



SP21-118 Site Plan Adjustment

To: Town of Parker – Planning Department

From: Century Living Division

Date: May 15th, 2024

Re: Compark Village South, Parker, CO

Approval Requested:

Century Living is seeking the approval of the proposed pool and landscaping at the south of the clubhouse (15091 Belford Ave) that will be fenced with access control for the exclusive use of residents of the multifamily project.

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.
- At the time of Site Plan approval, the surrounding landscape at the south of the clubhouse was undefined as programming of the space had not been finalized. The interior design team and landscape architect continued to find the best use possible for the anticipated demographic that the apartments will ultimately cater to. Ultimately it was determined that a pool featuring a 25-yard lap lane, sun deck, and spa will be featured as the centerpiece of the design with open views toward Parker. Additionally, there is a covered outdoor dining space, game table, grills, and fire pit for sunset gatherings east of the pool and south of the main clubhouse lounge. West of the pool there is a trellis for shaded seating, as well as a yoga deck and turf area for outdoor exercise that connects to the west half of the clubhouse that contains the fitness center. This design reflects the interior clubhouse amenities providing residents a connected indoor to outdoor experience. The proposed private landscape area is bubbled on the Site Plan Adjustment documents (“Compark Village South Multifamily Adjustment 2”) submitted in conjunction with this narrative. Given the perimeter fencing around the outdoor area obscuring public view, Century Living believes that this change is not impactful to the overall project and interaction with the public but does provide additional amenities to the apartment renters and is necessary for the success of the development.
- In summary Century Living is proposing to provide additional landscape and outdoor amenities in fenced area south of the 8,871 square foot commercial space that is serving as the clubhouse and leasing center for the apartments.