



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Dayton Point Townhomes Specific Development Plan – Zoning SDPZ23-001

Board of County Commissioners Public Hearing

October 28, 2025





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Applicant: Alpert Multifamily
Development, LLC

Project Proposal: Specific Development
Plan. Rezone a parcel from R-PH to PUD
to accommodate 37 townhomes.

Project Location: 9500 E. Mississippi Avenue

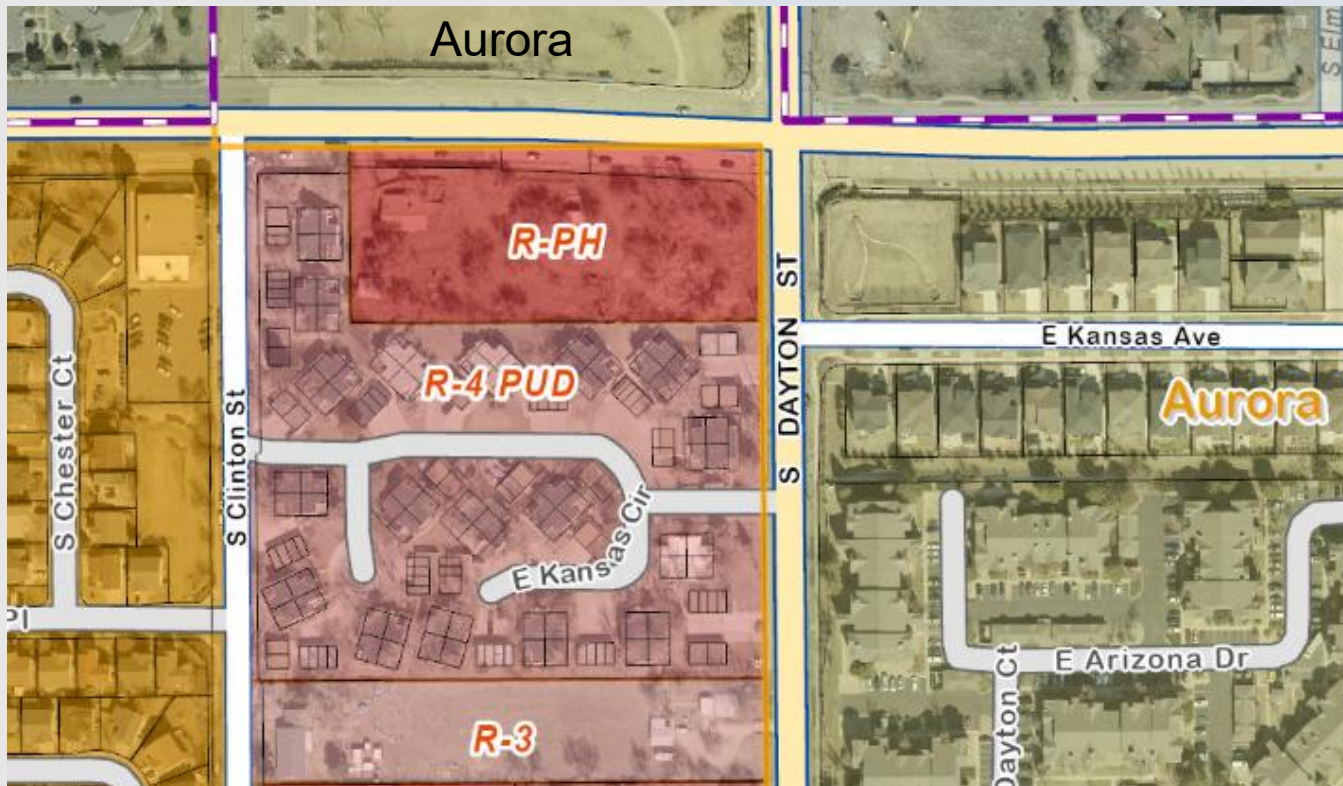
Staff: Sue Liu – Engineering Services



Vicinity & Zoning Map



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Zoned: R-PH, Residential PUD-High Density

Surrounding Properties:

