwood Village Mountain Bike Trail, Village Greens North Trail and Cherry Creek Trail).



Site History

UNINCORPORATED ARAPAHOE COUNTY

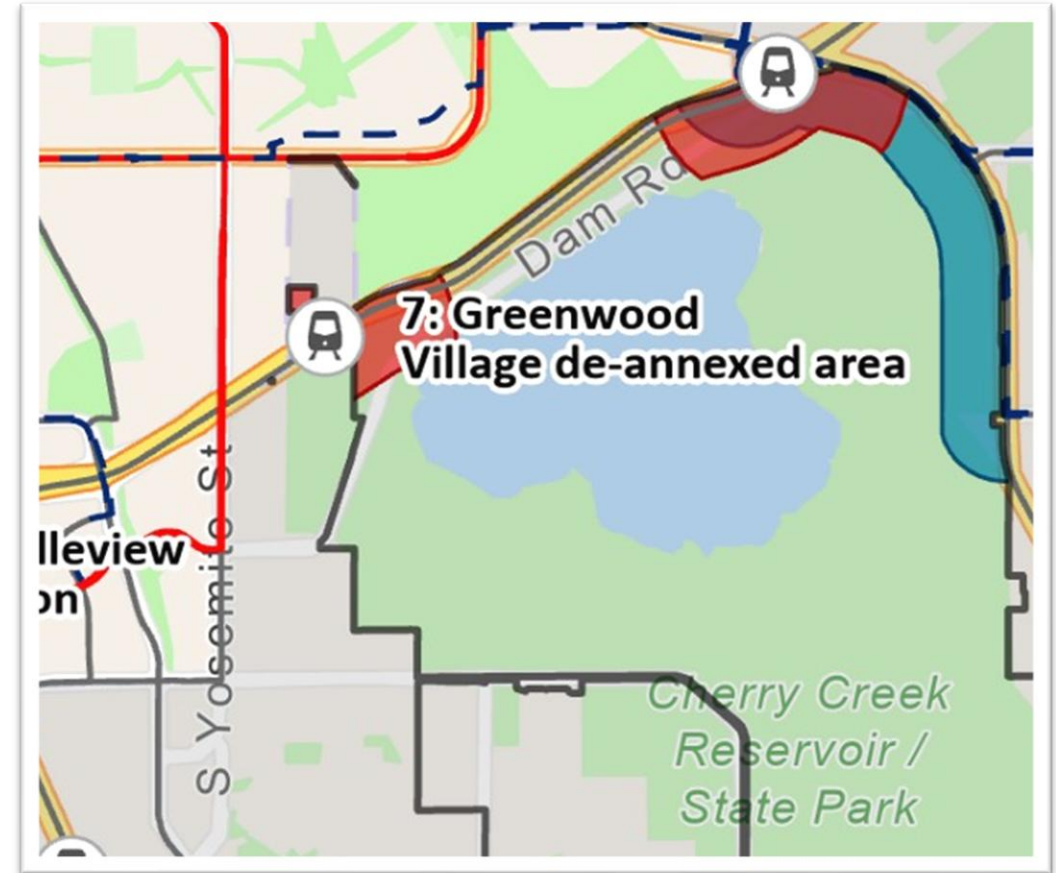
- Part of the Hampden Town Center master plan area with existing regional infrastructure
- Site was de-annexed from Greenwood Village in 2024 and was default zoned A-1
- Cannot be annexed into Denver
- Explored annexation into Aurora but City wanted high density apartments
- Vacant for 15 years



Zoning

REZONE REQUEST

- Rezone request to Residential Multi-Family (R-MF)
- Site is mapped by County as an eligible area for rezone



Eligible areas in the County for a rezone to MU or R-MF

Residential Multi-Family (R-MF)

