



HIGHLANDS RANCH COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE

DATE: August 11, 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	✓		
Rob Mierau, Vice-Chair	✓		
Ariel Madlambayan, Secretary	✓		
Doug Flin	✓		
Karie Westphal	✓		
Erik Okland	✓		
Greg Banks	✓		

Also in attendance:

Cassie Thomas, HRCA CIS Manager

Terry Loock, Café Rio

Amanda Bernard, CSAi- Skyview Academy

Colin Campbell, Café Rio

Paul Battaglio, Dish Wireless- Skyview Academy

Kim Cook, Service First Permits- Café Rio

Chelsea Beckmann, Shea Properties- Postino

Trina Borja, Service First Permits- Café Rio

II. Review and Approval of July 14, 2021 Minutes

Action:

A motion was made by **D. Flin** to **Accept the July 14, 2021 minutes and publish as written, seconded by G. Banks.**

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

III. 6161 Business Center Drive- SkyView Academy | Site Plan Amendment-

Scope of Project: Site Plan Amendment for installation of DISH Wireless antennas and additional equipment on rooftop with screening wall.

Both Amanda Bernard of CSAi and Paul Battaglio of Dish Wireless presented the project. The Committee expressed the following concerns/questions:

- The Committee has concerns about the structure being attached to the parapet only on two sides- they feel roof penetrations will be needed. How will the wall remain stable if only secured on two sides and elevated to allow for drainage? Verification is needed on the structural connections.
- The Committee would like to see the antennas moved inboard as less screening may be required.
- There is concern that the tower elements are not integrated into the architecture of the building. Could be a consolidation of the towers, lowering the screen wall height, etc. as the scale is not compatible as submitted.

- All conduit on the south side of the building would need to be painted to match the surface it is on.
- There are discrepancies in the heights reflected in the drawings versus the photo simulations. Please confirm all heights.
- It is noted that the DRC is not a proponent of 5G and wants to ensure there is proper notification to the students in the school and the surrounding businesses.

Action:

A motion was made by **D. Flin** to **deny the project as submitted, seconded by R. Mierau.**

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

IV. Central Park Retail- Postino | Site Plan Amendment-

Scope of Project: Site Plan for new 4000+ square foot restaurant- Postino in the Central Park area (Plaza & Penny Lane), adjacent to the existing Ent Credit Union. Plans include building shell, patio with canopy, landscape and additional parking spaces.

Chelsea Beckmann of Shea Properties presented the project. The Committee expressed the following:

- Detailed landscape plan and grading plan must be submitted.
- Architectural enhancements are needed on the east elevation.
- There are concerns that the materials and colors do not transition at the corners; it is also suggested that the wainscot wrap around the corners at the northeast and southeast corners of the building.
- The Committee is favorable to the use of the corten metal finish but wanted verification it would be corten and not a prefabricated product.
- Dog waste stations are needed if dogs are permitted on the patio.
- The main entry at the north side of the building faces weather and ice challenges during the winter months.
- Details are needed on the patio rail and any other rails to be on site.
- Details are needed on site furnishings and will need to be submitted by Shea Properties or Postino before final approval is given.

Action:

A motion was made by **D. Flin** to **conditionally approve the concept of the project as submitted, seconded by K. Westphal.**

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

V. 9215 Broadway- Café Rio | Site Plan Amendment-

Scope of Project: Site Plan Amendment for conversion of Kentucky Fried Chicken to Café Rio. Update building façade by painting. Additional improvements.

Terry Loock of Café Rio walked the Committee through the proposed changes. After discussion, the Committee offered the following comments:

- After evaluation of the sandblasting and chemical removal of the paint from the existing block, the Committee has approved a variance to allow for the building to be painted to prevent further damage. Please send the pictures that were shown during the meeting to Cassie Thomas.
- Provide elevations that reflect the roof screen wall covers all rooftop equipment.
- Consider creative paneling or alternatives on the west elevation to break up the façade, perhaps even extending the outdoor furnishings to that area.
- Additional enhancements are needed to the landscape- the plans are minimalistic. Additionally, consider the placement of the plantings to allow for car doors to open, car bumpers to not impact the planting at the head in parking stalls, etc. Substitute the dogwoods at the trash enclosure with grasses such as Karl Foerster Feather Reed Grass, and the area looks large enough to support more than two plantings.
- Details are needed on the lighting. Given the outdoor patio seating, lighting is needed. Provide specifications on all lighting fixtures.
- The Committee appreciated the architecture and articulations shown on some of the other Café Rio locations, they would like to challenge you to introduce similar features. This building has a prominent location and there are opportunities to enhance the elevations.
- The trash enclosure is not to be painted and must remain block. The enclosure needs maintenance, including power washing to remove water staining and areas on the cap need repaired. The doors will be painted Sherwin Williams Iron Ore.
- It was noted that on the south side of the building at the drive-thru, where the existing junipers are to be removed, that proper soil prep will be critical, otherwise any plantings installed will likely fail due to the acidity of the soil.
- Add a bike rack on the site.
- The ADA ramp and site furnishings are in conflict as shown.

Action:

A motion was made by **R. Mierau** to **deny the plans as submitted**, seconded by **D. Flin**.

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

VI. Non-Agenda Resident Comments

There were no residents in attendance.

Ms. Thomas did pose the question as to whether the Committee wanted to continue meeting using Zoom, or if they would like to meet in person while following COVID protocol. The Committee requested September be online, and they would vote at that time.

With no further business, the meeting adjourned at 9:02 pm.

Zell Cantrell, Chairperson
Development Review Committee

Ariel Madlambayan, Secretary
Development Review Committee