



**North Park PUD Plan and Preliminary Plat
Third Amendment (Text Amendment)**

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

1. The North Park PUD Plan and Preliminary Plat included a Supplemental Binder ("Binder") which was incorporated into the PUD Plan by reference. This Binder included detailed requirements for the development of North Park, including allowed uses.
2. The Binder does not allow single-family detached residential as an allowed use in the North Park PUD Plan area.
3. The proposed text amendment includes text updates to the recorded North Park PUD Plan and Preliminary Plat allowing certain sections of the North Park Supplemental Binder to be updated to allow single-family detached housing as an allowed use, with all applicable requirements and references, within Sub-Parcel A1 of the North Park PUD Plan and revises setbacks for single-family attached and live work dwellings.

Therefore, the following text amendment is hereby authorized to the North Park PUD Plan 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:

3. Single Family Detached Dwellings as a Use by Right under Mixed-Use Secondary Land Use with the Added Special Condition that Single Family Detached Dwelling shall be a Permitted Use only in Sub Parcel A1. February 27, 2018

PUD Plan Amendments

- Sheet 1C, PUD Plan Amendment History

Supplemental Binder Amendments

- Section 1: Single Family Detached Dwelling added to Mixed Use Secondary "MUS"

- Section 2: Special Condition Added for Allowing Single Family Detached only in Sub Parcel A1

- Section 10: Standards for Single Family Detached Dwelling added.

- Section 11: Map 4 of 9



- Section 13: Definitions for Single Family Detached Dwelling added.

In Section 1: PUD Project Intent, of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

2. Single family detached where permitted in PUD is added as a reference under 'Section 1.2.1 Overall Concept' - 'Overall PUD and Development Summary', as described and referenced in Exhibit A, which is attached hereto and incorporated herein by reference.
3. Single family detached dwelling is now defined in Section 1.3.2.A and is added as a permitted use under 'Section 1.3.2 Mixed Use - Secondary (MUS)', with Special Condition 2 found in Appendix 2-1.

In Section 2: Parcel A, of the North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

4. Special Condition No. 2 is added to Appendix 2-1 for Parcel A, limiting the area for single-family detached dwellings to Sub Parcel A1 within the PUD Plan area, as described and referenced in Exhibit A, which is attached hereto and incorporated herein by reference.

In Section 10: MUS Residential, of North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

5. Single family detached site plan criteria and standards are incorporated to include: minimum lot size, maximum lot size, minimum lot width, maximum building heights, minimum setback requirements, minimum off-street parking requirements, street frontage design criteria, private outdoor space and shared common area requirements, garage and fence requirements, and photos depicting the envisioned architectural character, as described and referenced in Exhibit A, which is attached hereto and incorporated herein by reference.
6. Front setbacks along a local street ROW or private road for single family attached dwellings and live work dwellings is modified from 14' to 8' in Table 10-9A of the PUD Plan - Supplemental Binder.
7. Parking ratio requirements in Section 10.14 incorporates language to the single family attached dwelling parking ratio requirement of two (2) off-street spaces per



primary dwelling unit to state, "unless a lower number is specifically approved as part of the Site Development Plan."

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

8. A reference to single family detached dwellings is added to the permitted uses within Sub-Parcel A1 for the Land Use Legend, as described and referenced in Exhibit A which is attached hereto and incorporated herein by reference.

In Section 13: Terms and Definitions, of North Park Supplemental Binder, incorporated by reference in the North Park PUD and Preliminary Plat recorded December 2009, as amended:

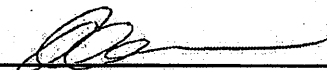
9. Single family detached dwelling is defined.

"SINGLE FAMILY DETACHED DWELLING means a dwelling unit which may be individually owned and does not share a common wall with any other dwelling unit on a fee-simple Lot. Units commonly have direct access to outdoor areas."



