



HIGHLANDS RANCH COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE

DATE: March 10, 2021

MEETING MINUTES

I. Call to Order

The meeting was called to order at 6:01 p.m. by Chairman Zell Cantrell.

Roll call was taken by Secretary Madlambayan.

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:

Cassie Thomas, HRCA CIS Manager

Dora Simonds, Sonic

Mike Bailey, HRCA CIS Director

W. Harder, Sonic

Jamie Noebel, HRCA Community
Relations Director

Jesse Culbertson, Sonic

Karen Burch, HRCA Delegate

Ryan Trease, Sonic

Vic Lauer, KL Architects/Ent Credit Union

Joe Morian, Sonic

Chris Chillino, KL Architects/Ent Credit Union

Jerry Davidson, Perception Design
Group/Sonic

Todd Wheeland, Ent Credit Union

II. Review and Approval of January 6, 2021 and February 23, 2021

Action:

A motion was made by **Doug Flin** to Accept the January 6, 2021 minutes and publish as written, seconded by Ariel Madlambayan.

- **6** member(s) **Concur**;
- **0** member(s) **Dissent**;
- **1** member(s) **Abstain**.
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Action:

A motion was made by **Doug Flin** to Accept the February 23, 2021 minutes and publish as written, seconded by Rob Mierau.

- **4** member(s) **Concur**;
- **0** member(s) **Dissent**;
- **3** member(s) **Abstain**.

III. Review and Approval of DRC Committee Charter and Bylaws

Action:

A motion was made by **Doug Flin** to **Accept the DRC Committee Charter and Bylaws and publish as written, seconded by Ariel Madlambayan.**

- **7** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

IV. 8454 S. Quebec Street- Ent Credit Union | Site Improvement Plan

Scope of Project: Site Plan Amendment to convert existing restaurant to small branch credit union. Proposed exterior renovations and the addition of two parking lot Interactive Teller Machines (ITMs) with covered canopies.

Mr. Vic Lauer, of KL Architects, walked the Committee through the proposed changes. There was extensive discussion about the location of the Interactive Teller Machines. Overall, the Committee was pleased with the architectural changes proposed. The committee felt that there were significant issues that needed to be addressed before taking a vote and making a recommendation. Rather than take a vote the committee would like to review the projects again once the applicant has addressed the issues discussed.

Key Review Comments:

- Explore alternative locations for the Interactive Teller Machines (ITMs). There are several concerns including stacking issues with the proposed locations. Consider placing the ITMs back-to-back at the south end of the property and move to the west to allow for additional stacking.
- Remove rooftop mechanical equipment and screening where possible. Paint any equipment screening to remain.
- The existing brick and CMU cannot be painted and must remain in its natural state.
- Trash enclosure must have metal doors- the proposed vinyl will not be permitted.
- The site is over-parked with the use change- incorporate additional landscaping.
- Additional details are needed on signage. Note that the ITMs will be viewed as signage and count towards the allowable square footage.

V. 9551 S. University Blvd - Sonic Drive In | Site Plan Amendment

Scope of Project: Proposed 1,690 square foot freestanding Sonic restaurant on existing lot (currently serves as parking for surrounding businesses). Proposed materials include brick, metal accents with a wood grain feature and corporate branding colors of blue and red.

Several representatives from Sonic, as well as the Architecture and Engineering firm, were in attendance and made a brief presentation to the Committee. There was extensive discussion about the location. The committee felt that there were significant issues that needed to be addressed before taking a vote and making a recommendation. Rather than take a vote the committee would like to review the projects again once the applicant has addressed the issues discussed.

Key Review Comments:

- The site is not favorable for the proposed use, as there are several concerns related to additional traffic in an already very congested shopping center. Circulation and access issues

were consistent comments amongst all Committee members. It was also expressed that there are life, safety and welfare concerns regarding traffic congestion creating access issues to the Urgent Care facility.

