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**SECTION 3  
PARCEL B**

**3.1 INTRODUCTION**

Parcel B (comprising of sub-parcels B1, B2, B3 and B4) is approximately 548.93 acres in size. Parcel B is generally located east of Sheridan Parkway, south of Hwy. 7, west of Huron and north of the Northwest Parkway. Refer to Map 1 and Map 8 in Section 11 for the location of Parcel B.

**3.2 LAND USE INFORMATION**

**3.2.1 PROPOSED LAND USES**

The land use categories for Parcel B include: MUD - Mixed Use Urban District. Refer to Section 1.3 for a list of the specific uses within this land use category, and

the Land Use Legend on Map 8 in Section 11 for the identification of each land use category as either a Permitted Use or a Special Review Use. Section 12 contains the review processes applicable to such uses.

**3.3 DEVELOPMENT CONDITIONS**

Development within Parcel B shall be subject to the applicable General Conditions in Appendix 1-2 to Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel B shall also be subject to the applicable Special Conditions in Appendix 3-1 attached to this Section 3 and incorporated herein by this reference.



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## APPENDIX 3-1 SPECIAL CONDITIONS FOR PARCEL B

### PLANNING

#### SPECIAL CONDITION NO. 1

##### (SUB PARCEL B1 IN FUTURE OPEN LANDS TRACT) TRAILHEAD PARKING

Trailhead parking will be provided for the proposed trailhead that is located in the MUD area along the major open lands parcel and the 10-foot concrete trail. A minimum of two off-street trailhead parking areas with 15 parking spaces each shall be provided (one generally along the north half of the open lands/trail corridor and one generally along the south half of the open lands/trail corridor). The trailhead parking will be provided when improvements associated with a park or mixed-use development abutting the open lands/drainageway corridor are developed. Signs along the trail that identify access points will also be provided. Broomfield's approval of the exact location of the trailhead parking shall be required and each location shall conform to the following criteria:

A. If the trailhead parking is located within a public park:

- 1) A minimum of 15 parking spaces shall be provided for the trailhead in addition to any parking intended to service other park amenities

B. If the trailhead parking is located with a mixed-use development:

- 1) The trailhead should be clearly visible from public rights of way;
- 2) The trailhead parking will be in close proximity to the trail;
- 3) The trailhead parking will have direct vehicular/pedestrian/bike public access to the trailhead;
- 4) The trailhead parking lot will be designed to be clearly identifiable for trail users;
- 5) Signage will be provided for the trailhead location and individual parking spaces indicating the spaces are available for the public such as ("Parking Available for Trail Users");
- 6) Directional signage such as ("Trailhead parking [directional arrow]") will be provided to guide trail users to the trailhead from public rights of way, if necessary;
- 7) The 15 trailhead spaces are in addition to the minimum parking spaces required for other uses of the site;
- 8) The trailhead parking is not shared parking; and
- 9) There shall be no charge for the trailhead parking.

#### SPECIAL CONDITION NO. 2

##### (SUB PARCEL B1) PUBLIC LAND DEDICATION

The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate the following Sub Parcels to Broomfield as specified in PUD Section 1.2.3: Sub Parcel A3, Sub Parcel B2, Sub Parcel B3 and Sub Parcel B4.

## **NORTH PARK PUD**

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### SPECIAL CONDITION NO. 3

#### (SUB PARCEL B1) SINGLE FAMILY DETACHED DWELLINGS

Single Family Detached Dwellings shall be a Permitted use in Sub Parcel B1, capped at a maximum of 375 Single Family Detached units on lot sizes between 1200 -3500 square feet.

### TRANSPORTATION

### SPECIAL CONDITION NO. 4

CR 7 shall extend south from the intersection at State Hwy 7 and connect with the future alignment of Huron Street. The exact location and alignment of the extension of CR 7 shall be determined during the SDP approval for the development abutting the future extension of the road.

### DEVELOPMENT AGREEMENT

### SPECIAL CONDITION NO. 5

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.