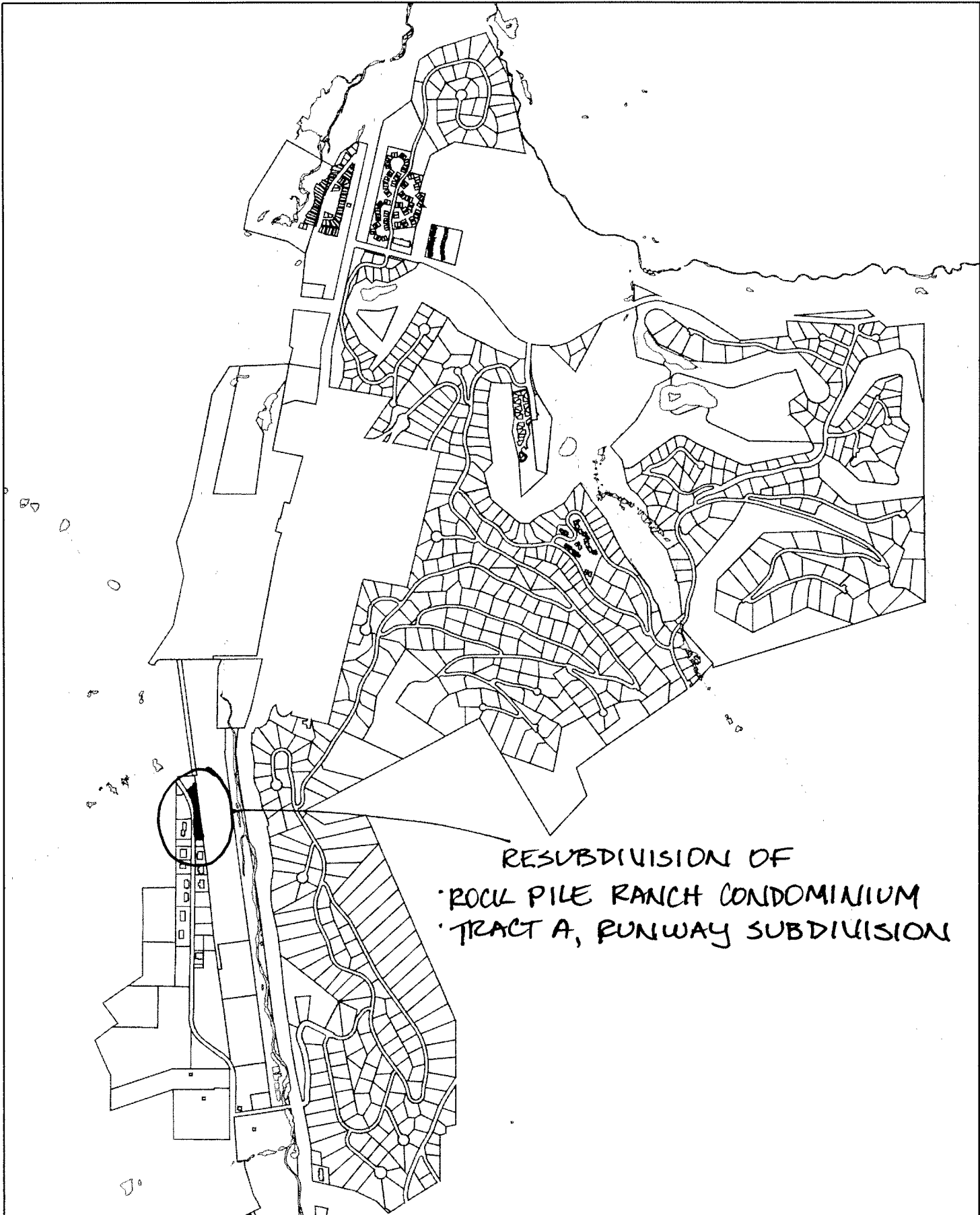


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, December 2, 2008  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00</b>	<b><i>Call to Order of the December 2, 2008 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes November 18, 2008 Regular Meeting Approval of Agenda</i></b>	<b>4</b>
<b>7:05</b>	<b><i>Consent Calendar</i></b>	
	1. Mountainwood Condominiums Exterior Remodel and Addition (CK) PC#2008120 720 Columbine Road	<b>10</b>
	2. Snowdrop Condominiums Exterior Remodel and Addition (CK) PC#2008121 180 Broken Lance Drive	<b>19</b>
<b>7:30</b>	<b><i>Combined Hearings</i></b>	
	1. Resubdivision of Rock Pile Ranch Condominiums (CN) PC#2008123 1900 Airport Road	<b>26</b>
	2. Resubdivision of Tract A, Runway Subdivision (CN) PC#2008122	<b>31</b>
<b>8:00</b>	<b><i>Worksession</i></b>	
	1. Neighborhood Preservation Policy (JP)	<b>36</b>
<b>9:00</b>	<b><i>Town Council Report</i></b>	
<b>9:10</b>	<b><i>Other Matters</i></b>	
<b>9:15</b>	<b><i>Adjournment</i></b>	

For further information, please contact the Planning Department at 970/453-3160.

