



HIGHLANDS RANCH COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE

DATE: February 23, 2021

MEETING MINUTES

I. Call to Order

The meeting was called to order at 6:10 p.m. by Doug Flin. The meeting was chaired by Doug Flin.

- Roll call was taken by CIS Manager Cassie Thomas and **quorum was not established**. However, Vice-Chair Erik Okland arrived at 6:26 PM, and quorum was then established.

Member Name	Present	Absent	Excused
Zell Cantrell, Chairperson			✓
Erik Okland, Vice-Chair	✓		
Ariel Madlambayan, Secretary			✓
Doug Flin	✓		
Karie Westphal	✓		
Rob Mierau	✓		
Greg Banks			✓

Also in attendance:

HRC A STAFF: Cassie Thomas, CIS Manager
 Michael Klingl, FHA Architects
 Harlan Faust, FHA Architects
 Tim Noonan, Sweetgreen
 Julia Branzell, Sweetgreen
 Kim, Sweetgreen
 Amanda Bernard, Trylon

II. Sweetgreen- 9215 South Broadway | Site Improvement Plan

Scope of Project: Site Plan Modification for modern version of “car-hop” service restaurant. Renovations to existing building include paint, material changes, living plant wall, and outdoor patio seating. Proposal includes canopy parking structure for parking while ordering and waiting for car side delivery. Drive thru will also remain.

Mr. Tim Noonan, of Sweetgreen, gave the Committee an overview of the Sweetgreen concept and walked them through the site plan and elevations.

Review Comments:

- The Committee appreciated the restaurant concept, presentation and the work that had been put in to improving the overall appearance of the site.
- There was extensive conversation surrounding the architectural components of the building. The Committee expressed that the west and south elevations require more detailing, especially the south elevation. While the Committee is receptive to the green paint in moderation, it should not be the primary detail.
- Concerns were expressed regarding the living plant wall on the west elevation. Between the temperature swings and the intense heat that would be on the west wall, it would be very difficult to maintain an attractive living wall.

- The Committee requested the applicant continue working on improvements to the elevations and resubmit, along with a landscape plan.

III. 9330 S. University Blvd. | Dish Wireless Antennas

Scope of Project: Dish Wireless is requesting approval to install three (3) panel antennas, twelve (12) RRU's, three (3) hybrid cables, and 1 equipment cabinet. Antennas will be stealth behind screen wall to eliminate any negative visual impact.

Ms. Amanda Bernard, of Tylon, was in attendance and made a brief presentation to the Committee.

Review Comments:

- Overall, the Committee appreciated the efforts to conceal the units and equipment.
- The Committee would like the applicant to consider continuing the screen wall along the east elevation, as there are concerns the equipment could be seen from the entry drive or University. The other option would be to run a screen wall across the roof, enclosing the equipment area.
- The Committee sought verification that the existing metal standing seam roof was readily available to ensure a cohesive look with the existing screen wall on the west side of the rooftop.

IV. Los Dos Portrillos | Paint Scheme

Scope of Project: The restaurant has requested to modify the paint scheme to match that of the Parker location.

Ms. Thomas had previously sent photos of the paint mockup on the building to the Committee. Concerns had been expressed about the white proposed. Ms. Thomas presented three alternative colors, seeking feedback from the Committee before sharing the colors with the applicant. The Committee was amenable to the colors but would like more variations of color and masking on the building. Ms. Thomas will continue to work with the applicant.

V. Non-Agenda Resident Comments-

There were no residents present.

VI. Discussion on Updates to the Commercial Guidelines

Discussion on the updates were tabled due to not all Committee members being in attendance.

VII. DRC Review of January 2021 Minutes

Review of the January 6, 2021 minutes were tabled.

With no further business, the meeting adjourned at 8:06 pm.

Approved via virtual meeting 3/10/2021.

Zell Cantrell, Chairperson
Development Review Committee

Erik Okland, Vice-chair
Development Review Committee