



HIGHLANDS RANCH COMMUNITY ASSOCIATION

DEVELOPMENT REVIEW COMMITTEE March 8, 2023 MEETING MINUTES

I. Call to Order

The meeting was called to order at 6:00 p.m. by **Chairperson, Zell Cantrell.**

Roll call was taken by **Ariel Madlambayan, Secretary**

Member Name	Present	Absent	Excused
Zell Cantrell , Chairperson	✓		
Ariel Madlambayan , Secretary	✓		
Greg Banks	✓		
Henry Hollander	✓		
Jerry Jeter	✓		

Also in attendance:

Diana Sklenar, CIS Manager

John Mezger, CIS Commercial Technician

Keith Zahler, Lee Architect

Woody Bryant, DRC Consultant

Michael Burmeister, Resident

Jerry Davidson, Perception Design

II. Review and Approval of July 13, 2022, meeting minutes

Action:

A motion was made by **H.Hollander** to accept the June 8, 2022, seconded by **J.Jeter**

- **5** member(s) **Concur;**
- **0** member(s) **Dissent;**
- **0** member(s) **Abstain.**

III. Arma Dei Academy | Phase III

Scope of Project: New construction – 18,322 sq. ft main level and 3,000 sq. ft. upper level. Building will include gymnasium, lobby, stage, locker rooms, storage, restrooms and classrooms. Building materials to mimic current structures.

Woody Bryant presented opening introduction

For the Building, the proposal now includes two stories at the new addition, where one was originally approved (note: the roof line of the new addition will not be higher than the existing building's roofline).

The following Building Elevation changes are also proposed:

West Elevation

- Reduced the amount of glass above the entrances and the 3 panels on the gymnasium wall.
- Eliminated the entry cover on the north doors.

North Elevation

- Removed the garage door that was to be used for storage.
- Added more brick on the backstage bump out.
- Added glass on the two-story portion on the upper east corner.

East Elevation

- Removed the second set of entry doors at the north end.
- Added more glass in the classroom spaces on first and second floor.
- Added double doors for storage at north and south ends of the building.

For the Site, the proposal includes the elimination of some parking stalls along the west side of the new building and adding a couple back on the south side.

IV. Presentation by Keith Zahler and Jerry Davidson

Discussion was opened to the DRC at 6:11pm. The following comments were offered and responded to:

- The DRC agreed the design was very well done. They agreed the building will match the current structure and changes in landscaping was minimal.
- Landscaping: concern over the existing retaining wall on the north side and the potential failure of stability from tree roots. DRC agreed with the rock mulch was ok and consistent with other areas.
- Questions regarding why the doors were re-located and possible change in materials used. Door on North Elevation was moved to create an emergency exit and materials changed to glass. Garage door was moved and stucco to match materials used.
- No issue with the re-location of the parking.
- No additional site lights will be added.
- Concerns on East and West elevations regarding the placement of the 'bands' on the recessed area. It is not consistent with the lines on the rest of the building. No South elevation was provided. Possibility of restructuring the size of the glass to remedy the inconsistency.

V. Action:

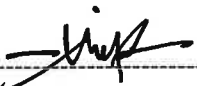
- A motion was made by **Z.Cantrell to table the decision until the necessary information below is provided and reviewed, seconded by A.Madlambayan.**
 - Visual diagram of South elevation and its 'exterior band' relation to the other elevations.
 - Proposed revisions to address issues with the North, East and West elevations focusing on the glass exit door and the location of the recessed 'bands'.
 - **5 member(s) Concur;**
 - **0 member(s) Dissent;**
 - **0 member(s) Abstain.**

IV. Non-Agenda Resident Comments 6:38 pm.

- There were no comments from residents
- DRC agreed to add discussion regarding the election of new officers to the next meeting agenda

With no further business, a motion was made by A.Madlambayan to adjourn the meeting. Seconded by G.Banks. The meeting adjourned a 6:42 pm.

Zell Cantrell, Chairperson



Ariel Madlambayan, Secretary



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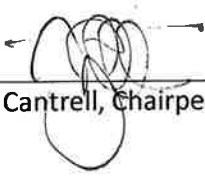
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