*\*The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.*



RESUBDIVISION OF  
• ROCK PILE RANCH CONDOMINIUM  
• TRACT A, RUNWAY SUBDIVISION

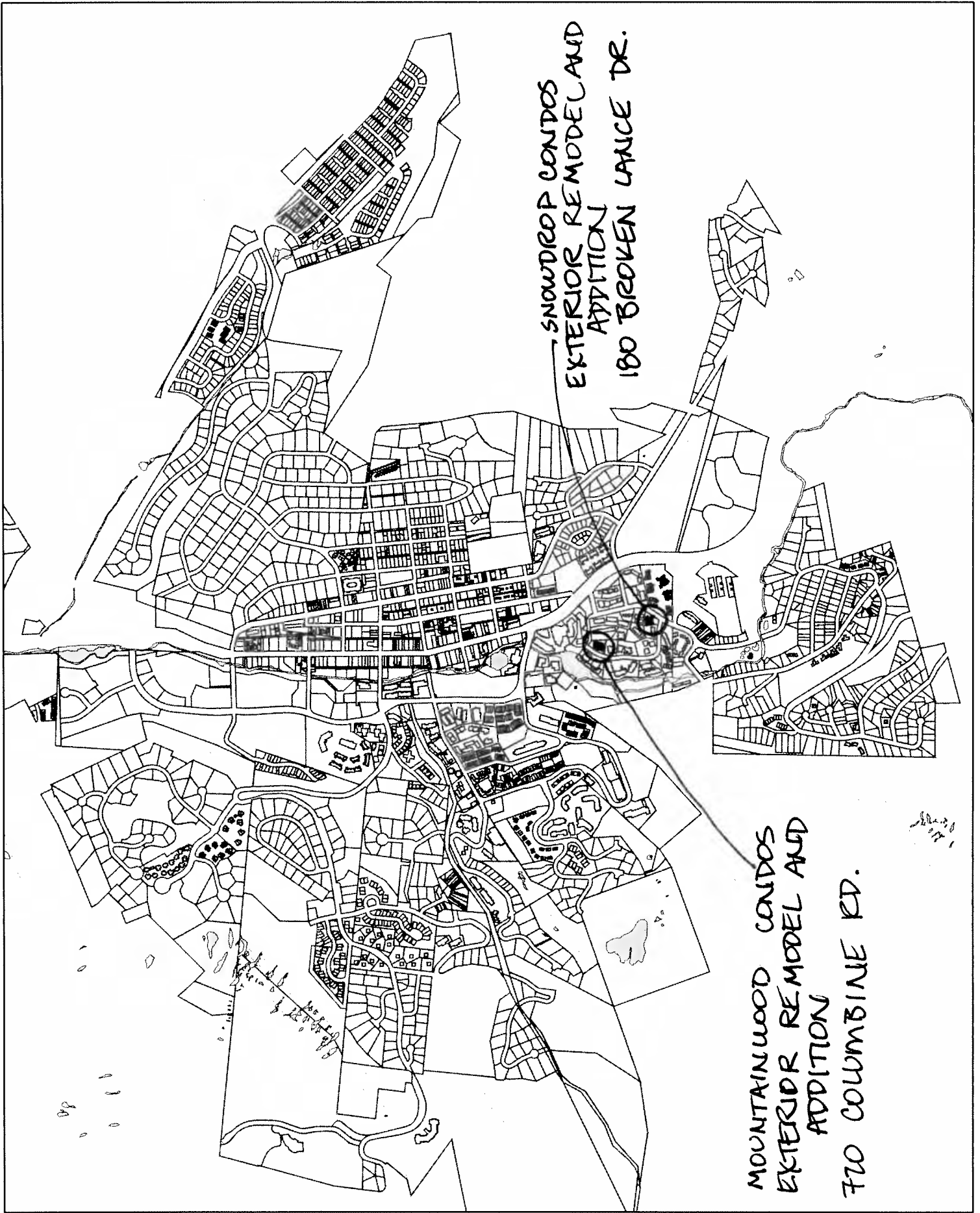


Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

**Breckenridge North**

printed 2007

**J**



SNOWDROP CONDOS  
EXTERIOR REMODEL AND  
ADDITION  
180 BROKEN LANCE DR.

MOUNTAINWOOD CONDOS  
EXTERIOR REMODEL AND  
ADDITION  
770 COLUMBINE RD.



Town of Breckenridge and Summit County governments  
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use of the product for any purpose is at user's sole risk.

Breckenridge South

printed 2007



**PLANNING COMMISSION MEETING**

**THE MEETING WAS CALLED TO ORDER AT 7:03 P.M.**

**ROLL CALL**

Rodney Allen	Dan Schroder	Leigh Girvin
Jim Lamb	Dave Pringle	JB Katz
Michael Bertaux		

Eric Mamula, Town Council Liaison, arrived at 8:55pm for the worksessions.

**APPROVAL OF MINUTES**

With no changes, the minutes, the November 4, 2008 Planning Commission minutes was approved unanimously (7-0).

**APPROVAL OF AGENDA**

With no changes, the Agenda for the November 18, 2008 Planning Commission agenda was approved unanimously (7-0).

Mr. Allen would like to discuss Commission Historic Preservation training under “Other Matters” at the end of the meeting.

**CONSENT CALENDAR:**

1. Keith Addition (JP) PC#2008115; 209 Highlands Drive
2. Rush Addition (JP) PC#2008118; 93 Rounds Road
3. Chlipala Residence (MM) PC#2008118; 0088 Snowy Ridge Road

Ms. Girvin suggested having future (and at the end of the meeting) general discussions regarding applications that propose large amounts of heated snow melt that are not for public safety or public benefit.

With no motions for call-up, the Consent Calendar was approved as presented.

**FINAL HEARINGS:**

1. VRDC Building 804 Lodge (MM) PC#2008032; Tract C, Peak 7 & 8 Perimeter Subdivision

*As a current employee of Vail Resorts, Mr. Bertaux stepped down due to a conflict of interest*

*Mr. Schroder brought up a potential conflict of interest in which he stated he works less than part time indirectly for Vail Resorts serving at banquets in the Keystone Conference Center. The Commission decided that his minimal relationship with Vail Resorts shouldn't preclude him from reviewing this application. The applicant had no concerns with Mr. Schroder participating in the discussion.*

Mr. Mosher presented a proposal to construct a 47-room condo/hotel lodge at the base of Peak 8 totaling 54,442 square feet of residential, with 10,360 square feet of commercial space and 20,219 square feet of guest services.

Building 804 would be located immediately adjacent (northwest) to the recently approved (and under construction) Building 801 or One Ski Hill Place, at the base of the ski slopes at Peak 8. Placement of this building will eliminate the existing Ullr Building that currently houses the ski school and ticketing/office functions at Peak 8. Additionally, the lower level supports of the Peak 8 Gondola station will be enclosed in this building. The Cucumber Gulch Preventative Management Area is to the east of the development site.

The Planning Commission approved the Amendment to the Peaks 7 and 8 Master Plan (PC#2005105) on December 6, 2005. The recently approved modification to the Master Plan (for Peaks 7 and 8) now contains a total of 549 SFEs of density with 470.5 Residential SFEs, 21.5 Commercial SFEs and 57 Guest/Skier services SFEs. The portion allocated just to Peak 8 consists of 282.0 Multi-family Residential SFEs, 14.5 Commercial SFEs, and 48.0 Guest Services Facilities SFEs for a total of 344.5 SFEs. The Master Plan also outlines specific design criteria and standards for the general development and the different uses.

