



SP21-118 Site Plan Adjustment

To: Town of Parker – Planning Department

From: Century Living Division

Date: January 3rd, 2023

Re: Compark Village South, Parker, CO

Approval Requested:

Century Living is proposing to adjust the east elevations of Building 1 and Building 2, as well as the west elevation of Building 4 of the approved Compark Village South Site Plan (SP21-118).

Overview:

- The Site Plan (SP21-118) was approved by the Town of Parker Planning department on October 10, 2022 to develop 10 residential apartment buildings, one clubhouse, and one maintenance shed totaling 300 for-rent multifamily units and 8,871 square feet of commercial space.
- During the Site Plan process Century Living and the design team worked towards providing as many windows as possible. Unfortunately, due to the small size of the facades at the east elevations of Building 1 and Building 2, as well as the west elevation of Building 4, the percentage of exterior openings exceeds what is allowed under building code. Luckily the larger elevations that face Belford Avenue to the north and the interior of the site to the south, both of which are highly visible to the public, will remain unchanged. The windows affected by building code are between the buildings and are bubbled on the Site Plan Adjustment documents (“Compark Village South Multifamily Adjustment 1”) submitted in conjunction with this narrative. These affected areas are shielded from view by the adjacent structures, and as such we believe that a minor adjustment to the windows would not be impactful to the overall project. The proposed adjustments to the windows and revised elevations are also included in the Site Plan Adjustment documents.
- In summary we are proposing to adjust one elevation on both Building 1, Building 2, and Building 4 by altering the window locations to conform to building code.