



---

**SUBJECT: STUDY SESSION ON PROPOSED COUNTY REZONING FOR COMPLIANCE WITH HB24-1313 (TRANSIT ORIENTED COMMUNITIES)**

Jason Reynolds, Planning Division Manager, Public Works & Development Department  
Ava Pecherzewski, Development Review Planning Manager, Public Works & Development Department  
Loretta Daniel, Long Range Planning Manager, Public Works & Development Department  
Gretchen Ricehill, Special Projects Planner, Public Works & Development Department

---

**Background**

[Click or tap here to enter text.](#)

Colorado House Bill HB24-1313, the Transit Oriented Communities bill, was signed into law by Governor Polis on May 13, 2024 (attached). The bill requires municipalities to establish “Housing Opportunity Goals” (HOG) around transit stations and transit centers (i.e., around light rail stations and major bus line corridors) and provide zoning that allows high-density residential development through an administrative process in these areas. The Planning Commission had a study session on this topic on December 2, 2025 (staff report attached) and the BOCC has also had previous study sessions regarding this legislation on February 11, 2025, June 24, 2025, and July 28, 2026.

At the February 2025 BOCC study session, staff presented eight potential transit areas that the County could pursue rezoning to meet the state-mandated HOG. Ultimately, the BOCC directed staff to focus rezoning efforts on three areas: the Federal Boulevard enclave area; the Four Square Mile area; and the Inverness area near the Dry Creek Light Rail station.

At the June 2025 BOCC study session, staff shared Arapahoe County’s Housing Opportunity Goal (“HOG”) that was submitted to the Department of Local Affairs (DOLA). The overall HOG for the unincorporated county was 24,463 housing units. Meaning, the County needs to provide zoning for properties within one half-mile of these transit areas to allow residential density that would allow up to 24,463 dwelling units (based on the acreage of the parcels surrounding the transit areas). With an estimated ‘zoned density’ around transit areas of 5,287 units (current zoning in place that allows this much density), Arapahoe County will need to approve added zoning density for approximately 19,176 additional units.

Over the past several months, staff have prepared draft rezoning maps for these three areas to allow enough density to meet the HOG and have held community outreach meetings to obtain resident and property owner feedback. The three proposed rezoning maps are attached. A summary of the proposals and community feedback is as follows:

**Federal Boulevard Bus Transit Area (“Federal Enclave”)**

Staff prepared a map of potential properties to rezone within one half-mile of the Federal Boulevard bus line, located on the west side of Federal, south of Girard Avenue, north of Hamilton Place, and east of Knox Court (attached is a boundary map for the Federal Enclave rezoning). The area is currently zoned with multifamily (R-4, R-5, R-PH) and commercial zoning (B-3, B-4, and commercial planned unit development). The proposed map would rezone the parcels on the west side of Federal Boulevard and several properties along Knox Court and Irving Street to Mixed Use (MU), which allows commercial uses and a minimum residential density of 35 dwelling units per acre. The remaining parcels within this property boundary would be rezoned to Residential-Multi-Family (R-MF) which allows a density range between 13-35 dwelling units per acre. In sum, 39 parcels are proposed to be rezoned to Mixed Use (MU), with a potential density of at least 566 dwelling units; and 73 parcels are proposed to be rezoned to Residential-Multi-Family (R-MF), with a potential density of at most 650 dwelling units.

A community meeting to share the proposed rezoning map was held on February 10, 2026, at the Sheridan Public Library. There were approximately 21 attendees and surveys were handed out. Attached to this report are the survey results. Overall, 69 percent of respondents were either supportive or neutral about the rezoning, while 31 percent were not in support. The main concerns with the proposed rezoning were increased traffic, parking issues, building height, and an increase in crime. Among those in support of the additional density, respondents expressed a preference for a more medium-sized level of density, preferring townhomes and duplexes over apartment complexes.

Staff also received feedback from property owners on Girard Avenue whose parcels were proposed to be zoned MU that they felt the minimum density of 35 dwellings per acre was too high. Accordingly, staff revised the proposed rezoning map and changed two parcels on Girard Avenue close to Federal Boulevard from MU to R-MF. Staff then held a second community meeting on July 9, 2026, at the Sheridan Public Library to share the revised rezoning map. Attached to this report is the revised Federal Enclave rezoning map. The current proposed rezoning map would allow zoning for at least 1,216 dwelling units.

