



## RECORD OF PROCEEDINGS

Derby Review Board  
March 21, 2017

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- CALL TO ORDER:** Acting Chairperson Angel Anderson called the meeting to order at 5:35 p.m.
- ROLL CALL:** Kelly Farmer called roll.  
**Present:** Anderson, Hall, Mercado, Younger  
**Absent:** Teter
- OTHERS PRESENT:** Steve Timms, Planning Manager  
Caitlin Long, City Planner  
Rachel Allen, Senior Assistant City Attorney  
Kelly Farmer, Administrative Specialist
- MINUTES:** Board Member Mercado made a motion to approve the minutes of the January 17, 2017 meeting. Board Member Hall seconded the motion. The motion passed unanimously
- CASE:** The Derby Review Board proceeded with the case action items  
*Case proceedings continue on the following pages*

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**Case #:** DRB-060-17

**Location:** 7249 Monaco Street, Commerce City, CO 80022

**Applicant/  
Owner:** Derby Hair Salon  
7249 Monaco Street, Commerce City, CO 80022

**Request:** 1. Approval of 3 new wall signs and an "A" frame sign  
2. Approval of \$2,524.00 in catalyst funds

### Discussion:

*Detailed case information can be found in the staff report on file at the Commerce City Community Development Department.*

Planner Long reviewed the staff report and presentation. The applicant is Derby Hair Salon/Consuelo Fernandez. The applicant is requesting approval of new signage for a hair salon business within the Derby District. The proposed signage includes installing a new 4-foot by 8-foot lighted cabinet sign and a small 1-foot by 8-foot descriptive sign on the front (east) of the unit within the building; a 4-foot by 10-foot lighted sign on the north side of the building; and a double-sided 2-foot by 3-foot "A" frame sign for daily use. The signs will have a blue background with white and light blue text in a script font.

The proposed signs utilize an accent font style that is reminiscent of the neon lighting of this time period, and the colors coordinate with the color palette in the Design Guidelines.

The subject property is located on the east side of Monaco Street between East 72<sup>nd</sup> Avenue and East 72<sup>nd</sup> Place. The entire property is 10,995 square-feet and contains a two-story retail building. The total building is approximately 11,004 square-feet with 5 ground-floor units fronting Monaco Street. The applicant is the tenant at the north end unit of the building.

The applicant and sign contractor were present to answer questions.

The Board Members inquired if the signs will be lighted signs. Planner Long advised that one sign will be an illuminated cabinet sign. The Board Members questioned the price of the project. Planner Long advised that the project price includes three new wall signs and an "A" frame sign. The LED technology and energy efficiency of the illuminated sign does increase the cost.

The Board Members were pleased to see that the new signage highlights the name Derby.

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Staff is recommending approval of the proposed signage and catalyst fund request as the proposed signage enhancements meets the design principles of the Derby Design Guidelines and the requirement of the Land Development Code.

There being no further discussion on the request, a motion was requested.

### Motions:

#### **Request 1:**

*Board Member Younger made the motion: "Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-060-17, a Derby Redevelopment application for the property located at 7249 Monaco Street."*

*Board Member Hall seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Younger Yes 4 Yes, Motion passed unanimously.*

#### **Request 2:**

*Board Member Younger made the motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$2,524.00 to reimburse the applicant for costs the City determines qualify under the program."*

*Board Member Hall seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Younger Yes 4 Yes, Motion passed unanimously.*

### Board and Staff Business:

No Board Business for discussion.

Staff Business:

Planner Long provided an update on the Wayfinding Signage and Lighting Plans. She has scheduled a kick-off meeting next week with the internal Derby working group/sub-team and the contracted consultants from C+B Design and RNL to discuss the Wayfinding Signage and District Lighting Plans. A presentation by the consultants may

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be scheduled in April if there is a Derby Review Board Meeting. An Open House type meeting and any outreach events scheduled around the plans during 2017 will include invitations to the Derby Review Board Members.

**ADJOURN:**

Acting Chairperson Anderson adjourned the meeting at 5:44 p.m.

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Angel Anderson,  
Derby Review Board

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Kelly Farmer,  
Administrative Specialist