This development is utilizing a portion of the allowed density. There are to be additional separate lodges (future development permits) created at the base of Peak 8 with the remaining density from the Master Plan. Per the approval of One Ski Hill Place, the applicants are planning on placing portions of the required meeting spaces and amenities for all the base development area within the main building to centralize these services. In addition, the overall site development is to be completed in phases (along with the development of the future buildings).

### **Changes Since the April 1, 2008 Hearing**

1. Minor revisions to density and mass calculations.
2. Plaza landscaping and hardscape enhancements.
3. More complete civil drawings.
4. Minor architectural “tweaking”.

The amenities at One Ski Hill Place will include:

**Garden Level:** A media room and game room, a two-lane bowling alley

**Level One:** Fitness room, spa, hot tubs and pools, 7 Conference rooms w/ prep-kitchen

The Guest Services include:

**Garden Level:** Administration office, Bakery and prep-kitchen

**Level One:** Kitchen and food court, Bar and restrooms

Staff has worked closely with the applicant and agent to carefully review this proposal against the 2005 Amendment to the Peaks 7 and 8 Master Plan. Staff found the architecture, density and mass, and site planning to match that of the Master Plan and had no concerns. Staff welcomed any questions or comments from the Commission.

Staff recommended approval of the Building 804 Lodge, PC#2008032, by supporting the presented Point Analysis which showed a passing score of zero (0) points along with the presented Findings and Conditions.

Randy May, Consultant working with Vail Resorts Development Company: Applicants have worked closely with staff to resolve any issues discussed previously. Ski plaza was designed to accommodate both winter and summer seasons. Plaza would be left open to accommodate the sheer volume of people that will be accessing the area. Many issues have been addressed through the 6 1/2 years of Master Planning.

Ken O’Bryan, Architect: Presented a power point presentation and scale model of the building to the Commission showing the features of the proposed development. Architecture would be essentially the same as previously presented with some minor design changes to the exterior.

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

#### *Commissioner Questions/Comments:*

Ms. Girvin: Final Comments: Supportive of the architecture, site planning, and plaza area plans. Understood the need for expansive hardscape the plaza area. Had no problem with the staff recommendations or final points.

Mr. Schroder: Final Comments: Liked the fact that more attainable housing is being developed since last review. Supportive of the color and material scheme and believed this development fits the intent of the Master Plan.

Ms. Katz: Final Comments: Great to see things come to fruition. Lots of hard work by applicant and staff. This is a testament to quality of proposal when the Planning Commission has few comments. Massing appropriate and appreciated the density centered at the base of the ski area. Sought clarification regarding the number of children the daycare center would accommodate. (John Buhler, Director of

- Skier Services/Ski & Ride School, pointed out the license would continue to allow 34 children. Mostly young children of mountain employees. Facility is state governed and open to the public too.)
- Mr. Bertaux: (Stepped down due to a potential conflict of interest.)
- Mr. Lamb: Asked if the daycare center would be open to the public? (The applicant pointed out that yes, the daycare center would be open to the public.)  
Final Comments: Felt what has been presented is consistent with the Master Plan. Feared that the childcare facility will not benefit the community and therefore struggled with the positive points for community benefit. (Mr. Buhler pointed out that the daycare would be a state licensed daycare center meeting the needs of first employees and then guests.)
- Mr. Pringle: Sought clarification regarding the area underneath the gondola and what functions were located there. (The applicant responded that this area will serve as a maintenance storage which will store snow equipment, tools, etc.). Pointed out the protection of Cucumber Creek is first in foremost as discussed in the Master Plan and that this project looks as if it protects the Gulch.  
Final Comments: Very pleased with the way this building is coming together while addressing the Master Plan. This development will take Breckenridge to the next level. Liked the idea of adding more activities to the plaza. These are big buildings which will be iconic but nobody should be surprised by big buildings.
- Mr. Allen: Asked staff to explain the height determination per the Master Plan requirements. (Staff replied that the height relates to the Land Use Guidelines and is a relative policy.) Regarding landscaping in the plaza, why isn't there more landscaping and less hardscape? (Mr. May pointed out that in the winter this area needs to accommodate a large amount of snow and individuals and thus not practical to plant large trees that will not survive. The more things in the way the harder it is to move people safely.) Asked the architect to elaborate on the summer landscape plan for the plaza. (Mr. O'Bryan pointed out that this area would remain open due to winter traffic but many ideas have been planned to accommodate summer activity. He further pointed out this area is only about 65 feet wide, similar to a typical double loaded parking and drive aisle.)  
Final Comments: Thanked the applicant for the changes made to date. Questioned the negative points on the snowmelt which benefits the public. Perhaps should not assign negative points as it is a safety issue. (Staff pointed out precedent has been set on other applications and this can be reviewed as possible policy modification.) Felt the precedent shouldn't be set if public benefit was evident. Liked to see the daycare and was ok with the landscaping plans.

Mr. Pringle made a motion to approve the point analysis for VRDC Building 804 Lodge, PC#2008032, Tract C, Peak 7 & 8 Perimeter Subdivision. Mr. Lamb seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the VRDC Building 804 Lodge, PC#2008032, Tract C, Peak 7 & 8 Perimeter Subdivision with the presented findings and conditions. Ms. Katz seconded, and the motion was carried unanimously (6-0).

**COMBINED HEARINGS:**

1. Shock Hill Cottages Footprint Lots (CN) PC#2008117; 16 & 48 Regent Drive

Mr. Neubecker presented a proposal to create two footprint lots around two existing single family homes. The Planning Commission approved the Shock Hill Cottages on June 5, 2007. This approval included 14 single family homes ("cottages") plus one employee housing building, with HOA storage and an attached dumpster enclosure. Only two buildings have been built so far. Footprint lots were anticipated at the time of the development review. Now that two buildings exist, the precise location has been determined, and the actual footprint lots have now been surveyed.

The Planning Department has approved the proposed resubdivision of two footprint lots around two existing single family homes in the Shock Hill Cottages, at 16 and 48 Regent Drive (PC#2008117) with the attached Findings and Conditions. Staff recommends the Commission uphold this decision.

Don Nilsson, Applicant: Pointed out that condition #7, to place an address sign at the intersection with the private road, is unnecessary. (Staff pointed out they were OK striking this condition. Also strike "and street lights" and "prior to acceptance of the streets by the Town." from condition #11. These conditions do not make sense for this development.)