### **Dry Creek Light Rail Station Transit Area (Inverness)**

The second area proposed for rezoning involves properties within one half-mile of the Dry Creek Light Rail Station; the majority of the property outside the City of Centennial and within unincorporated Arapahoe County limits is located in the Inverness neighborhood, east of I-25, south of Geddes Avenue, and north of County Line Road. The proposed Dry Creek Transit Area rezoning map is attached.

Staff prepared a proposed rezoning map that rezones the parcels within one half-mile of the Dry Creek station, and some slightly further but adjacent, to MU. Given that Inverness is generally developed with commercial, restaurant, office, and townhomes/condos, staff felt it was more

appropriate to rezone this area to a higher density that also allows commercial uses. The properties currently developed with townhomes and condos in the Villas at Vallagio and Vallagio at Inverness were not included in the proposed rezoning, nor was the golf course. The proposed rezoning map for the Dry Creek Light Rail Station is attached. As in the Federal Enclave, staff initially calculated density at 35 dwelling units per acre. In sum, 46 parcels are proposed to be rezoned to MU, which results in a total density of at least 6,951 dwelling units.

A community meeting was held on May 6, 2026, in the Arapahoe Boardroom at the Lima Office Campus. There were approximately 35 attendees at the meeting, and an online survey was also posted to the website. All but one attendee was a resident of either the Villas at Vallagio or Vallagio at Inverness condo development. While neither of these developments was included in the proposed rezoning, there were many residents who were visibly frustrated with the proposal, and the common themes heard by staff were the perceptions that multifamily apartments will bring increases in crime and create traffic and parking problems for their community. It is also of note that within the community there are currently five apartment complexes in Inverness, with a total of 1,318 dwelling units. While staff did send written invitations to all the affected commercial property owners in Inverness, many owners are out-of-state corporations, which contributed to the low commercial ownership turnout. The one commercial owner representative who attended the meeting expressed support for the proposed rezoning.

As noted above, an online survey was open to the public from April 15<sup>th</sup> to May 10<sup>th</sup>. Staff received 185 online survey comments, two paper survey comments at the community meeting, and two email comments; one from a resident of the Villas at Vallagio and one from the Vallagio at Inverness HOA. Attached to this report are the Dry Creek community surveys and email feedback. Overall, 68 percent of respondents were opposed, 20 percent in support, and 12 percent neutral about the proposed rezoning. The main concerns with the proposed rezoning were increased traffic, parking issues, lack of infrastructure (water), and increase in crime and noise. Among those in support of the additional density, respondents expressed a preference for a more medium-sized level of density, preferring townhomes and duplexes over apartment complexes.

Of the 44 properties proposed to be rezoned to MU in this Inverness area, 32 have an approved PUD plan. The underlying Preliminary PUDs for these office areas allow a 100- or 120-foot height limit. While the proposed rezoning to the new MU zone would allow more land uses on these properties, including residential, it would also set a maximum height limit of 75 feet. Staff did not hear any specific concerns from the property owners in this area about the reduced maximum height. A discussion with the BOCC on a potential remedy for this is noted below with direction given for a code amendment.

Given that increased traffic was a significant concern for current Inverness residents, staff

contracted with Stolfus and Associates to prepare a traffic study of the potential traffic impacts that could result from increased density in the Inverness area. This traffic study was ongoing at the time this staff report was prepared. Staff will report back with the findings.

To address community concerns about infrastructure, staff met with the Inverness Water and Sanitation District on July 28<sup>th</sup> to discuss its capacity vis-à-vis the housing density that would result from the proposed rezoning. Inverness Water informed us that they currently only have capacity to serve approximately 1,000 more dwelling units. This is well below the proposed zoning capacity of 6,700 units. If water capacity hits its peak, it is likely that a developer will need to obtain water from another source in order to get a project approved (all site plans must meet strict requirements, including the ability to provide water to serve the residents). Nevertheless, leaving the proposed rezoning map as-is with the allowed number of units will meet our requirements from the State to have the allowable zoning in place. As a practical measure, however, it is possible that not as many units could be built in the Inverness area unless an alternative water source is secured.

