



SP21-118 Site Plan Adjustment

To: Town of Parker – Planning Department

From: Century Living Division

Date: February 19th, 2025

Re: Compark Village South, Parker, CO

Approval Requested:

Century Living is proposing to add covered parking spaces with the installation of carports at 72 parking stalls to better accommodate resident needs and deliver a successful 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.
- The originally approved Site Plan did not include any garage or carport parking stalls and due to the adverse weather in Colorado, many residents desire covered car parking. As a result, Century Living will construct steel carports to provide 72 covered spaces throughout the community. The size of the posts to support the structures are similar to the width of the striping to avoid any loss of the parking spaces provided. As such, there will be no change to the currently provided number of 457 spaces, which compares favorably to the required 454 spaces.
- The steel carport structures will be painted black for a neutral appearance and lighting will be provided on all structures for better visibility at night. As a result, a revised photometric plan is also included with this adjustment.
- In summary, Century Living is proposing to include 72 covered parking spaces for the sole use of residents of the community.