*Commissioner Questions/Comments:*

- Ms. Girvin: No concerns.  
Mr. Schroder: No concerns.  
Ms. Katz: No concerns.  
Mr. Bertaux: No concerns.  
Mr. Lamb: No concerns.  
Mr. Pringle: Sought clarification regarding wording on condition #11 changes and striking condition # 7. (Staff pointed out condition #7 could be struck.) Also, recommended inserting a new finding #7 with a statement clarifying why a combined hearing was held. There is no useful purpose in having two hearings on this application.  
Mr. Allen: No concerns.

Mr. Pringle made a motion to approve Shock Hill Cottages Footprint Lots, PC#2008117, Tract C, Peak 7 & 8 Perimeter Subdivision, with the presented findings and conditions amended as follows: Condition #7 struck as it is irrelevant to this application. Revise condition #11 to read “Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage which shall be installed at applicant’s expense.” In addition, add a new finding #7, to indicate that there is no useful purpose in having two hearings on this application. Mr. Bertaux seconded, and the motion was carried unanimously (7-0).

**WORK SESSIONS:**

1. Maggie Placer (MM) 9525 CO Highway 9

Mr. Mosher presented an update to the Maggie Placer application, with a request for the Commission to review a modified plan for the Maggie Placer Development against the Development Code and to recommend to Town Council a renewal of the existing Annexation Agreement based on the submitted changes.

The original request was: *Per the Maggie Placer Annexation Agreement, to develop the property with 18 permanently deed/equity restricted housing units in the form of condominiums. Pursuant to the Annexation Agreement, there shall be 6 one bedroom Restricted Units, 8 two bedroom Restricted Units, and 4 three bedroom units. There were to be 4 market rate cluster-single-family home sites. All parking for the units is surface spaces placed south of the building.*

The new plan would be to provide 12 permanently deed/equity restricted housing units in the form of condominiums. There would be 6 one-bedroom (847 SF) Restricted Units and 6 two-bedroom (1,217 SF) Restricted Units. There would also be 4 market rate properties for cluster-single-family homes. The maximum size of the market rate cluster-single-family homes would be 3,500 to 4,500 square feet.

Since the May 6th meeting, the applicant and agent have been analyzing the plans based on comments heard from the Commission, Staff and adjoining property owners. As a result, the presented changes included:

1. A reduction of overall density (75% of the permanently deed/equity restricted housing units would be affordable and 25% would be market-rate cluster homes).
2. The permanently deed/equity restricted housing portion would be located at the south of the site (no development is proposed down the steep hillside to the north). The four single family home sites would be to the north and west.
3. The drive aisle would be shared between the permanently deed/equity restricted housing units and the market home sites reducing the paving impacts.
4. CDOT has tentatively approved having the site accessed from Highway 9, since access through Ski & Racquet property has not been approved.
5. Overall solar orientation for the development is greatly improved.
6. The architecture has been enhanced.
7. Applicant would create the cluster-single-family home sites for sale, not the structures.

Over the past several months, Staff has been working with John Springer, of Springer Development, and John M. Perkins, AIA, of JMP Architects to present a proposal to the Planning Commission regarding the development of the recently annexed Lot 6, Tract 7-77, Section 06, Quarter 2, Maggie Placer, MS#1338, (Maggie Placer Development).

This application was last reviewed on May 6, 2008. Concerns were expressed about the amount of development proposed and the resulting site impacts. Specifically, adequate buffers, snow stacking, parking spaces and storage needs. Concerns were also expressed over the ability to access the property off of Highway 9.

Responding to the concerns expressed at the last hearing, the applicant was seeking Commissioner feedback on the reduction of density, increased parking spaces and increased site buffering. The concept was to reduce the intensity of the project and lessen the negative impacts seen in the initial submittal.

The access to the property would now be directly off of Highway 9. CDOT has giving preliminary approval for access to and from the right-hand turning lane that terminates at the Ski and Racquet Club drive. As a result, the access issues were no longer a concern. (Also, there would be no improvements made to the Ski and Racquet Club entrance.)

With this plan, the percentage of affordable to market units has changed from 82% to 75%. Of the 12 units, 2 would be restricted to 90% AMI and the remaining would be up to 110% AMI. There will be six large one-bedroom units and six large two-bedroom units. The Council Housing Sub-Committee has reviewed the plans and was supportive of the changes. The committee did want to see a quality development with large units and attractive architecture.

Addressing site concerns, the housing building is no longer over the north hillside and, as a result, more trees/buffering can be preserved. The placement and architecture of the three separate affordable buildings offer greater solar opportunities, buffering around each building and privacy. The looped drive, shared with the market lots, has reduced the overall paving. The architecture shows improved articulation with a variety of materials and massing. Staff was supportive of the changes and believed that plans could be reviewed against the Development Code with a passing score on a point analysis.

If the Commission was comfortable with the new plans, staff suggested a motion to recommend amending the annexation agreement based on the submitted plans meeting applicable policies of the Development Code.

Mr. Allen opened the hearing for public comment

Merle Hayworth, Ski and Racquet Club: Are buildings A, B, C stick-built or modular? (Applicant pointed out they would be stick-built.) Sought clarification regarding how Development Code addresses height measurements. Had concerns about the CDOT grant of the right-in and right-out only access to the property. We own all the way to the highway edge, at the entry driveway towards the south. Suggested the Commission look at the Ski and Rackets plat because a future problem will arise with non-Ski and Racquet Club cars turning around on their property to head back into Town. Didn't like having non-residents using this area. Also wanted to clarify that access through Ski & Racquet was not refused by Ski and Racket. (Commission noted that during the last hearing the attorney hired by the Ski & Racquet Club indicated otherwise.)

Jan Bowmen, Ski & Racquet Club: The proposed building height makes sidewalk dark and creates a safety issue. Ski & Racquet plans to re-dig the ditch running along the south property line to deter any people taking a short-cut through their property to get to the bus stop at their driveway. Safety of the intersection is main concern. Asked that the south buildings move further north with added buffer so we won't have to look at them as we access our property. Would like to see more landscaping. Cars will have conflicts at our driveway. Pointed out the proposed entrance (to Maggie Placer) appears to be a natural entrance as far as elevation to the highway.

Norm Stein, Ski & Racquet Club: Very concerned about people turning around on Ski & Rackets property. He further sought clarification regarding the placement of the buildings. There is not enough buffer to neighboring property. A little concerned about snow storage capacity and where it will drain.