#### **Four Square Mile Bus Transit Area (Parker/Illiff)**

The third area under consideration is within the Four Square Mile area and aims to rezone certain parcels to align with goals of the upcoming draft Four Square Mile Subarea Plan. Several parcels along Parker Road, E. Illiff Avenue, S. Quebec Street, and S. Syracuse Way are proposed to be rezoned to Mixed Use (MU), which allows a higher density and are closer to bus transit lines, while parcels in other areas along S. Quebec Street, S. Clinton Street, S. Dayton Street, and S. Valentia Street are proposed to be rezoned to Residential-Multi-Family (R-MF). In sum, a total of 129 acres is proposed to be rezoned to MU and about 119 acres are proposed to be rezoned to R-MF, together having the potential to yield about 8,680 dwelling units to our HOG. The proposed rezoning map for Four Square Mile is attached.

A community meeting was held on June 25, 2026, at the Eloise May Library to share the proposed rezoning map. There were approximately 50-60 attendees at the meeting, and an online survey was also posted to the website between June 25 and July 10, 2026. Staff received 14 online survey comments and additional direct email comments to staff. Attached to this report is the Four Square Mile Survey. Overall, seven percent of respondents were opposed to the proposed rezoning, 78 percent were in support, and 14 percent were neutral about the proposed rezoning. The main concerns with the proposed rezoning were increased traffic and noise, followed by parking issues and insufficient infrastructure (lack of water). The loss of existing character also ranked fairly high in the results.

As a result of the community meeting, three property owners asked to be included in the areas to be rezoned. These were parcels located off of S. Willow Street and Colorado Avenue. Staff is considering these requests and will determine if these parcels should be included. A second

community meeting to share the revised map is scheduled for August 26, 2026.

**Recent BOCC Direction:**

Staff shared the draft rezoning maps for the three designated areas with the BOCC at a study session on July 28, 2026. If the HOG calculations for MU-zoned properties are calculated at just the minimum density of 35 dwelling units per acre, the County will be about 2,329 dwelling units short of meeting its mandated HOG. Because of this, staff looked for opportunities to increase density. Staff proposed adding an additional area for rezoning: the small area of unincorporated county properties along S. Quebec Street, west of I-25 and north of E. Belleview Avenue. The total acreage of this property is 4.394 acres; if rezoned to Mixed Use (MU), there would be a required minimum zoned density of 154 dwelling units. Within this area, 2.26 acres are owned by Taco Bell and McDonald's, and the remaining 2.134 acres are an RTD Park and Ride owned by CDOT. RTD is exploring options for adding housing on and near some Park and Ride facilities, including this one. If we rezoned just these properties, the County would still be short of meeting its HOG by 2,175 units. The BOCC directed staff to include this area in the proposed rezonings. Staff is working to schedule meetings with stakeholder property owners in this area to discuss the proposed rezoning and to obtain feedback.

Additionally, in order to address the fact that maximum building heights in the Dry Creek/Inverness area would be lowered from the currently-allowed 100 to 120 feet in the existing PUD plans for this area to 75 feet maximum in the MU zone district, the BOCC directed staff to initiate a Land Development Code (LDC) Amendment to create a new "MU-X" zoning district for this area, that would allow a 100-foot building height. The City of Centennial borders this area, and its current zoning allows a 100-foot height limit.

Staff was also directed to hold a stakeholder meeting with the Inverness Metro District to discuss the proposed rezoning map. Staff is working on coordinating a meeting and will report back in the next staff report.

**ACTION REQUESTED**

The proposed rezoning maps reflect direction received from the Board of County Commissioners and staff-recommended changes. Staff would like the Planning Commission to evaluate these draft rezoning maps and provide feedback and recommendations prior to advancing this to a public hearing before the Planning Commission on October 20<sup>th</sup> and to the Board of County Commissioners on November 24<sup>th</sup>. Staff will be sending out referral comment requests from various agencies, including water and sanitation districts, HOAs and metro districts, to obtain feedback prior to the public hearings.

**ATTACHMENTS**

1. HB24-1313 – The Transit Oriented Communities Bill
2. PC Staff Report from 12-2-2025 Study Session
3. Draft Federal Enclave Rezone Map
4. Federal Enclave Survey Results
5. Draft Dry Creek/Inverness Rezone Map
6. Dry Creek/Inverness Survey Results & Comments
7. Draft Four Square Mile Rezone Map
8. Four Square Mile Survey Results & Comments
9. Draft Quebec/Bellevue Rezone Map