



## RECORD OF PROCEEDINGS

Derby Review Board  
December 20, 2016

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- CALL TO ORDER:** Acting Chairperson Angel Anderson called the meeting to order at 5:32 p.m.
- ROLL CALL:** Kelly Farmer called roll. **Present:** Anderson, Hall, Mercado, Teter, Younger
- OTHERS PRESENT:** Steve Timms, Planning Manager  
Caitlin Long, City Planner  
Rachel Allen, Senior Assistant City Attorney  
Kelly Farmer, Administrative Specialist
- MINUTES:** Board Member Teter made a motion to approve the minutes of the November 15, 2016 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-057-16

**Location:** 6490 East 72<sup>nd</sup> Place, Commerce City, CO 80022

**Applicant/  
Owner:** Joel David Martinez

**Request:**

1. Approval of exterior façade improvements to remove peeling paint from bricks and install an awning
2. Approval of \$2891.00 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 Long reviewed the staff report and presentation. The applicant is requesting to remove rather than repaint some of the peeling green paint around the base of the brick building. This will also include repairing any bricks and grout that needs it and applying a sealer to the exposed natural brick color. He also proposes to install an awning over the main entrance, which will be 14 feet wide, 4 feet deep, and 4 feet tall, with the Yellow Rose logo printed on the front. The proposed improvements will enhance the historic theme found within the Derby Downtown District while also meeting the business' needs and allowing the applicant to upgrade his building.

The applicant is requesting the Derby Review Board approval of \$2891.00 in catalyst funds.

City staff concludes that the proposed façade improvements are harmonious with the principles of the Derby Design Guidelines and fulfills the goals of the redevelopment program. Specifically, the proposed paint removal will return the brick to its natural color and texture, coordinating with similar nearby buildings. The proposed awning utilizes a curved silhouette and unique font logo that promotes the goals of the Derby Design Guidelines. Both will be an improvement to the building façade and to the Derby Downtown District as it represents the 1950s theme.

The Planning Division recommends approval of the requests. However, the Board has several options to choose from in making a decision.

Applicant was present to answer questions after discussion.

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

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### 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-057-16, a Derby Redevelopment application for the property located at 6490 E. 72<sup>nd</sup> Place."*

*Board Member Mercado seconded the motion.*

*Voice Vote:*

<i>Anderson</i>	<i>Yes</i>	
<i>Hall</i>	<i>Yes</i>	
<i>Mercado</i>	<i>Yes</i>	
<i>Teter</i>	<i>Yes</i>	
<i>Younger</i>	<i>Yes</i>	<i>5 Yes, Motion passed unanimously.</i>

#### **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 \$2891.00 to reimburse the applicant for costs the City determines qualify under the program."*

*Board Member Hall seconded the motion.*

*Voice Vote:*

<i>Anderson</i>	<i>Yes</i>	
<i>Hall</i>	<i>Yes</i>	
<i>Mercado</i>	<i>Yes</i>	
<i>Teter</i>	<i>Yes</i>	
<i>Younger</i>	<i>Yes</i>	<i>5 Yes, Motion passed unanimously.</i>

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**Case #:** DRB-058-16

**Location:** 7240 Monaco Street, Commerce City, CO 80022

**Applicant/  
Owner:** Joel David Martinez

**Request:**

1. Approval of landscape improvements, including plant material, fencing, and signage
2. Approval of up to \$4000.00 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 Long reviewed the staff report and presentation. The applicant is requesting approval of landscape improvements, including plant material, fencing, and signage. The applicant is proposing to install several landscaping improvements for the commercial area of his property. Specifically, these improvements will include: a 5-foot wide landscape strip between his parking lot and the sidewalk planted with three maple street trees and cedar mulch; a vinyl fence with masonry columns along the back side of the landscape area to prevent cars from damaging the landscaping; and a masonry monument sign incorporated into the fence advertising parking for the Yellow Rose. The proposed improvements will enhance the appearance of the streetscape along a prominent roadway while also meeting the business' needs for additional parking.

The applicant is requesting the Derby Review Board approval of \$4000.00 in catalyst funds.

City staff concludes that the proposed landscape improvements are harmonious with the principles of the Derby Design Guidelines and fulfills the goals of the redevelopment program. Specifically, the proposed trees will provide shade and soften the edge of the parking lot, while the fence with masonry columns and monument sign will coordinate with similar nearby buildings while protecting the landscaping and pedestrians from vehicles. Altogether these promote the goals of the Derby Design Guidelines.

The Planning Division recommends approval of the requests. However, the Board has several options to choose from in making a decision.

Applicant was present to answer questions after discussion.

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Mr. Martinez advised that the signage will have a script font and the masonry will be very complimentary to the design. He advised that patrons of The Yellow Rose Events Center will not be charged to park in the additional parking area.

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

### Motions:

#### **Request 1:**

*Board Member Hall made the motion: "Based upon the finding that the application meets the design principles of the Derby Review Guidelines, I move that the Derby Review Board grant approval in case DRB-058-16, a Derby Redevelopment application for the property located at 7240 Monaco Street."*

*Board Member Mercado seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Teter Yes*

*Younger Yes 5 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 \$4000.00 to reimburse the applicant for costs the City determines qualify under the program."*

*Board Member Anderson seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Teter Yes*

*Younger Yes 5 Yes, Motion passed unanimously.*

### Board and Staff Business:

Board Business:

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Board Member Hall advised she will not seek reappointment on the Derby Review Board to serve another term.

Planning Manager Timms thanked Board Member Hall for her service to the community.

Board Member Mercado advised she will seek reappointment on the Derby Review Board and will submit her application to the City Clerk's Office.

Board Member Teter inquired about the parking lot located in the area of Monaco Street and Highway 2. Planner Long advised that Neighborhood Services Code Enforcement Inspector Brandon Murray has addressed the outdoor storage violations at the location and the containers are gone. Next the old recycling machine should be removed which will greatly improve the area.

Staff Business:

Planner Long advised that two finalists have been chosen for the projects which were approved in November. The finalists are C+B Design for the Wayfinding Signage Plan and RNL for the District Lighting Plan. The plans are moving forward starting with negotiating the contracts. There will be an Open House type meeting scheduled in 2017 and will include an invitation to the Derby Review Board Members.

### **ADJOURN:**

Acting Chairperson Anderson adjourned the meeting at 5:54 p.m.

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Angel Anderson,  
Derby Review Board

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Kelly Farmer,  
Administrative Specialist