McWhinney CCOB Land Investments, LLC
a Colorado limited liability company

By: McWhinney Real Estate Services, Inc
A Colorado corporation,
Manager

By: 
Peter Lauener
President

KLH

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 14th day of February, 2018, by Peter Lauener as President of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of McWhinney CCOB Land Investments, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

TERRI L. NUSSBAUM
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20034009228
My Comm. Expires 3-17-2019

My commission expires: March 17, 2019


Notary Public



APPROVALS:

PLANNING AND ZONING COMMISSION CERTIFICATE:

This Third 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 26 day of February, 2018.

Thomas A. Silver
Chairman, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE

This Third Amendment to the North Park PUD Plan and Preliminary Plat is hereby Approved by the City Council of the City and County of Broomfield this 27th day of February, 2018.

[Signature]
Mayor, City and County of Broomfield

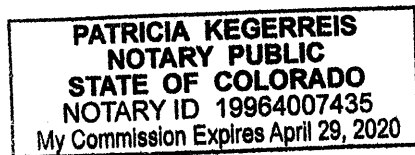
Witnessed by:

STATE OF COLORADO)
) ss.
COUNTY OF Broomfield)

The foregoing instrument was acknowledged before me this 27th day of February, 2018, by Randal E. Ahrens, as Mayor of City + County of Broomfield

Witness my hand and official seal.

My commission expires: April 29, 2020.



Patricia Kegerreis
Notary Public



NORTH PARK P.U.D. PLAN AND PRELIMINARY PLAT

(AN AMENDMENT TO A PORTION OF THE PREBLE CREEK P.U.D. PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT AND THE ANTHEM - WEST P.U.D. PLAN AND PRELIMINARY PLAT)
PORTIONS OF SECTIONS 3, 4, 5, 8, 9 and 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

Sheet 1C of 14
P.U.D. PLAN AMENDMENTS

PUD PLAN AMENDMENTS: REC: _____

Amendments to portions of the North Park PUD Plan and Preliminary Plat are as listed below. These amendments, including modifications to the PUD Plan and Preliminary Plat and/or Supplemental Binder are hereby incorporated as part of the North Park PUD Plan.

1. Temporary Marketing and Directional signs March 9, 2010

- PUD Plan Amendments
- Sheet 1A, Introduction
- Sheet 1C, PUD Plan Amendments
- Supplemental Binder Amendments
- Section 1, 1.1 Introduction
- Section 12, 12.3.3.A Review Standards
- Section 15, Appendix B Variations 66 TO 69
- Section 16, Appendix C Planned Sign Program
- Section 1.1 Introductions

2. Permanent Community Identification & Directional Signs, 160th Avenue, number of required voting members of DRC, and Appendix C section numbering, September 25, 2012.

- PUD Plan Amendments
- Sheet 6B, P.U.D. Street Sections
- Supplemental Binder Amendments
- Section 9.2.2.B., Street Types
- Section 11, Map 9 of 9 P.U.D. Street Sections
- Section 12.3.1.C, North Park DRC Review
- Section 15, Variances
- Section 16, Appendix C North Park Temporary Marketing and Directional Signs Planned Sign Program
- Section 16, Appendix D Permanent Community Identification and Directional Signs

3. Single Family Detached Dwellings as a Use by Right under Mixed-Use Secondary Land Use with the Added Special Condition that Single Family Detached Dwelling shall be a Permitted Use only in Sub Parcel A1. _____, 2018.

- PUD Plan Amendments
- Sheet 1C, PUD Plan Amendment History
- Supplemental Binder Amendments
- Section 1 - Single Family Detached Dwelling added to Mixed Use Secondary "MUS"
- Section 2 - Special Condition Added for Allowing Single Family Detached only in Sub Parcel A1, maximum of 120 Single Family Detached units are allowed in Sub Parcel A-1.
- Section 10 - Standards for Single Family Detached Dwelling added.
- Section 11 - Map 4 of 9
- Section 13 - Definition for Single Family Detached Dwelling added.

EXHIBIT A
North Park PUD Plan and Preliminary Plat
Third Amendment (Text Amendment)

Approved: _____