REZONE REQUEST

Sec. 2.3.14 Arapahoe County Land Development Code

- The purpose of the R-MF district is to **establish and preserve residential districts** that are **appropriate for higher-density multifamily housing** and neighborhood-serving commercial uses.
- The R-MF district is intended to be conveniently located near collector and arterial streets, with **easy access** to major employment and **activity centers**, and public amenities or complementary uses and activities such as schools, **parks, open space**, and **public transit**



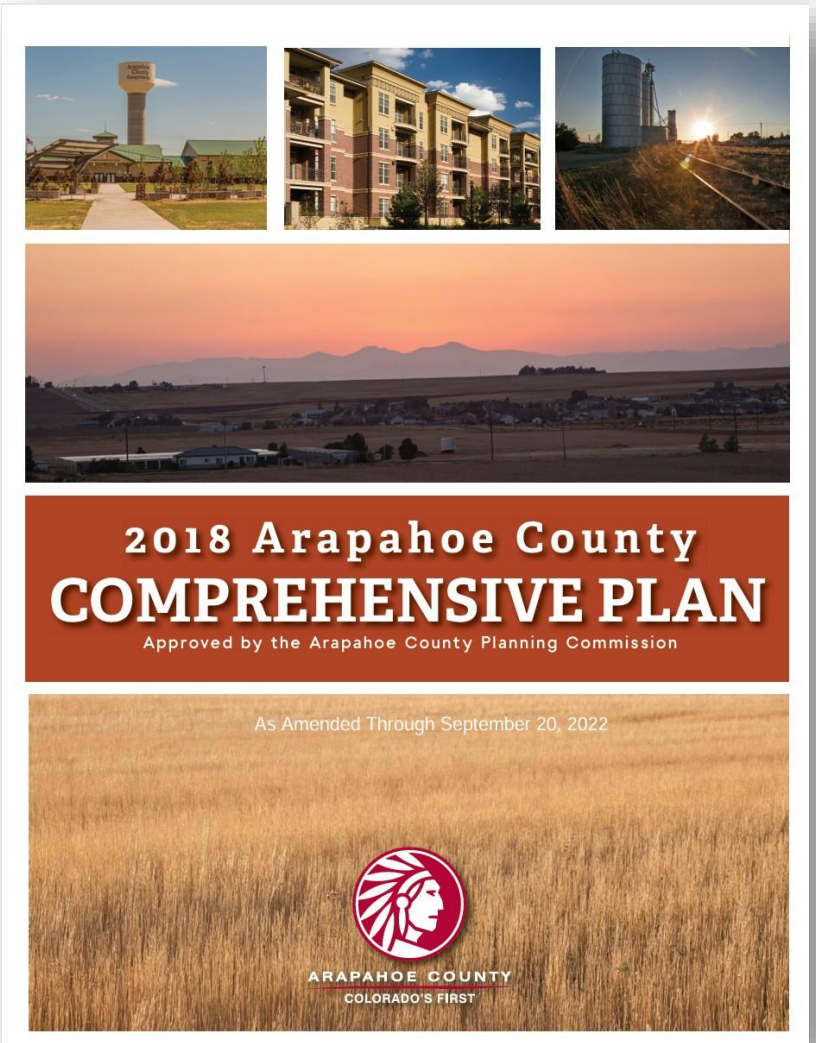
Dayton Station Townhomes north of subject property

Arapahoe County

2018 Comprehensive Plan

PLAN SUPPORT

- Policy GM 1.2 - Encourage Infill Development **that is compatible with existing land uses** in the Urban Area to **take advantage of existing public infrastructure and services** (p.40)
- GOAL NL 2 - Ensure **Compatibility** between New Development and Existing Neighborhoods (p.70)
- Policy TM 2.2 - **Support Public Transit-**
Strategy TM 2.2(d) - Create a Land Use Pattern to Support Transit in Designated Growth Areas (p.92)



County Housing Needs

ARAPAHOE COUNTY 2019 HOUSING STUDY

- Lacking **5,114 “missing middle” housing units** (p.22).
- **Persistent gap** in both **rental** and for-sale **housing across all income brackets** (p. 24).
- Many middle-income renters, those earning more than \$73,000 annually- do not qualify for affordable housing programs **but still face challenges saving for homeownership.**



Compliance with HB24-1313

HOUSING IN TRANSIT ORIENTED COMMUNITIES

1. Advancing Housing Density Targets

HB24-1313's requirement for a minimum of 15 units per acre in designated "transit centers."

