



**North Park PUD Plan and Preliminary Plat
– Second Amendment**

An Amendment to the North Park PUD Plan and Preliminary Plat
(Recorded December 2009)

1. The approved Planned Unit Development (PUD) and Preliminary Plat does not specifically address permanent signage, so all sign requirements are per Title 17 of the Broomfield Municipal Code.
2. The approved PUD specifies that a sign program will be proposed by the applicant in the future.
3. The owner has requested that variances from Title 17 relating to signage be approved relating to the size, placement, and illumination of subdivision directional signs and directional signs based on the scale of the mixed-use development.
4. The approved North Park Planned Unit Development (PUD) Plan and Preliminary Plat specifies the location and dimensions for all proposed arterial and collector streets within the PUD Plan area. 160th Avenue is shown as an arterial street with a width of 154 feet from the Community Ditch to Interstate 25.
5. An updated traffic study has been completed based on the new terminus of 160th Avenue at Lowell Boulevard. Based on such analysis, the 154-foot right-of-way, which would accommodate three lanes in each direction, may not be necessary and a reduced number of lanes would accommodate the anticipated traffic for 160th Avenue.
6. The property owner has requested language be added to the PUD Plan to allow the number of lanes and the right-of-way width for 160th Avenue be reduced if supported by updated traffic studies submitted in conjunction with future site development plans.

Therefore, the following text amendment is hereby authorized to the North Park PUD and Preliminary Plat:

On sheet 1c of the North Park PUD and Preliminary Plat recorded December 2009, as amended:

1. To track the PUD Plan text amendment, the following is added to the section titled "PUD Plan Amendments":

PUD PLAN AMENDMENTS:

...

2. *Permanent Community Identification & Directional Signs, 160th Avenue, number of required voting members of DRC, and Appendix C section numbering, _____, 2012*



PUD Plan Amendments

- Sheet 6B, P.U.D. Street Sections

Supplemental Binder Amendments

- Section 9.2.2.B Street Types

- Section 12.3.1.C North Park DRC Review

- Section 16 Appendix C North Park Temporary Marketing and Directional Signs Planned Sign Program

- Section 16 Appendix D Permanent Community Identification and Directional Signs

Sheet 6B of the North Park PUD and Preliminary Plat recorded December 2009, as amended:

2. To address that 160th Avenue, an arterial street, may be built with fewer than four travel lanes based on the revised traffic analysis prepared after the terminus of 160th Avenue was changed, it is added:

****Note:** Number of lanes for 160th Avenue, an Arterial Street, may vary depending on final development pattern, subject to DRC and CCOB approval. Reducing the number of lanes shall be supported by a traffic study.

In Section 9-6, Mixed-Use Urban District, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

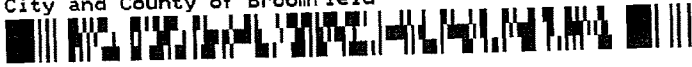
3. To address that 160th Avenue, an arterial street, may be built with fewer than four travel lanes based on the revised traffic analysis prepared after the terminus of 160th Avenue was changed to Lowell Boulevard, it is added:

****Note:** Number of lanes for 160th Avenue, an Arterial Street, may vary depending on final development pattern, subject to DRC and CCOB approval. Reducing the number of lanes shall be supported by a traffic study.

In Section 11, Map 9 of 9 incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009 as amended:

4. To address that 160th Avenue, an arterial street, may be built with fewer than four travel lanes based on the revised traffic analysis prepared after the terminus of 160th Avenue was changed to Lowell Boulevard, it is added:

****Note:** Number of lanes for 160th Avenue, an Arterial Street, may vary depending on final development pattern, subject to DRC and CCOB approval. Reducing the number of lanes shall be supported by a traffic study.



In Section 12.3.1.C North Park DRC Review, of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

45. The language in 12.3.1.C is confusing as a quorum of the Design Review Committee is a minimum of three voting members, one on which must be the Developer representative. A minimum of two other voting members are required, but additional language is included for "at least two (2) other voting members" and therefore this portion of the paragraph is in error and should be deleted as follows::

C. The North Park DRC may assign certain review and decision-making responsibilities to a sub-committee of the North Park DRC. Recommendations of the North Park DRC regarding the final approval of any application for a Development Project or a Variation shall be made by a majority vote of a quorum of the North Park DRC. A quorum is defined as at least three (3) voting members including the Developer representative and at least two (2) other voting members.

In Section 16, Appendix C North Park Temporary Marketing and Directional Signs Planned Sign Program North Park PUD Amendment 1 of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

56. It is anticipated that Section 16 will contain multiple appendixes to address various types of signs within the Planned Sign Program. To provide ease of reference, the applicant is proposing to renumber Section 16 Appendix C to include the "C" designation in each number, as shown in Exhibit A which is attached hereto and incorporated herein by reference. General Requirements added.

