

Development Review Committee MEETING MINUTES

Meeting Date: June 11, 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 6:02 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	✓		
Kyle Matthews			✓
Erik Okland	✓		
Dawn Vaughn	✓		
Vacant			
Vacant			

- ☒ Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
John **Mezger**, HRCA: Commercial Compliance Technician
David **Carnoll**, Full Speed Automotive (via ZOOM)
Teri **Christ**, Full Speed Automotive (via ZOOM)

II. PREVIOUS BUSINESS

A. Review of May 11, 2025 DRC Meeting Minutes.

a. DISCUSSION:

- i. None.

b. ACTION:

- i. A motion was made to **APPROVE, AS PRESENTED**, the May 11, 2025 Meeting Minutes by M. **Burmeister**, seconded by D. **Vaughn**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing



Development Review Committee Meeting Minutes

June 11, 2025

Page 2 of 4

III. NEW BUSINESS

A. **Grease Monkey Reimaging**, 8665 S Quebec St.

Grease Monkey, operated by Full Speed Automotive, is rebranding all their service locations to reflect their new corporate color palette: Light Grey (SW7670: Grey Shingle) for the main body, Dark Grey (SW7674: Peppercorn) as the accent color of the checkered pattern, and Black (SW 6258: Tricorn Black) as the accent color at doors and windows.

Their proposal is to paint the existing masonry at this location using Sherwin Williams A100 Enamel Flat Acrylic paint in the colors noted above.

The applicant has confirmed that the "Done Fast. Done Right." signage program shown on the provided graphics will not be used at this project site.

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

i. Reference Staff Memo to DRC dated June 11, 2025. In summary, the following:

1. Per Section 6.4 of the Commercial Improvement Guidelines (CIGs) requires that any paint applied to masonry surfaces meet specific performance criteria. Sherwin-Williams A-100 Enamel Flat Acrylic is a general-purpose, exterior-grade paint primarily intended for smooth, non-porous residential surfaces such as wood, fiber cement, and previously painted substrates. It is not designed for application on highly porous or textured masonry surfaces like those found on the Grease Monkey building, which is constructed of fractured-face (split-face) concrete masonry units (CMU) and standard brick veneer
2. Per Section 6.4 of the CIGs, any proposal to paint masonry surfaces must maintain compatibility with the architectural standards and visual intent of the broader development. As approved under SP1997-078, these sites were designed as a unified development, with coordinated materials and finishes to create a cohesive architectural character. Painting the masonry in a monotonic color may compromise the visual consistency originally established between this building and the adjacent lot.

b. Applicant presentation by D. **Carnoll** and T. **Christ**.

- i. The Applicant noted that they reviewed Staff's commentary and reached out to their Sherwin-Williams representative to see if there was a product more suitable in this instance. The representative noted that there is a more expensive product, called Loxon (LX02W0050) that is specifically made for masonry applications.

1. The applicant noted that they were willing to change to this paint product.

- ii. The Applicant presented several photographs of similar facilities that were painted.

c. **DISCUSSION:**

- i. Because of the partial painting completed prior to approval, the review was broken down into two sections: Design Intent and Remediation.
- ii. In re: Design Intent, the following comments and concerns were expressed:
 1. It was noted that the Applicant's presentation included several examples of facilities that were neither in Colorado nor of painted masonry structures.
 2. Need to keep the design intent of the shopping center. The proposed paint scheme does not fit in.

Development Review Committee Meeting Minutes

June 11, 2025

Page 3 of 4

3. All businesses in this center have tried to maintain a design theme throughout the entire center, not just the two buildings on this out-parcel.
4. The color palate and design scheme may be appropriate in another location in Highlands Ranch; however, it is not appropriate in this location because of the unified design scheme throughout the center.
5. On select occasions, the DRC has allowed the painting of smooth masonry; however, not on "fractured face" masonry, like used here. Painting of this type of masonry tends to lose the intended texture of the material, which, in this case, is an important design element of the center.

iii. In re: Remediation, the following comments and concerns were offered:

1. Remediation must not adversely affect the structural integrity of the masonry units.
2. The remediation plan must be cohesive for the entire building, not just the area that was inadvertently painted before approval.
3. Options like sand blasting, acid washing, or other alternatives should be investigated.
4. The Applicant is directed to submit a remediation plan for the DRC's consideration within 60 days (NLT Monday, August 11, 2025). Upon acceptance of the remediation plan by the DRC, the Applicant is directed to complete the remediation project within 30 days (date to be determined based on DRC's approval of a proposed remediation plan).

d. **ACTION:**

- i. In re: Design Intent. A motion was made by M. **Burmeister** to **Deny the Application**. Seconded by G. **Barnes**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

- iii. In re: Remediation. A motion was made by M. **Burmeister** to **Require the submittal of a remediation plan for the DRC's consideration within 60 days (NLT Monday, August 11, 2025) and, upon acceptance of the remediation plan by the DRC, require that the remediation project be completed within 30 days (date to be determined based on DRC's approval of a proposed remediation plan)**. Seconded by D **Vaughn**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- iv. Motion **PASSES**.

IV. NON-AGENDA RESIDENT COMMENTS

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

Development Review Committee Meeting Minutes

June 11, 2025

Page 4 of 4

V. STAFF COMMENTARY

- A. Staff announced that long-time DRC member Zell Cantrell has resigned.
- B. With two positions now open on the Committee, staff encouraged members to refer any qualified candidates who may be interested in applying.

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
4	0	0

Notes: None.

- B. Motion **PASSES**. The **meeting was adjourned** at 6:42 p.m.

VII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed during the August 13, 2025 DRC Meeting.
 - a. A motion was made by D. Vaughn, seconded by M. Burmeister to **Approve as Presented.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	2

Notes: K. **Matthews** (not present at 06/11 Meeting) and J. **Pickett** (not a member of the Committee at that time) abstained.

- b. Motion **PASSES.**