There was no further public comment and the hearing was closed.

*Commissioner Questions/Comments:*

Ms. Girvin: This project has come a long way. Architecture is better, and fits in better with single family homes proposed. Current access using Highway 9 seems to have reduced internal paving and drive aisles. The CDOT approved right turn only will present real problems. It just won't work. Need to reevaluate. Access is a stumbling block but all else looks good.



- Mr. Schroder: Felt this land should be made available for future development. Designing the 4-plexes in same scale and design as the single family homes is great.
- Ms. Katz: I used to live at Ski & Racquet. This is a strange piece of land. This plan seems to be better than the previous plan. Buffering between B and C is needed.
- Mr. Pringle: Pointed out Highway 9 belongs to the state, not the Town, and that CDOT has complete jurisdiction. Ski & Racquet would be better off working with the applicant in the end. The alternative is a horrible solution. All around better layout and better architecture. Encouraged the applicant and Ski & Racquet Club to get together and discuss options to resolve differences. Ski & Racket hates what is currently proposed and what was last proposed. If it is to move forward they have the option to now discuss better options.
- Mr. Bertaux: Whole heartedly agreed with all of Mr. Pringles' comments about getting along with neighbors. Sought clarification regarding Mr. Drills drainage issue. (Staff pointed that a dry-well will resolve any concerns.) Think about creating additional storage for toys etc. Better parking layout than before. Pointed out that Town Council will recognize the access issues from these minutes.
- Mr. Lamb: This is a much better plan than presented before. Access is going to be a mess but CDOT ultimately has control here. The applicant and Ski & Racket need to get together and talk. Human nature will be to turn around at Ski & Racquet. Would like to see future discussion. Liked the deed restricted housing component.
- Mr. Allen: Sought clarification regarding the level of input the Commission could give on access. Felt the current plan has real access problems, despite CDOT's decision. They should re-assess the situation. Really liked the project and the scale, and the way the affordable and market rate units have blended. Tie in the trail access to existing trails. Use decks and patios to make units more livable. Commended applicant on the size of the units. Increase planted buffering between buildings. Thanks for providing extra parking. Get the external circulation worked out with Ski & Racquet. Ski & Racket is in control to look at the whole plan and work together, but not if the applicant moves forward with CDOT permits.

## 2. PC Norms (CN)

Mr. Neubecker presented a memo reminding the Planning Commission of the Planning Commission Norms.

### ***TOWN COUNCIL REPORT:***

Mr. Mamula: Interested how Council will address the annexation renewal the Commission addressed earlier in the meeting.

### ***OTHER MATTERS:***

Mr. Bertaux pointed out he liked the Wellington Lot for the train display.

Preservation Training: Mr. Allen wanted to invite anyone to the training and expressed an interested in going himself.

Heated Driveways: Ms. Girvin was concerned about large snow melt systems which heat the outdoors. Ms. Katz suggested looking at commercial and residential differently. Mr. Neubecker pointed out the codes allows for negative six (-6) points; and the Commission can make a motion to change a point analysis. Ms. Katz suggested a commercial policy that encourages snow melt where there will be public safety concerns and many pedestrians, which could be awarded positive points, whereas negative points should be assigned for residential developments where there is no public benefit. Mr. Allen suggested the difference between minimal and excessive snow storage.

### ***ADJOURNMENT:***

The meeting was adjourned at 9:44p.m.

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Rodney Allen, Chair

## Planning Commission Staff Report

**Project Manager:** Chris Kulick, Planner I

**Date:** November 18, 2008 (For meeting of December 2, 2008)

**Subject:** Mountainwood Condominium Remodel (Class C Minor, PC# 2008120)

**Applicant/Owner:** Mountainwood Condominium Homeowner's Association

**Agent:** Robbie Dixon, Equinox Architecture LLC

**Proposal:** This is an exterior renovation and airlock addition to the existing Mountainwood Condominium building. Total scope of the project includes the installation of a new 530 SF Airlock Addition, railings, natural rock base, metal roof accents, and new paint and stain colors. A material and color sample board will be available for review at the meeting.

**Address:** 720 Columbine Road

**Legal Description:** Mountainwood Condominiums

**Site Area:** 0.57 acres (approximately 24,829 sq. ft.)

**Land Use District:** 24, Multi-family, 20 UPA

**Site Conditions:** The site has one four - story existing structure containing 24 residential condominium units. Underground parking is located below the building and the site has some existing landscaping.

**Adjacent Uses:** Residential

**Density/Mass:**

<b>Density (3A/3R):</b>	Allowed: 24,300 sq. ft.	Proposed New: 0 (Total: 28,160)
<b>Mass (4R):</b>	Allowed: 27,945 sq. ft.	Proposed New: 530 (Total: 35,687)

**Areas:**

<b>Lower Level Addition:</b>	257 sq. ft.
<b>Main Level Addition:</b>	273 sq. ft.
<b>Total:</b>	530 sq. ft.

**Height:** No change

**Parking:** No change

**Landscaping (22A/22R):**

Planting Type	Quantity	Size
Colorado Spruce	6	4 @ 5-6 feet tall and 2 @ 7-10 feet tall
Aspen	18	1.5 inch caliper - 50% of each and 50% multi-stem
Shrubs and perenials	24	5 Gal.

**Item History**

The Mountainwood Condominiums were constructed in 1979, and contains 24 residential units.

**Staff Comments**

Project Description: Some of the exterior materials are outdated and the HOA would like to update their building and property with a more contemporary appearance. The building’s exterior remodel and modification consists of:

- New airlock entryway.
- New deck railings.
- Updated paint and stain colors.
- Natural stone veneer on building’s base.
- New metal roof accents.

**Mass (4/R):** The Mountainwood Condominiums are situated on a parcel that was originally lot 3a, Four Seasons Village and subject to the Four Seasons Village Master Plan that was recorded in 1973. As part of this master plan densities were given to parcels in the form of SFEs. In the case of lot 3a, 27 SFEs were allocated in the plan. While the number of SFEs granted in the master plan is very clear, the multiplier for different types of SFEs is not. During the initial pre-application meeting for this project, Staff gave the applicants some information indicating the multiplier for the Mountainwood Condominiums parcel was 1,200 SF per SFE. We based this information on knowing at the time of the recording of the Four Seasons Master Plan a multiplier of 1,200 SF per SFE for a condominium use was allowed per the development code. We believed the master plan was vested to the SFE multipliers utilized at the time of the recording of the master plan.

