



# HIGHLANDS RANCH COMMUNITY ASSOCIATION

## DEVELOPMENT REVIEW COMMITTEE

DATE: April 14, 2021

### MEETING MINUTES

#### I. Call to Order

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The meeting was called to order at 6:00 p.m. by Chairman Zell Cantrell.

Roll call was taken by Secretary Madlambayan.

Member Name	Present	Absent	Excused
Zell <b>Cantrell</b> , Chairperson	✓		
Erik <b>Okland</b> , Vice-Chair			✓
Ariel <b>Madlambayan</b> , Secretary	✓		
Doug <b>Flin</b>			✓
Karie <b>Westphal</b>	✓		
Rob <b>Mierau</b>	✓		
Greg <b>Banks</b> (Arrived at 6:50 PM)	✓		

Also in attendance:

Cassie Thomas, HRCA CIS Manager

Dora Simonds, Sonic

Mike Bailey, HRCA CIS Director

Wayne Harder, Sonic

Jamie Noebel, HRCA Community Relations Director

John Aldridge, Sonic

Karen Burch, HRCA Delegate

Ryan Trease, Sonic

Brandon Anderson, Prost

Joe Morian, Sonic

Boyd Hoback, Prost

Jerry Davidson, Perception Design Group/Sonic

Brian Clark, Mike Ward Automotive

Jeanne, Sonic

Kevin Morales, Mike Ward Automotive

#### II. Review and Approval of March 10, 2021 Minutes

##### Action:

A motion was made by **Karie Westphal** to Accept the March 10, 2021 minutes and publish as written, seconded by Rob Mierau.

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

#### III. Election of Officers

The Committee held the election of Officers. Nominations were made from the floor. All nominees accepted and all votes were favorable. The slate of officers includes:

Zell Cantrell- President/Chair  
Rob Mierau- Vice-Chair  
Ariel Madlambayan- Secretary

**IV. 53 Centennial Blvd. – Prost Biergarten | Site Improvement Plan**

Scope of Project: Site Plan Amendment to improve existing restaurant by adding additional outdoor patio areas, site furnishings and updating paint and material scheme.

Mr. Brandon Anderson, of Liv Studio, walked the Committee through the proposed changes.

Key Review Comments:

- The Committee was very pleased with the proposed enhancements to the site and the overall design concept.
- Add bike racks to the site.
- Consider replacing metal roof panels as opposed to painting
- Please submit a detailed landscape plan.

**Action:**

A motion was made by **Karie Westphal** to **Approve the plans as submitted with a supplemental landscape plan to be submitted and reviewed, seconded by Rob Mierau.**

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

\*Note Greg Banks was not present at time of vote.

**V. 1800 Lucent Court– Mike Ward Automotive | Site Improvement Plan**

Scope of Project: Site Plan Amendment for building expansion for new showroom. Proposed addition is approximately 5,760 square feet and will replace existing parking area.

Mr. Brian Clark, of Saunders, Inc., presented the proposed addition to the Committee.

Key Review Comments:

- The Committee felt the addition would complement the existing structure nicely.
- Mechanical screen should mimic that of existing- one continuous panel, as opposed to two separate panels as depicted in plans.
- Any plant materials removed/damaged during construction must be replaced.

**Action:**

A motion was made by **Karie Westphal** to **Approve the plans as submitted, seconded by Ariel Madlambayan.**

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

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

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

Several representatives from Sonic, as well as the Architectural and Engineering firm, were in attendance and walked the Committee through the site plan changes that had been made. John Aldridge, Traffic Engineer, addressed concerns related to traffic and congestion within the shopping center, expressing that the addition of Sonic would not have great impact on the area, and in his professional opinion as an engineer, he felt the proposed changes would work well.

**Key Review Comments:**

- While the Committee appreciated the efforts made to the architectural elements and the overall site design, the location 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. Health, safety and welfare concerns were repeatedly expressed.
- 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 remains co-mingled with parking of King Soopers in terms of parking, snow removal, etc.
- The Traffic Impact Study needs to further evaluate the traffic within the access road and King Soopers parking lot. The scope must be narrowed specific to the internal perimeter circulation drive and parking lot.
- A landscape plan is needed that does not impact sight lines or create obstructions.

**Action:**

A motion was made by **Rob Mierau** to **Deny the plans as submitted based on the lack of information related to an internal traffic study, seconded by Ariel Madlambayan.**

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

**\*Doug Flin and Erik Okland provided proxy of their vote to Zell Cantrell.**

**VII. Non-Agenda Resident Comments-**

HRCA Delegate Karen Burch was in attendance and expressed she appreciated the Committee's decision regarding the site plan amendment for 9551 S. University Blvd.

**VIII. Discussion on Updates to the Commercial Guidelines**

Ms. Thomas noted that she had sent out the draft of the landscape section earlier in the day. Mr. Banks briefly highlighted the changes. Ms. Thomas asked that any comments be forwarded and the complete draft of the Commercial Guidelines would be sent out to the Committee for a final review.

**With no further business, the meeting adjourned at 7:57 pm.**

Virtual Meeting- Approved 5-12-2021.

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Zell Cantrell, Chairperson  
Development Review Committee

Rob Mierau, Vice-Chair  
Development Review Committee