- The site needs to function as a true pad site that does not interfere with the flow of the existing traffic and businesses.
- The area is a master planned area, in which each business on the perimeter has its own access. This site is co-mingled with parking of King Soopers, etc.
- The Traffic Impact Study needs to further evaluate the traffic within the access road and King Soopers parking lot. Please narrow the scope of the study.
- While the Committee appreciated the efforts of using all the existing curb cuts, etc. the site needs to be reconfigured to alleviate congestion issues. Internal traffic flow needs to be part of the overall plan.
- Concerns were raised regarding the Sonic Blue tower element. The blue is very vibrant. Explore methods to tone down the color.

VI. ZR2020-023- The Range | Planned Development

The Committee reviewed and discussed Douglas County referral ZR2020-023.

Project Summary: Planned Development (PD) rezoning to establish the Range PD consisting of 550 single-family dwelling units and 240 acres of open space within a total 399 acres. The site is located on the east side of US Highway 85 approximately at the intersection of US Highway 85 and Airport Road. After discussion, the Board approved of all comments being forwarded to Douglas County.

Key Review Comments:

- All residential buffers should be a minimum of 100' with a 300' residential buffer along the eastern property line bordering the Backcountry Wilderness Area.
- The Backcountry Wilderness Area is an 8,200-acre property that will share a 1.5-mile-long border with the proposed development. The Backcountry is owned and operated by the Highlands Ranch Community Association and is protected by a conservation easement. It is managed as a wildlife conservation area with limited human access.
- The location of the proposed development is the southern quarter of the western border of our property.
- The property is an important travel corridor and link for wildlife, connecting the Backcountry Wilderness Area to areas west of Highway 85, including the Pike National Forest and Plum Creek.
- Corridors and links in Douglas County are critical to protect wildlife from being physically isolated to certain areas by development. As development increases, corridors become more important.
- Noxious Weeds
 - It will be important for the development to invest significant funds to fight noxious weeds and keep them from spreading onto neighboring properties such as the Backcountry and Cherokee Ranch and Castle to the south. Noxious weed management should begin as soon as dirt is moved and continue through completion of the development and on an on-going, annual basis.
- Trails/Recreation
 - Trails should be placed as far away from the Backcountry border as possible to reduce the disturbance from humans on a trail to the wildlife within the

- Backcountry borders. There are studies that show wildlife are impacted by human movement and shapes from great distances.
- Noise, Sight, and Light Pollution
 - Homes should be located as far away from the Backcountry as possible. The importance of a significant corridor on the east side of the development cannot be overstated. The goal of such a corridor would be to limit the impacts of humans to The Range property. The closer development is to the Backcountry, the larger and further the impact will be into the Backcountry. Even though development may stop at the property line, the impacts of the development on wildlife and habitat can extend further.
 - There should also be a significant corridor along the south edge. The property to the south is also likely to be developed in the future. If that happens, a significant corridor on its north end would match up with a corridor on this development's south end to enhance the corridor function.
 - Development in general should be situated close to areas that are already developed as much as possible.
 - Trespassing
 - Human encroachment into areas that are not open, and/or are private property increases near residential areas. This trespass causes harm to wildlife in a plethora of impacts that can cause wildlife to alter their behavior at best and vacate an area at worst. To protect the Backcountry's wildlife resources it will be important to address human trespassing onto private property. Adequate fencing and signage along with education will help. Experience in other areas of our property tells us that there is no way to avoid an increase in cost to the HRCA with monitoring trespassing, repairing cut fences, and posting expensive signs.
 - Access: there will be no access to the residents of the development to the HRCA property. This is an area of the property that is reserved for wildlife and does not have public access except for guided activities and programs that the HRCA provides.
 - Hunting
 - The Backcountry currently hosts over 30 hunts and hunters per year for elk, deer, coyote, and turkey. The area near this development is used for our hunts and will continue to be. The development should be aware of this and agree not to interfere.
- The Developer should be required to install perimeter fencing.

VII. Non-Agenda Resident Comments-

There were no residents present.

VIII. Discussion on Updates to the Commercial Guidelines

In depth discussion on the Commercial Guidelines was tabled due to time constraints.

With no further business, the meeting adjourned at 8:24 pm.

Zell Cantrell, Chairperson
Development Review Committee

Erik Okland, Vice-Chair
Development Review Committee