Based off of this information the applicants proceeded to design a remodel concept for the Mountainwood Condominiums. Part of this concept was the addition of a 530 SF airlock addition to the north entrance of the building. The airlock is designed to prevent heat loss from escaping out the main entry of the building. It is also designed to shield individuals exiting the building from snow and ice, which routinely falls from the fourth story roof above. Additionally the airlock is designed to architecturally enhance the north façade of the building by breaking up the massing of the façade.

Recently the applicants submitted the designs for the renovation and airlock addition to be included on Planning Commission Consent Calendar. During staff review of the project it was noted the existing building was over density and mass based off the current development code’s multiplier of 900 SF per SFE

for a condominium use. Upon discovering this issue, staff contacted the applicants to discuss the density overage. During this conversation the applicants pointed out they had been given information by staff that indicated the SFE multiplier to be 1,200 SF, not 900 SF and that they based their designs off of this information.

Although in this application no additional density is proposed, 530 SF of mass is proposed, which is a function of density. The difference between utilizing the 900 SF multiplier compared with the 1,200 SF multiplier is the difference between already being over mass by 7,212 SF and having the availability of 1,573 SF of additional mass. When discussing the matter with Town Attorney, he believed the correct multiplier is the current 900 SF multiplier and that the building is actually a legal non-conforming building in its existing configuration. He believed this because only the SFEs and not the multiplier were indicated on the master plan. He advised staff to proceed with this application since the applicants proceeded to invest money and design plans based off of information provided by staff. Based off the Town Attorney's advice, staff is recommending approval of the additional 530 SF of mass (with no allocation of negative points), with the added finding # 7 *"that no further additions of density or mass be allowed in the future"*.

**Architectural Compatibility (5/A & 5/R):** The Mountainwood Condominium remodel will be architecturally compatible with the land use district and surrounding residential, bringing with it an updated look to the area.

**Point Analysis (Section: 9-1-17-3):** Staff conducted an informal point analysis for the Mountainwood Condominium remodel project and found it to pass all applicable Absolute and Relative Policies of the Development Code with the exception of policy 5R, Mass. The Town Attorney has advised staff to allocate zero points under this policy.

#### **Staff Recommendation**

Staff has approved the Mountainwood Condominium Remodel, PC#2008120, located at 720 Columbine Road, Mountainwood Condominiums, with the attached findings and conditions.

## TOWN OF BRECKENRIDGE

Mountainwood Condominium Exterior Remodel  
720 Columbine Road  
PERMIT #2008120

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 18, 2008**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 2, 2008**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. No further additions of density or mass will be allowed in the future to this building.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **June 9, 2010**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
9. **No existing trees are authorized for removal with this plan. Applicant shall preserve all existing trees on site.**

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

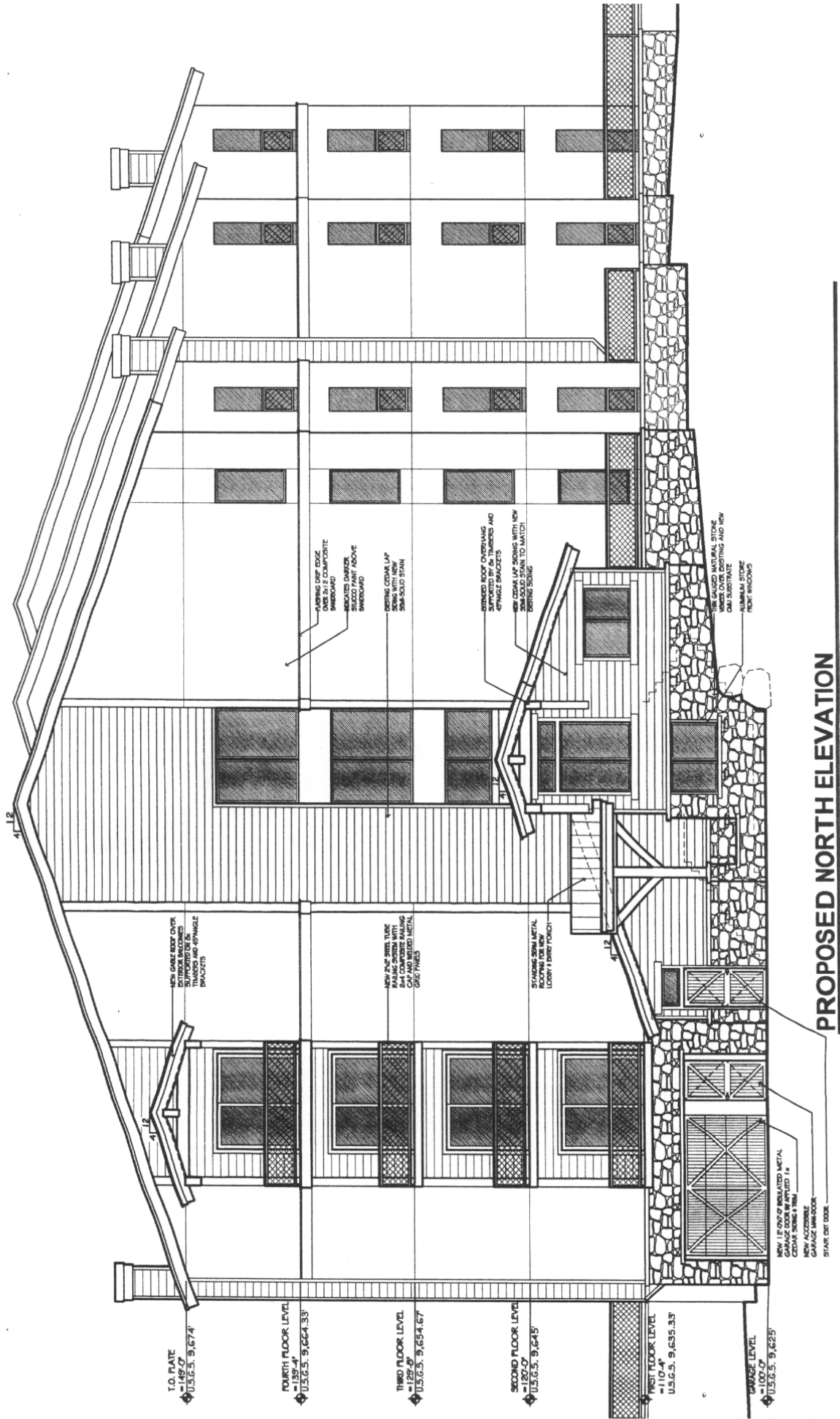
10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
12. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
13. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
14. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. **No staging is permitted within public right of way without Town permission.** Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
15. Applicant shall execute a License Agreement running with the land, in a form acceptable to the Town Attorney, for all improvements within the Town owned Rights-of-Way.
16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are replaced. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

## PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
18. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
19. Applicant shall screen all utilities, to match the building.
20. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
22. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
23. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.