In Section 15, Appendix B Variances of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

67. To incorporate variances requested from the Broomfield Municipal Code in the list of variances for the North Park PUD, it is added:

#	Section	Requirement	Proposal
70	17-44-080(A), Sign, freestanding; setback.	Signs up to seven feet in height must be set back ten feet from any property line adjacent to a street.	17-44-80(D) allows City Council to reduce the setback if it is deemed necessary and desirable as part of a PUD. As little as 3' setbacks are proposed for permanent signs (see Section 16, Appendix D for setbacks required for each type of permanent community



			identification and direction sign), provided that such signs be located outside of utility easements and do not obstruct site visibility at intersections and driveways.
	17-44-080(B) Sign, freestanding; setback.	Signs over 7 feet in height shall be set back from the property line adjacent to a street equal to the required setback line for that district.	17-44-80(D) allows City Council to reduce the setback if it is deemed necessary and desirable as part of a PUD. As little as 3' setbacks are proposed for permanent signs (see Section 16, Appendix D for setbacks required for each type of permanent community identification and direction sign), provided that such signs be located outside of utility easements and do not obstruct site visibility at intersections and driveways.
	17-44-080(C) Sign, freestanding; setback.	Signs in business and industrial districts shall not be located less than twenty-five feet from any adjacent residential zoning district line.	The North Park PUD Plan area is adjacent to other PUD zoned property and properties zoned for agricultural use. For the purpose of this section, the agricultural zoning districts shall not be considered a "residential zoning district".
71	17-44-140 (A) Sign; subdivision entrance.	Such sign shall be limited to (1) Individual letters on a building or freestanding wall.	The sign shall be permitted to include a logo and will be allowed to be in the form of a monument.
		(2) A maximum of two signs per entry, one each side of the street entering the premises.	Up to four monuments are permitted at any intersection for intersections, but not more than one per corner.
		(3) Fifty square feet of sign area per entry and 200 square feet per entry for planned unit developments, if specifically approved by the city council.	Total sign area will be 375 square feet for Boundary Marker Signs, 300 square feet for Primary Entry Signs, 260 square feet for Secondary Entry Signs, and 260 square feet for District Marker Signs.
	17-44-140 (C)	Such signs shall be set back	Signs are proposed with



	Sign; subdivision entrance.	a distance of fifteen feet from any property line, and shall not exceed five feet in height.	architectural elements rising up to 35 feet in height. Sign setback will be based on sign type (see Section 16, Appendix D for setbacks required for each type of permanent community identification and direction sign.), provided that such signs be located outside of utility easements and do not obstruct site visibility at intersections and driveways.
72	17-44-050 (A)	(4) Private traffic directional signs. Private traffic directional signs guiding or directing vehicular traffic onto or off of a lot or within a lot, when such signs do not exceed six square feet per sign per face in area and eight feet in height, do not contain any advertising or trade name identification, and which are nonilluminated, internally illuminated, or indirectly illuminated.	Signs are permitted up to 75 square feet in area per face and up to 18 feet in height (including architectural enhancement). Permits are required for such signs. Signs may include names of major projects, campuses, districts, civic uses, amenities, directional arrows, the North Park name and logo and other community branding elements.
73	17-44-060 (C)	Signs with lights or illustrations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electric pulsations.	Signs may include illumination with a variety of programmed colors within architectural elements. Signs will not feature changeable copy and will not flash, blink, or flicker.

In Section 16, of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

78. To allow the developer to include unique sign standards for the North Park PUD Plan, a new Appendix D is added to Section 16 as shown in Exhibit B which is attached hereto and incorporated herein by reference.



APPROVALS:

PLANNING AND ZONING COMMISSION CERTIFICATE:

This Second Text Amendment to the North Park PUD Plan and Preliminary Plat is recommended for Approval by the City and County of Broomfield Planning and Zoning Commission this 15th day of August, 2012.

Thomas J. Silver

Chairman, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE

This Second Text Amendment to North Park PUD Plan and Preliminary Plat is hereby approved by the City Council of the City and County of Broomfield this 25th day of September, 2012.

[Signature]
Mayor, City and County of Broomfield

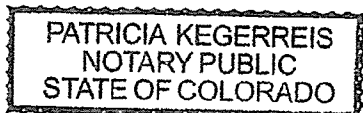
Witnessed by: Patricia Kegerreis

STATE OF COLORADO)
) ss.
COUNTY OF Broomfield.)

The foregoing instrument was acknowledged before me this 25th day of September, 2012, by Pat Quinn, as Mayor of City + County of Broomfield

Witness my hand and official seal.

My commission expires: _____



My Commission Expires Apr. 29, 2016

Patricia Kegerreis
Notary Public