



Commerce
CITY
RECORD OF PROCEEDINGS

Derby Review Board
September 15, 2015

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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, Young, Teter
Absent: Mercado

OTHERS PRESENT: Steve Timms, Planning Manager
Jared Draper, City Planner
Robert Sheesley, Senior Assistant City Attorney
Kelly Farmer, Administrative Specialist

MINUTES: Approval of the minutes from the April 28, 2015 meeting was tabled until the next Derby Review Board Meeting

Board cannot vote to approve minutes unless April meeting attendees Anderson, Mercado and Younger are all present to vote

Board Member Teter made a motion to approve the minutes of the July 21, 2015 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-052-15
Location:	6406 E. 72 nd Avenue, Commerce City, CO 80022
Applicant/ Owner:	Ana Jimenez Hurtado 5301 Altura Street, Denver, CO 80239
Request:	Approval of 1 proposed business sign

Discussion:

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

City Planner Draper reviewed the staff report and presentation. The applicant is requesting an individual business sign to identify a new business within the Derby District. The applicant is proposing signage that incorporates the business logo along with a phrase that identifies the purpose of the business. The property is located on the south side of East 72nd Place. The proposed sign will face north, along East 72nd Place. The proposed sign that will face north is approximately 25 square-feet. The translation of the sign states, "The Beehive - Natural Shop: A benefit for your health."

The applicant's request for new individual business signage has been reviewed by staff in conformance with the Derby Sub-area Master Plan, the Derby Design guidelines, PUD Zone Document and the Land Development Code (LDC). Staff reviewed the building history, architectural character of the subject building, and the architectural context of the surrounding buildings and properties in order to establish sufficient detail for design review of the proposed signage.

City staff concludes that the proposed signage is harmonious with the standards of the Derby Design guidelines and fulfills the goals of the redevelopment program. Specifically, the proposed sign utilizes a unique font that promotes the goals of the Derby Design Guidelines. The proposed signage is both an improvement to the building façade and to the Derby Downtown District.

Staff is recommending approval of the proposed sign request as the proposed signage meets the design principles of the Derby Design Guidelines and the requirements of the Land Development Code. The Derby Review Board is in favor of what the new business and accompanying sign will add to the Derby Downtown District area.

Applicant was present to answer questions after discussion.

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

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Motions:

Board Member Hall 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-052-15, a Derby Redevelopment application for the property located at 6406 East 72nd Place."

Board Member Younger seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Teter	Yes
Younger	Yes

4 Yes, Motion passed unanimously.

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Case #:	DRB-051-15
Location:	7350 Highway 2, Commerce City, CO 80022
Applicant/ Owner:	A Good Shop, Inc. 10750 Irma Drive, Northglenn, CO 80233
Request:	Applicant is requesting approval of an exterior improvements to the subject property including new paint and garage doors Approval of \$15,356.65 in catalyst funds

Discussion:

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

City Planner Draper reviewed the staff report and presentation. The applicant is requesting approval of exterior enhancements to the building for his new business within the Derby District. The applicant is proposing new paint on the building along with new garage doors to replace existing doors. The exterior improvements will increase the visual interest of the building. Improvements show reinvestment into the area. The building was constructed for automotive purposes. The subject property is located on the east side of Highway 2 along Monaco Street. The applicant is the potential tenant of the subject property. The entire lot area is 19,602 square-feet and contains a single story service garage building.

The applicant is proposing additional enhancements to the subject property pending the approval of the Conditional Use Permit. A Conditional Use Permit (CU-112-15) will be heard by the Planning Commission and City Council for the auto repair use. Pending approval of the CUP, additional site improvements will be made. Pending approval of the CUP, the applicant will execute a lease with the property owner.

The applicant is requesting the Derby Review Board approval of \$15,356.65 in catalyst funds. Any catalyst funds approved are for the applicant only. If for any reason the CUP is not approved and the applicant does not become the tenant, any approved catalyst funds would expire in accordance with policy. Planner Draper has a detailed breakdown of the estimated cost of the six garage doors and paint available for review.

Staff is recommending approval of the proposed improvements and catalyst fund request as the proposed enhancements meets the design principles of the Derby Design guidelines and the requirements of the Land Development Code (LDC).

Applicant was present to answer questions after discussion.

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The applicant advised the business will be a top end shop and he intends to invest over \$100,000.00 in equipment for the business. He has agreed with the property owner to sign a 5 year lease agreement. The applicant advised that he will have the right of first refusal, if the owner decides to sell the property at a future date.

Property owner was present to answer questions after discussion.

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

Motions:

Request 1:

Board Member Teter 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-051-15, a Derby Redevelopment application for the property located at 7350 Highway 2."

Board Member Younger seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Younger	Yes
Teter	Yes

4 Yes, Motion passed unanimously.

Request 2:

Board Member Teter made the motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$15,356.65 to reimburse the applicant for costs the City determines qualify under the program."

Board Member Younger seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Younger	Yes
Teter	Yes

4 Yes, Motion passed unanimously.

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Board and Staff Business:

No Board Business for discussion.

The 2015 Derby Catalyst Fund Report highlighting the Paid Actions and the Pending Allocated Catalyst Funds including the current balance and balance with allocated funds was distributed to the Derby Review Board.

Three Landscaping Pottery pieces for the Derby Downtown District have been purchased at an end of the season discount sale price. Planner Draper is working with the Parks and Recreation Department to get the pottery installed and to figure out how to get the area landscape consistently maintained by the Parks Department from this point on.

Staff Business for discussion included Requests for Proposal (RFPs).

Staff is finalizing 2 Requests for Proposal for the Derby Downtown District:

- Wayfinding Signage
- District Lighting

Benefits of the RFPs include:

- Inventory of existing facilities
- Strategic goals and vision for improving lighting and signage
- Enhance Derby's identity
- Improve safety

Detailed information concerning the Requests for Proposal received will be discussed during the next Derby Review Board meeting scheduled for October 20, 2015.

The signage and lighting will help towards the goal to re-establish Derby as a destination, enhance Derby's visibility and identity, revitalize Derby, become an environmental model, and transform Derby into a healthy and multi-modal traffic environment.

ADJOURN:

Acting Chairperson Anderson adjourned the meeting at 6:10 p.m.

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Angel Anderson,
Derby Review Board

Kelly Farmer,
Administrative Specialist

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