2. Zoning Compliance in Transit Centers

HB24-1313's requirement to ensure that designated Transit Oriented Communities have the appropriate zoning capacity to meet their Housing Opportunity Goal

3. Streamlined Permit Approval

Rezoning provides an administrative path to permit approval, supporting the bill's mandate for simplified development processes in transit-oriented zones.



Compliance with HB24-1313

HOUSING IN TRANSIT ORIENTED COMMUNITIES

4. Eligibility for State Infrastructure Grants

Meet certification criteria for transit-oriented communities, Dayton Station makes the County eligible for \$35 million in state infrastructure grants.

5. Supporting Safer, Walkable Streets

The project includes sidewalk improvements along Dallas Street, contributing to HB24-1313's transportation study goals for safer, more walkable environments near transit.



Conceptual Site Plan



- 94 for-rent townhome units
- 213 parking spaces

Legend

- A Deciduous Tree
- B Ornamental Tree
- C Evergreen Tree
- D Planting
- E Lawn
- F Native Seed
- G Concrete Paving
- H MSE Retaining Wall
- I Monument Sign

* reference enlargement sheets for details regarding the backyard and frontyard design prototypes

**Images are conceptual and subject to change.*

Public Outreach

- Neighborhood Meeting held on 8/18/2025 at Hampden Branch Library.
- Virtual neighborhood meeting on 9/15/2025 with the Town Center Terrace HOA, Hampden Town Center HOA and Owner's Association.
- Several one-on-one meetings with concerned residents on-site.
- Connected Town Center Terrace HOA, Hampden Town Center HOA and IMT residents with Aurora Councilwoman Hancock regarding concerns about public safety.



Traffic

- Traffic Impact Study by Fox Tuttle Transportation Group was submitted to the County as part of the rezoning application for review and approval.
- The site was master planned 15 years ago and streets were designed to accommodate 300 units at this site.
- With site access provided via Dallas Street, the development is **not anticipated to exacerbate existing safety concerns or create new crash risks in the surrounding area.**



Property Management + Safety

- Dedicated staff to resolve issues and maintenance along with regularly scheduled maintenance and operations.
- Residents use an app for service calls and issue reporting. Most issues resolved within a few hours during business hours.
- Roaming security detail with regular patrol through drive-through or walking onsite.
- Operates like a townhome development.



Community Benefits

- An approximately **\$60 million investment** in Arapahoe County.
- Provides much needed **missing middle housing** as identified in the Arapahoe County Housing Needs Assessment.
- Helps Arapahoe County **comply with State HB24-1313** and be eligible to capture millions in funding for public infrastructure improvements.



Conformance with Decision Criteria

Arapahoe County Land Development Code 5-3.2.B

- ✓ Adequate Public Facilities.
- ✓ Compatibility between proposed development and surrounding land uses, and the natural environment.
- ✓ Allow for the efficient and adequate provision of public services.
- ✓ Enhance convenience for residents by ensuring employment, housing, leisure and retail are in close proximity.
- ✓ Ensure public health and safety.
- ✓ Accessibility within the proposed development and between development and adjacent uses. Adequate on-site traffic circulation, public transit, pedestrian avenues and parking.
- ✓ Minimize disruption to existing physiographic features.
- ✓ Ensure amenities enhance the quality of life in the area.
- ✓ Application complies with requirements of the LDC and is in general conformance with the Comprehensive Plan.



Thank you.

