



## SP21-118 Site Plan Adjustment

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**To:** Town of Parker – Planning Department

**From:** Century Living Division

**Date:** July 31<sup>st</sup>, 2024

**Re:** Compark Village South, Parker, CO

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### Approval Requested:

Century Living is proposing to add two retaining walls at the Clubhouse and change the design of the retaining walls at the park area. The revisions at the Clubhouse include additional retaining walls at the northwest corner and southeast corner. The change in design of the retaining wall at the park is to better represent the intent of the civil engineer.

### 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.
- The current Site Plan did not anticipate a retaining wall at the northwest corner of the Clubhouse between the sidewalk and fenced landscape. However, the landscape area around the west of the structure is intended to be level with the foundation. This results in a difference in grade of approximately 3.5 feet between the landscape and adjacent sidewalk. As a result, a retaining wall is needed to maintain flatness of the landscape area.
- The current Site Plan had been approved prior to permitting of the Clubhouse and pool. During the permitting process Randy Capra required an additional path of egress and the only location that could be provided is at the southwest corner. As a result, a second retaining wall was added to provide a path from the south of the Clubhouse and connect to the trail.
- The civil line work shown in the current Site Plan was not accurate and required revisions to better demonstrate the design intent of the engineer. As such the design of the retaining wall at the park has been revised to show how the landing supporting the dual-slope shelter will be constructed and connected to the trail.
- In summary Century Living is proposing to add two retaining walls at the Clubhouse to better protect the landscape area and provide the required egress paths. Century Living is also proposing to revise the design of the retaining wall at the park to provide a better connection between the trail, shelter, and park amenities as intended by the civil engineer.