



## SP21-118 Site Plan Adjustment

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

**From:** Century Living Division

**Date:** February 5<sup>th</sup>, 2025

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

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### Approval Requested:

Century Living is proposing to revise the Site Plan to include elevations of the mirrored Layout D of Building 1. Revisions to the elevation include the change in material to provide more confidence in the waterproofing assembly and removal of windows for building code compliance from previous adjustments. Additionally, revisions to the maintenance shed elevations have been made to accurately reflect the location of mechanical equipment and remove the window to the bike storage room to mitigate security concerns.

### 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.
- As shown in the previous Site Plan adjustment, Century Living and the design team had initially intended to continue the façade materials into the balcony returns to the apartments. During the application of the exterior finishes there were concerns from the construction team and framing subcontractor regarding the waterproofing assembly of the materials in the original design. As a result, the elevation of the mirrored Layout D reflects corner balconies be finished with horizontal siding, which will provide more confidence in the performance of the building envelope. Century Living believes this proposed replacement in balcony material is beneficial to the ongoing operations of the apartment buildings to negate any possible water intrusion and has minimal impact to the overall appearance given the small area being modified.
- During the Site Plan process Century Living and the design team worked towards providing as many windows as possible. Unfortunately, as mentioned in the prior Site Plan adjustment, due to the small size of the side facades at Building 1, 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. 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 side elevation of the mirrored Layout D reflects the removal of two columns of windows.

- The maintenance shed elevations did not originally include specific locations for mechanical equipment and roof vents as these details not known at the time of Site Plan approval. However, the small condenser was installed at the south elevation of the maintenance shed in order for the space to be conditioned and roof vents were placed along the west elevation as needed.
- In summary, Century Living is proposing to include specific elevations for Building 1 that incorporate previous Site Plan adjustments and make the necessary revisions to the maintenance shed elevations to accurately reflect the as-built condition.