**PROPOSED NORTH ELEVATION**  
1/8"=1'-0"

T.O. PLATE  
= 149.0'  
U.S.G.S. 9,674'

FOURTH FLOOR LEVEL  
= 128.0'  
U.S.G.S. 9,664.33'

THIRD FLOOR LEVEL  
= 126.0'  
U.S.G.S. 9,654.67'

SECOND FLOOR LEVEL  
= 120.0'  
U.S.G.S. 9,645'

FIRST FLOOR LEVEL  
= 110.4'  
U.S.G.S. 9,635.33'

GARAGE LEVEL  
= 106.5'  
U.S.G.S. 9,625'

REPLACE GIPR EDGE  
OVER 2x12 COMPOSITE  
SHEATHING  
INDICATED DIMENSIONS  
SHOWN IN GIPR  
SHEATHING

EXISTING CEDAR LAP  
SINGING WITH NEW  
2x6 SOLID STAIN

REMOVE ROOF OVERHANG  
SUPPORTED BY 2x4 TRUSSES AND  
4x4 PURLINS  
NEW CEDAR LAP SINGING WITH NEW  
2x6 SOLID STAIN TO MATCH  
EXISTING SINGING

NEW GALVANIZED METAL STONE  
WORKS OVER EXISTING AND NEW  
GIPR SUBSTRATE  
ALUMINUM STONE  
FRONT WINDOWS

NEW GABLE ROOF OVER  
EXISTING ROOF  
SUPPORTS BY 2x4 TRUSSES  
AND 4x4 PURLINS

NEW 2x6 STUDS OVER  
RAILING SYSTEM WITH  
NEW 1/2" INSULATED METAL  
CLAD AND METAL  
GRID FINISH

STANDING SEAM METAL  
ROOF 1" OVER TOPCHORD

NEW 1/2" OF INSULATED METAL  
CLAD WITH 1" OF INSULATED 1"  
NEW ACCESSIBLE  
GARAGE W/DOOR  
STAIR CASE EDE

CUT LINE



NEW GABLE ROOF COVER  
OUTDOOR BALCONIES  
TRUSS AND 45° ANGLE  
BRACKETS

NEW 2"x4" STEEL TUBE  
2"x4" COMPOSITE RAILING  
AND HANDRAIL METAL  
GRID PANELS

FLANKING ROOF EDGE  
OVER 2"x4" COMPOSITE  
BANDBOARD  
INDICATES DARKER  
WOOD FINISH ABOVE  
BANDBOARD

STAINING 50% METAL  
LOBBY ENTRY PORCH

ALUMINUM CLERESTORY WINDOWS  
2" TRUSS 45° ANGLE BRACKETS

DARK SOFT LIGHT FIXTURE  
NEW ARCHITECTURAL SIGN

1 1/2" x 2" TRUSS ENTRY COLUMNS  
ALUMINUM ENTRY DOORS

2" THICK GABRIEL STONE  
VENUE OVER EXISTING AND NEW  
OAK SUBSTRATE

INDICATES DARKER STUCCO  
PAINT ON LOWER AREAS NOT TO  
RECEIVE STONE VENEER

FOURTH FLOOR LEVEL  
= 1.99'-4"  
U.S.G.S. 9.624.33

THIRD FLOOR LEVEL  
= 1.29'-9"  
U.S.G.S. 9.654.67

SECOND FLOOR LEVEL  
= 0'-11"  
U.S.G.S. 9.645

FIRST FLOOR LEVEL  
= 0'-0"  
U.S.G.S. 9.635.33

GARAGE LEVEL  
= 1.00'-0"  
U.S.G.S. 9.625

# PROPOSED EAST LOBBY ELEVATION

1/8"=1'-0"

# PROPOSED WEST LOBBY ELEVATION

1/8"=1'-0"

**Planning Commission Staff Report**

**Project Manager:** Chris Kulick, Planner I

**Date:** November 25, 2008 (For meeting of December 2, 2008)

**Subject:** Snowdrop Condominiums Exterior Remodel (Class C Minor, PC# 2008121)

**Applicant/Owner:** Snowdrop Condo LLC

**Agent:** Sally Hales, Arapahoe Architects, P.C.

**Proposal:** This is an exterior renovation and enclosure of five decks of the existing Snowdrop Condominiums building. Total scope of the project includes the installation of new horizontal & vertical siding, railings, natural field stone base, doors, windows, stain colors, shed roof entries, and enclosure of five existing decks. A material and color sample board will be available for review at the meeting.

**Address:** 180 Broken Lance Drive

**Legal Description:** Snowdrop Condominiums

**Land Use District:** 24, Multi-family, 20 UPA

**Site Conditions:** The site has one three-story existing structure containing 14 residential condominium units and underground parking. Surface parking is located in front of the building and the site has some existing landscaping.

**Adjacent Uses:** Residential

**Density/Mass:**

<b>Density (3A/3R):</b>	Allowed: 12,600 sq. ft.	Proposed New: 625 (Total: 13,112)*
<b>Mass (4R):</b>	Allowed: 14,490 sq. ft.	Proposed New: 625 (Total: 13,112)

**Areas:**

<b>First Level Addition:</b>	375 sq. ft.
<b>Second Level Addition:</b>	125 sq. ft.
<b>Third Level Addition:</b>	125 sq. ft.
<b>Total:</b>	625 sq. ft.

\*13,112 SF is 4% above the recommended level of 12,600 SF of density.

**Height:** No change

**Parking:** No change

**New Landscaping:** No change

### **Item History**

The Snowdrop Condominiums were constructed in 1971, and contains 14 residential units.

