

COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 3 FINAL PLAT CRITERIA & NARRATIVE

Applicant's name:

Century Land Holdings, LLC
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111

Description of the general proposal.

Compark Village Single Family homes consists of 7.69 Acres of land which is part of the larger Compark Village PD Fifth Amendment. The majority of the site is located in the Town of Parker. The intent of the Compark Village Planned Development - Fifth Amendment is to offer better opportunities for community growth Within the Town of Parker. The proposal adds to a mix of retail, office, commercial, and residential uses along with trails and open space. The mixed use program will combine employment opportunities with services and housing while preserving the natural character of existing drainages., wildlife habitat, and unique topographic features.

As part of the site plan, 33 single family detached fee simple homes are proposed with a 1 acre pocket park and a minimum of 20% additional open space. This Sketch Plan application is being submitted concurrently with a proposed Preliminary Plat to the Town of Parker.

Description of Application

Compark Village Single Family Homes is envisioned to be a pedestrian-friendly neighborhood that builds upon and fits into the Town of Parker's small-town character, while providing homes within proximity to significant open space amenities, regional civic facilities, and the downtown core. The intent is to complement the overall Compark Village PD by adding single family residential homes which have an adjacent pocket park and connectivity to internal trails and open space amenities. The proposed community is a logical extension of existing infrastructure, utility systems, and open space networks.

The site plan provides connections to regional open space trails to the south of the property. This creates connectivity between existing internal neighborhoods and provides continuity and a logical continuation of streetscape and connectivity for all surrounding residents to use.

The community will include a central pocket park approximately 1 acres in size, a continuation of a regional trail system and open space buffer areas to serve the needs of the residents. The design intent is to create neighborhoods with a walkable environment. Walks connect to adjacent amenities and a regional trail which lead to Chambers Road and Happy Canyon Creek. The proposed site plan promotes a multi-modal environment based from a traditional design theme that creates pedestrian-friendly streets and public outdoor spaces.

Active and passive recreational amenities will be provided in the park for all ages to enjoy and gives users an opportunity to explore adjacent open space areas. Proposed elements such as play structures, picnic shelter, tables, swings, and landscaped beds all create a unique sense of identity for the park space. The trails and play facilities will serve various populations from tots to seniors. Additionally, easy access to the regional trail opens up a range of off-site activities in close proximity to the trail.



Section 13.07.080

Criteria for a Final Plat. The subdivision shall comply with all the following standards:

- 1) The final plat shall be in substantial compliance with the Town Council approved preliminary plan, as determined by the Planning Director. If not, the applicant shall submit an amended preliminary plan for review and approval by the Planning Commission and the Town Council.**

The plan does not vary from the approved Preliminary Plan that was submitted and approved by the Town of Parker.

The site has been designed so that roadway sections, layout and vertical alignment adhere to the criteria presented in the Town of Parker Roadway Design and Construction Criteria Manual. Maximum vertical grade of roadways was limited at 6% grade in order to also adhere to the criteria established by the South Metro Fire Department. The storm system present on site is in accordance with the criteria presented by the Town of Parkers with storm sewer present to convey runoff generated from the site into a water quality and detention pond along the east side of the site, before eventually out falling to Sulphur Gulch at below historic rates. Water and Sanitary utilities present on the site have also been designed in accordance with the Criteria established by Stonegate Valley Metropolitan District, which currently services the site. Appropriate measures will be taken on the site during construction and after completion in order to limit the potential of erosion of soils present and limit storm runoff exiting the site. These measures shall be in conformance with the Best Management Practices presented in the Chapter 8 of the Town of Parker Storm Drainage and Environmental Criteria Manual.

The site plan meets the minimum standards dictated by the proposed Planned Development and the Town of Parkers Land Development Ordinance. Furthermore, the site plan complies with the residential design minimums that are dictated by the Town of Parker such as:

- No residential lot be more than 1500-feet away from a collector*
- No more than 29 lots are on a cul-de-sac*
- Minimum of a 1 Acre Park*
- Minimum of 20% of open space*

The site plan meets the minimum standards dictated by the proposed Planned Development and the Town of Parkers Land Development Ordinance. This includes complying with the Development Standards as set forth by the PD:

Maximum number of units: - PA 17 and 18 combined shall not exceed 225-residential dwelling Units

Minimum standard lot area: 5,000 square feet

Maximum Building height: 35 feet

Minimum lot width: a. At the street: 40 feet

At a cul-de-sac, knuckle, or similarly curved frontage at the street: 25 feet

Setbacks

Primary structure front setback (from local street right-of-way):

- 20 feet to face of garage to sidewalk*
- 15 feet to face of home*
- 10 feet to unenclosed covered porch without living space above the porch*



Primary and accessory structure side setback: 5 feet

Primary structure rear setback:

- 10 feet internal lot or lot adjacent to a buffer,
- 10 feet for perimeter lots along Happy Canyon Creek Accessory structure rear setback: 10 feet
- Detached garage rear setback: 5 feet

Corner lot side setback (From local street right-of-way):

- 10 feet to side of structure;
- 20 feet to face of garage to adjacent sidewalk if side entry

Minimum building separation: determined by fire codes

2) The final plat shall be submitted within one (1) year of approval of the preliminary plan by the Town Council, or as extended by the Planning Director..

The Sketch Plan and Preliminary Plan were approved on August 1, 2022 by Town Council by a unanimous decision.

3) No final plat shall be approved, where the applicant has previously obtained approval of another final plat in the Town, except upon a showing as to such previous final plat.

A Final Plat has not been processed or approved for this property.