



DEVELOPMENT REVIEW COMMITTEE
DATE: DECEMBER 07, 2011
MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Jennifer **Tool Holladay**. The meeting was Chaired by Jennifer **Tool Holladay**.

Roll call was taken and a **quorum was established**.

Member Name	Present	Absent	Excused
Gordon Von Stroh , Chair	✓		
Jennifer Tool Holladay , Vice Chair	✓		
Woody Bryant , Secretary	✓		
Felice Entratter	✓		
Erick Irwin	✓		
Marc Rakowski	✓		
Jim Reps	✓		
Carole Schumacher	✓		
Eric Taylor			✓
Dawn Vaughn	✓		

Also in attendance: **HRCA DIRECTORS:** Jeff Suntken

II. PS2011-079/HR FILING 100 - I, LOT A

Clare Bridge Crossings of Highlands Ranch

LOCATION: Planning Area 31 Highlands Ranch Planned Community (9160 S. University Blvd.)

The approximately 18,750sf building addition is will be on the northeast end of the existing approximately 30,300sf building. A small addition for a new Staff Break Room and Maintenance Room, which will be displaced by the proposed Kitchen expansion/remodel, will occur within the utility corridor of the existing building.

The Clare Bridge Crossing addition includes a dedicated entrance for visitors and staff; new dining areas and serving kitchens; living and activity areas; and staff work areas.

A water quality (only) stormwater pond will be constructed at the northern end of the site to capture and treat the stormwater runoff associated with the new development portion of the project (existing stormwater runoff from the majority of the existing facility will remain as is).

A new roadway will be constructed around the building addition, connecting to the existing employee parking area in the southeast portion of the property. An additional six employee parking spaces will be constructed in line with the existing employee parking spaces.

General Comments:

- The DRC appreciates that the Clare Bridge Crossing addition will bring much needed extra 20 units/20 beds to Highlands Ranch community;
- The DRC appreciates that the applicant utilized a diversity of landscaping and maintained an architectural design consistent with the original building and the nearby residential area;
- The DRC recommends that notification to adjacent homeowners be accomplished to gain their feedback.

Referral Comments:

- It appears from the site lighting intensities plan that a proposed light pole is planned within pavement at the driveway connection to S. University Boulevard. The DRC suggests that the this proposed light location be corrected on the plans;
- The DRC recommends that the applicant consider adding a site light along the new roadway, near the northern curve/water quality pond. This area, as shown on the lighting intensities plan, is dark and the roadway is fairly steep. As such, a proper amount of lighting should be provided;
- In response to comments from the abutting residential neighbors (east), the DRC strongly encourages the removal (or modification to a down-light/cut-off fixture) of the flood light that is currently in-place in the "employee break area" within the utility corridor near the east end of the existing building;
- The DRC recommends that the applicant consider utilizing "Newport Plum" species instead of "Canadian Chokecherry" in their landscape palate of materials;
- The DRC recommends that the applicant enrich the landscaping within the existing southeast portion of

- the facility to be considerate of neighboring residential homes. The DRC suggests that the applicant consider "dressing up" the existing natural grass in this area by adding landscaping and a walking path;
- The DRC believes that at least one fire hydrant will be required on the relocated water main, near the back (north) side the new building;
 - The DRC recommends that a faux window be added to the northeast side of the building addition so that aesthetic architectural features carry on throughout the building elevations.

Action

- A motion was made by Marc **Rakowski** to accept the above comments as read; seconded by Dawn **Vaughn**. **Unanimously Approved.**

III. SP2011-109 HR FILING 148, 2ND AMENDMENT, LOT 1A-6

Freddy's Frozen Custard and Steakburgers

LOCATION: Planning Area 80 Highlands Ranch Planned Community (northeast of the intersection of Highlands Ranch Parkway and Town Center Drive, SGT Jon Stiles Drive extended)

This project will consist of one building (approximately 3,285sf), an outdoor eating patio area (approximately 420sf), a paved parking lot, and associated landscaping. The building materials, consistent with those utilized through the Town Center North, include stone and brick. The facility will include a drive-thru element and includes stacking capability for approximately eight to nine cars. The applicant noted that, unlike other fast-food establishments, only approximately 30% of their patrons utilize the drive-thru; the remaining 70% are sit-down customers.

General Comments:

- The DRC appreciates the use of stone and brick masonry for the structure.

Referral Comments:

- The DRC recommends moving the trash enclosure approximately four-feet to the north to provide a "straight approach" for the refuse truck and to protect the landscaping within the landscaped island;
- The DRC recommends adding a series of faux windows and awning on the west end of the "north elevation" (after the pay point/pickup window) to enhance that side of the building;
- The DRC recommends that the "three-dimensional cone" be eliminated since it is not aligned with the Highlands Ranch signage guidelines;
- The DRC recommends that the applicant use solid color (red only) awnings.

Action

- A motion was made by Erick **Irwin** to accept the above comments as read; seconded by Gordon **Von Stroh**. Eight in favor, one opposed. **Motion Passes.**

IV. OTHER BUSINESS

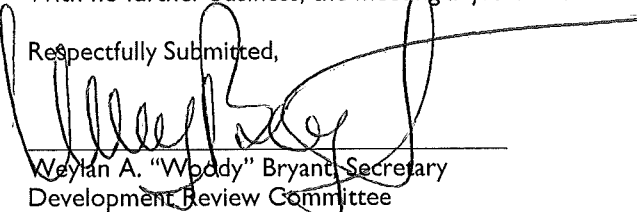
Approval of **NOVEMBER 2, 2011 DRC MEETING MINUTES**

Action

- A motion was made by Carole **Schumacher** to accept the November 2, 2011 Meeting Minutes, as written; seconded by Felice **Entratter**. **Unanimously Approved.**

With no further business, the meeting adjourned at 8:10 p.m.

Respectfully Submitted,


Weylan A. "Woody" Bryant, Secretary
Development Review Committee