



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE

AGENDA
July 12, 2023
6:00 P.M.

MEETING LOCATION- In person
Northridge Recreation Center, Crestone Room
8800 Broadway
Highlands Ranch, Colorado 80126

- 6:00 PM** **Call to Order – Roll Call**
- 6:02 PM** **Approval of Meeting Minutes for [June 14, 2023](#)**
- 6:05 PM** **Chick-fil-A Introduction: Diana Sklenar**
- 6:10 PM** **[Chick-fil-A, 3700 E Highlands Ranch Pkwy](#)**
- Scope of the project- Existing Chick-fil-A drive -thru restaurant proposing to be demolished and rebuilt. Existing Building is approx. ,4001 SF. New structure is approx. 4,751 SF with dual lane drive-thru, two freestanding canopies at order point and meal delivery point. Hours of business will remain the same. Proposing ten parking spaces on-site and coordination with shared parking agreement with King Soopers.
- 6:25 PM** **Q&A DRC**
- 6:50 PM** **Koas Introduction: Diana Sklenar**
- 6:55 PM** **[Koas Properties Apartment Project, Plaza Drive: HR filing 159, Lot 1 –](#)**
- Scope of the project- SIP of 9.68 acres including 2 multi-family buildings and a clubhouse. Each building proposed to have 72 1-bedroom units, 44 2-bedroom units and 4 3-bedroom units. Total of 240 units for the sight. Amenities will include a pool, fitness center, dog park, grill stations and fire pits. Architecture, landscaping to be complimentary to the surrounding developments. Project will finish portions of the public sidewalk along Plaza Drive and a trail connection to the Highline Canal.
- 7:10 PM** **Q&A DRC**
- 7:35 PM** **Non-Agenda Resident Comment - Residents who wish to comment must sign in with HRCA staff.**
- 7:40 PM** **Adjourn**



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DRC Meeting Access Information

Mandatory attendance for DRC members

Join Zoom Meeting

<https://us06web.zoom.us/j/84443344488?pwd=UVVYcEczVG9TeGYzMGNmYXZRUpJQT09>

Meeting ID: 844 4334 4488

Passcode: 127898