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SECTION 2 PARCEL A

2.1 INTRODUCTION

Parcel A is approximately 217.23 acres in size. This site is located east of the Community Ditch, west of Sheridan Parkway, south of Hwy. 7 and north of the Northwest Parkway. Preble Creek Parkway and 160th Ave. bisect some of the Sub Parcels in this area. Refer to Map 1 and Map 4 in Section 11, for the location of Parcel A.

2.2 LAND USE INFORMATION

2.2.1 PROPOSED LAND USES

The land use categories for Parcel A include MUS – Mixed Use Secondary. Refer to Section 1.3 for a detailed list of the specific uses within this land use category, and the Land Use Legend on Map 4 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.

2.3 DEVELOPMENT CONDITIONS

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

Development within Parcel A shall also be subject to the applicable Special Conditions in Appendix 2-1 attached to this Section 2 and incorporated herein by this reference.





APPENDIX 2-1 SPECIAL CONDITIONS FOR PARCEL A

PLANNING

SPECIAL CONDITION NO. 1

(SUB PARCEL A1) NORTHWEST COMMUNITY DITCH/STATE HIGHWAY 7 PUBLIC TRAILHEAD

Off-street trailhead parking will be provided for the existing trailhead located south of State Highway 7 and directly west of Tract A1. A minimum of 15 parking spaces for the trailhead will be constructed on Tract A1 at such time as the portion of Tract A1 abutting the existing pedestrian crossing of the Community Ditch is developed. Broomfield's approval of the exact location of the trailhead parking shall be required and each location shall conform to the following criteria:

- 1) The trailhead parking will be in close proximity to the regional trail;
- 2) The trailhead parking will have direct vehicular/pedestrian/bike public access to the trailhead;
- 3) The trailhead parking spaces will be designed to be clearly identifiable for trail users;
- 4) 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");
- 5) 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;
- 6) The 15 trailhead spaces are in addition to the minimum parking spaces required for other uses of the site; and
- 7) There shall be no charge for the trailhead parking.

SPECIAL CONDITION NO. 2

(SUB PARCEL A1) SINGLE FAMILY DETACHED DWELLINGS

Single Family Detached Dwellings shall be a Permitted Use only in Sub Parcel A1; a maximum of 120 Single Family Detached units are allowed in Sub Parcel A1.