North: School, City of Aurora

East: Detention Pond, Crossing Metro District

Southeast: Single-family residential, Apartments, City of Aurora

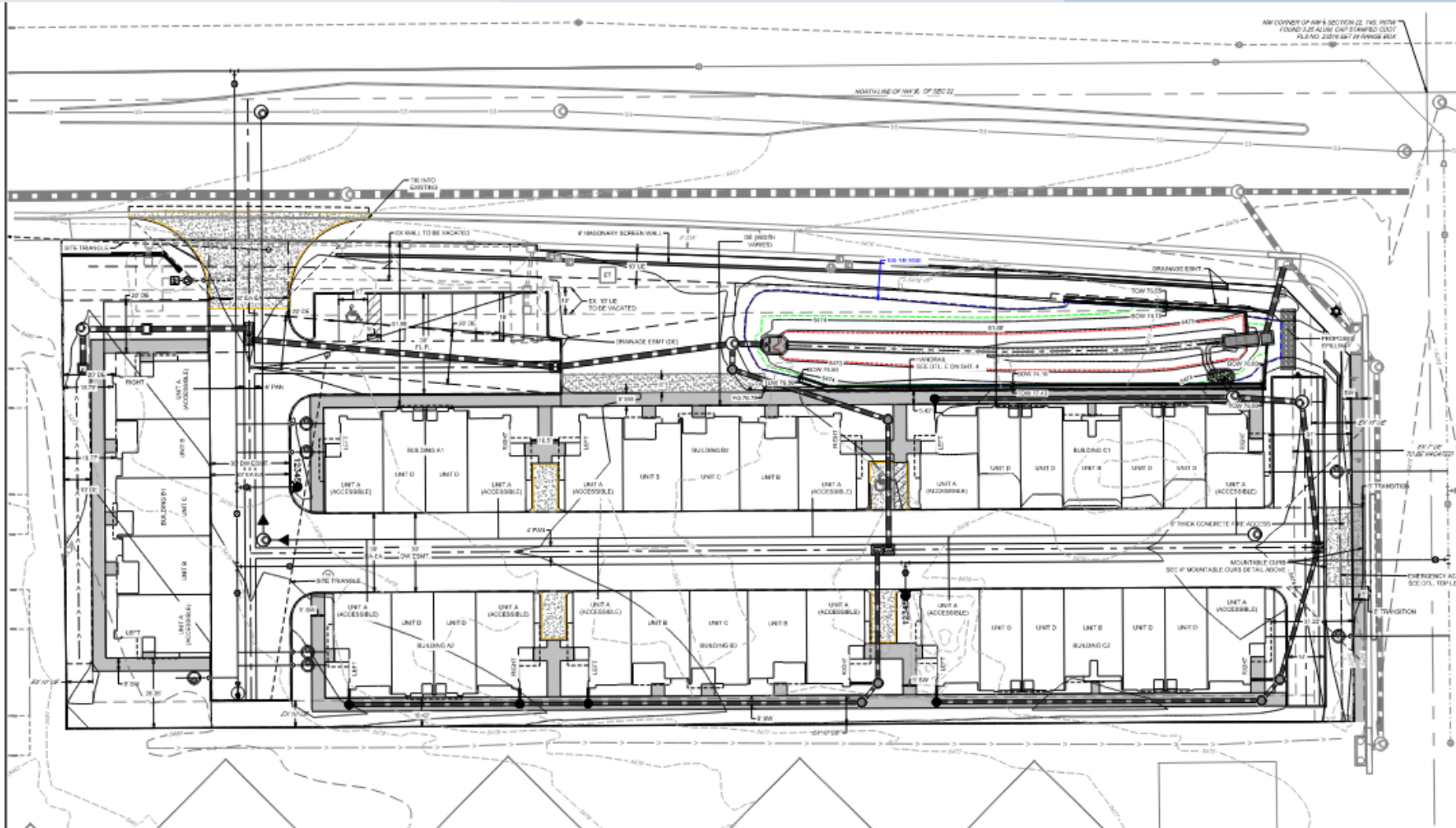
South: Condos, zoned R-4 PUD

West: Condos, zoned R-4 PUD

Land Use: Parcel contains residential structures and a garage



Property Size: 1.947 acres
Units: 37 units
Open Space: 37%
Access: E. Mississippi Ave.
Emergency Access: Dayton Street



Comprehensive Plan & Land Development Code



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- The subject site is located in the Four Square Mile Sub-Area Plan and designated as Multi-Family.
- Development density is from 13 to 25 dwelling units per gross acre. The project's proposed density is 18.74 du/ac, which aligns with the MF designation.
- Proposed application meets the Land Use Development criteria.
 - Adequate access to the parcel.
 - Development can be served (water, sanitary, fire, schools).
 - Compatible with the surrounding area.
 - Accessible recreation for residents (High Line Canal trail).



Referral and Public Comment



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- Referral comments received.

Cherry Creek School District: Cash-in-lieu of land dedication for public school sites value is \$54,520.99.

South Metro Fire District: Apply for inclusion into the fire lane program and depict the locations of the three required fire hydrants at the time of the Administrative Site Plan

- No public comment received.



Neighborhood Meetings



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- Two meetings; 1) neighborhood; and 2) Four-Square Mile Neighborhood Group.
- Comments
 - Access for the development.
 - Perimeter fencing.
 - Compatibility of the proposed townhomes and wall with surrounding developments.
 - Lighting for safety.



Conditions of Approval



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1. Before the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Before the signature of the Specific Development Plan with Zoning, the applicant shall pay the total cash-in-lieu fee of \$70,800.99. This cash-in-lieu fee shall be distributed as follows:
Cherry Creek School District: \$54,520.99; Public Parks: \$15,628.80; and Other Public Purposes: \$651.20.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Specific Development Plan - Zoning.

