

Development Review Committee MEETING MINUTES

Meeting Date: June 10, 2026

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 5:53 p.m. by W. **Bryant**

- ☒ Roll call was taken by W. **Bryant**, and a quorum was **NOT** established.

Member Name	Present	Absent	Excused	Notes
Greg Banks		✓		
Michael Burmeister			✓	Emailed Comments/Questions Received
Kyle Matthews			✓	Emailed Comments/Questions Received
Erik Okland	✓			
Jason Pickett	✓			
Dawn Vaughn			✓	
Vacant				

- ☒ Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
John **Mezger**, HRCA: Commercial Compliance Technician
Chris **Scanlan**, Shea Properties
Eric **Donner**, Ratio Design (Architectural Designer for Shea Properties)
Bob **Cour**, Britina Design (Landscape Architect for Shea Properties)
Travis **Frazier**, Redland (Civil Engineer for Shea Properties)

II. PREVIOUS BUSINESS

A. Review of April 06, 2026 DRC Meeting Minutes.

a. DISCUSSION:

- Meeting Minutes were NOT reviewed because a quorum wasn't established.
- Request for action via electronic voting will be sent by Staff.

b. ACTION:

- None.

9568 University Blvd, Highlands Ranch, CO 80126
Eastridge Rec Center: Admin Wing



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III. NEW BUSINESS

A. **KAOS Senior Apartments**, Plaza Drive, east of High Line Canal.

a. NOTE: This project is proposed by and located on property owned by the Declarant, Shea Properties.

- i. For Declarant projects on Declarant owned property, the DRC's review and approval authority is limited by Article VII: Declarant's Rights & Reservations of the Community Declaration, specifically §7.4 that notes, in part, "Nothing contained in this Community Declaration shall...require the Declarant to seek or obtain the approval of the Architectural Committee or of the Community Association...."
- ii. Accordingly, the DRC is only a referral entity to Douglas County, tasked to offer comments, concerns, suggestions, etc. to Douglas County for their (and the Declarant's) consideration.
- iii. As such, **although there was no quorum established for this meeting, the project was presented and the attending members provided their comments and questions.**

b. The property is proposed to be a multifamily development, which will include 1 six-story apartment building, the bottom level will serve as the amenity area. Infrastructure improvements include wet and dry utilities, parking lots, drive aisles, retaining walls, walks, and a trail connection to the High Line Canal to the northwest of the Site.

c. Staff presentation by W. **Bryant**.

- i. Reference Staff Memo to DRC dated June 03, 2026.

d. Applicant presentation by C. **Scanlan**, E. **Doner**, B. **Cour**, and T **Frazier**.

e. **DISCUSSION**:

- i. The applicant noted that site layout was influenced by existing sanitary sewer and water infrastructure, which affected the placement of detention facilities and pedestrian circulation.
- ii. The applicant discussed how accessible routes are intended to be maintained throughout the site, including around infrastructure corridors and between the building, parking areas, and outdoor amenities. Parking is generally located near the building to improve convenience and accessibility for residents.
 1. The Committee was concerned with the limited (acknowledging that the number of spaces is per code) accessible parking needs in light of the proposed senior housing use and the anticipated resident demographic.
- iii. The Committee also discussed whether the building elevations may appear repetitive because of the consistent architectural pattern across the facades.
 1. The applicant noted that the three-part building composition helps break up the building visually and is a positive element of the design.
 2. The Committee raised concerns about the prominence and detailing of the roofline, including whether the roof edge has enough visual depth and articulation.
 - a. The Committee appreciated the applicant's perspective renderings noting that they helped demonstrate how the building massing and architectural breaks may appear from key viewpoints.

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3. The Committee discussed the proposed roof design, including the applicant's explanation that the roof form may help accommodate future solar panels and rooftop mechanical equipment.
4. The Committee requested that the PTAC registered be painted to match or be an "other than white" color.
- iv. The Committee appreciated the outdoor amenity areas, including tables, seating, and potential gathering spaces for residents.
 1. There was concern about the distance from the "drop off" to the "entryway" of the eastern section of the building.
- v. The Committee appreciated the use of evergreen trees and other landscaping to provide year-round screening, shade, and visual buffering.
- vi. The Committee questioned the "undeveloped parcel" and the parking for the Highline Canal.
 1. The applicant noted that there are significant utility easements throughout that portion of the property that prevent vertical development.
 2. The applicant noted that they are in early discussions with Highlands Ranch Metro District (HRMD) to deed this land to HRMD for passive park use.

f. **ACTION:**

- i. No action is warranted for Declarant projects.
- ii. The Comments offered by the Committee will be provided to the Applicant and Douglas County for their review and consideration.

IV. NON-AGENDA RESIDENT COMMENTS

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

V. STAFF COMMENTARY

- A. No "Staff Commentary" was provided.

VI. ADJOURNMENT

- A. Not applicable.
B. The presentations and Q&A ended at 6:55 p.m.

VII. APPROVAL OF THESE MEETING MINUTES

- A. Not applicable.
B. The Meeting Minutes were reviewed at the September 09, 2026 meeting. The one member that was present at both meetings found that this Minutes were acceptable.