

Development Review Committee MEETING MINUTES

Meeting Date: May 14, 2025

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126



HIGHLANDS
RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by W. **Bryant**

- ☒ Roll call was taken by W. **Bryant**, and a quorum was established.

Member Name	Present	Absent	Excused
Greg Banks	✓		
Michael Burmeister	✓		
Zell Cantrell	✓		
Kyle Matthews			✓
Erik Okland		✓	
Dawn Vaughn	✓		
Vacant			

- ☒ Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
John **Mezger**, HRCA: Commercial Compliance Technician
Mallory **Mooney**, Norris Design (Applicant Representative)
Adam **Wallace**, PageWest (Applicant)

II. PREVIOUS BUSINESS

A. Review of April 09, 2025 DRC Meeting Minutes.

a. DISCUSSION:

- i. None.

b. ACTION:

- i. A motion was made to **APPROVE, AS PRESENTED**, the April 09, 2025 Meeting Minutes by M. **Burmeister**, seconded by D. **Vaughn**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	1

Notes: Z Cantrell abstained since he was not present at the April 09, 2025 meeting.

- ii. Motion **PASSES**.

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Eastridge Rec Center: Admin Wing



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III. NEW BUSINESS

A. **Highlands Ranch Apartments: PD Amendment**, Plaza Dr, West of Children's Hospital.

This application is for a Planned Development (PD) Amendment to the Highlands Ranch Planned Development Guide (HRPDG) to add 400 residential dwelling units to Planning Area 85, increasing the Total Dwelling Units of the PD from 36,068 to 36,468.

The property is composed of two separate parcels of land currently owned by the Englewood McLellan Reservoir Foundation. The first parcel (#229-042-08-001) is approximately 4.6-acres in size; the second parcel (#229-042-09-002) is approximately 10.2-acres in size. The land is in Planning Area 85.

a. Staff presentation by W. **Bryant** and J. **Mezger**.

- i. Reference Staff Memo to DRC dated May 15, 2025.
- ii. W. **Bryant** explained that while multi-family residential is a Use Permitted by Right, per HRPDG §X-B(B)(19), in Planning Area (PA) 85, no dwelling units are currently assigned to PA 85.
- iii. W. **Bryant** noted that the applicant, through their consultant (Norris Design), based on a suggestion from the Douglas County Board of County Commissioners, requested a letter from the HRCA Board of Directors (BOD) noting that the HRCA is in "general support of this development moving forward with the Planned Development (PD) Amendment and Site Improvement Plan (SIP) processes." Staff completed a review, asked several questions that were addressed by the Applicant, and presented a Staff Memorandum (dated March 11, 2025) to the HRCA BOD requesting their feedback. The HRCA BOD provided a "No Exceptions Taken" response on March 25, 2025 that was forwarded to the Applicant.

b. Applicant presentation by M. **Mooney** and A. **Wallace**.

c. **DISCUSSION:**

- i. No concerns with the PD Amendment.
- ii. DRC provided general comments on the Conceptual Layout Plan (not part of this review) for the Applicant's consideration as they move forward with design.

d. **ACTION:**

- i. A motion was made by M. **Burmeister** to **Approve as Presented**. Seconded by Z. **Cantrell**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

IV. NON-AGENDA RESIDENT COMMENTS

- A. No "Non-Agenda Resident Comments" were offered.

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V. STAFF COMMENTARY

- A. No "Staff Commentary" was provided.

VI. ADJOURNMENT

- A. With no further business, a motion was made by D. **Vaughn** to adjourn the meeting. Seconded by M. **Burmeister**.

VOTE TALLY		
Concur	Dissent	Abstain
3	0	0

Notes: Z. **Cantrell** left prior to adjournment.

- B. Motion **PASSES**. The **meeting was adjourned** at 7:05 p.m.

VII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed during the **June 11, 2025** DRC Meeting.
- a. A motion was made by M. **Burmeister**, seconded by D. **Vaughn** to **APPROVE AS PRESENTED.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- b. Motion **PASSES.**