### **Staff Comments**

Project Description: The exterior materials are outdated and the HOA would like to update their building and property with a more contemporary appearance. The building's exterior remodel and modification consists of:

- New shed roofs over entrances.
- New cementitious vertical siding (less than 25% per façade)
- New 10" exposure cedar, horizontal siding
- New railings.
- New doors.
- Accent siding vertical board and batten (in Dark Gray).
- Replacement (of deteriorated) and new aluminum clad windows to match existing.
- Natural fieldstone on portions of the building's base.
- Replacement of roofing with new composite shingles & extended eaves.
- Re-face dumpster enclosure with material and colors to match proposed building exterior.
- New wood paneled garage door.
- Enclosure of five exterior balconies.

**Density (3/R):** The Snowdrop Condominiums are situated on a parcel that was originally lot 7a, Four Seasons Village and subject to the Four Seasons Village Master Plan that was recorded in 1973. As part of this master plan densities were given to parcels in the form of SFEs. In the case of lot 7a, 14 SFEs were allocated in the plan and using a 900 SF for condominium uses 12,600 SF of density is recommended for the parcel. The existing building is under this 12,600 SF threshold, totaling 12,487 SF of density. As part of this application five unit owners desire to enclose their existing outdoor decks. This modification would bring the building's total density up to 13,112 SF and over the recommended 12,600 SF limit. A solution to this situation is to purchase density from the County's TDR bank to cover the proposal's 512 SF overage. Since the total density for this project falls under 5% above the recommended level it is not subject to negative points under policy 3/R.

***(RELATIVE) COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES (3/R):*** *Compliance with the maximum allowed intensity/density as calculated in policy 3 (absolute) of this section, and with regard to commercial from the land use guidelines is strongly encouraged. Deviations in excess of the maximum allowed total square footage shall only be allowed through density transfers pursuant to section 9-1-17-12 of this chapter and shall be assessed negative points according to the following schedule:*

5x (point deduction)

<u>% Deviation Up From Guidelines</u>	<u>Point Deductions</u>
0.1 - 5%	2*
5.01 - 10%	3
10.01 - 15%	4
15.01 - 20%	5
20.01 - 30%	6
30.01 - 40%	7
40.01 - 50%	8
50.01% and above	20

*\*Excess density is exempt from a 2 point deduction if the density is transferred pursuant to subsection 9-1-17-12B of this chapter and if the total excess density for the project does not exceed 5 percent of the maximum density allowed. This exemption does not apply to any transfers of density into the historic district. (Ord. 20, Series 2000)*

Staff is supportive of this solution has added a condition of approval requiring the applicants to purchase the needed 0.57 SFEs of density from the County's TDR bank prior to the issuance of a building permit.

**Architectural Compatibility (5/A & 5/R):** The Snowdrop Condominium's remodel will be architecturally compatible with the land use district and surrounding residential, bringing with it an updated look to the area. All areas of cementitious siding are less than 25% per façade.

**Point Analysis (Section: 9-1-17-3):** Staff conducted an informal point analysis for the Snowdrop Condominium remodel project and found it to pass all applicable Absolute and Relative Policies of the Development Code, and finds no reason assess negative points under any relative policies.

#### **Staff Action**

Staff has approved the Snowdrop Condominiums Remodel, PC#2008121, located at 180 Broken Lance Drive, Snowdrop Condominiums, with the attached findings and conditions. We recommend that the Commission uphold this decision.

## TOWN OF BRECKENRIDGE

Sowdrop Condominiums Exterior Remodel  
180 Broken Lance Drive  
PERMIT #2008121

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 25, 2008**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 2, 2008**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **June 9, 2010**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
9. **No existing trees are authorized for removal with this plan. Applicant shall preserve all existing trees on site.**

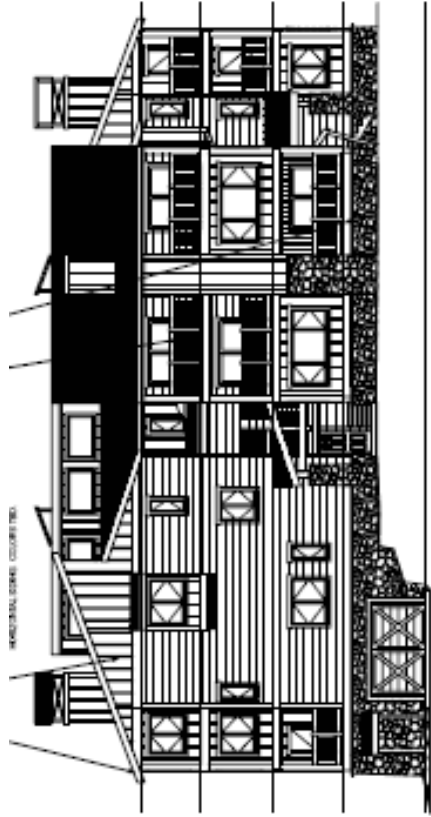
**PRIOR TO ISSUANCE OF BUILDING PERMIT**

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
12. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
13. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
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15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are replaced. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
16. Applicants must purchase 0.57 SFEs of density from the County's TDR bank prior to applying for a building permit. A copy of the density transfer certificate shall be recorded with the Summit County Clerk and Recorder. Applicant shall be responsible for all recording fees.

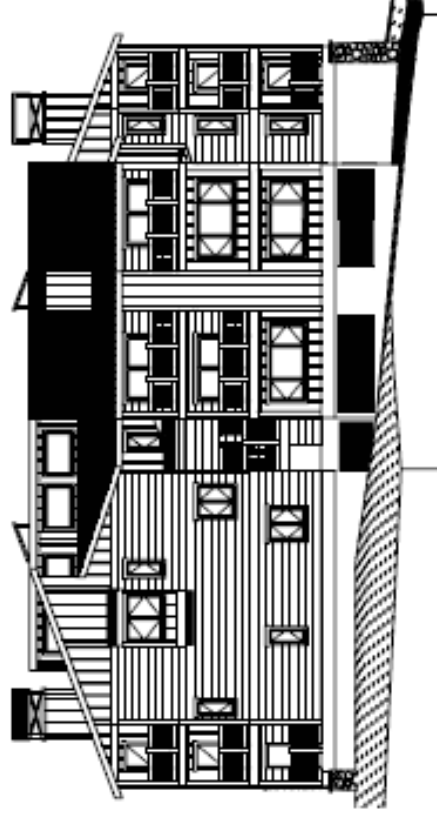
## PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
18. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
19. Applicant shall screen all utilities, to match the building.
20. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
22. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
23. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

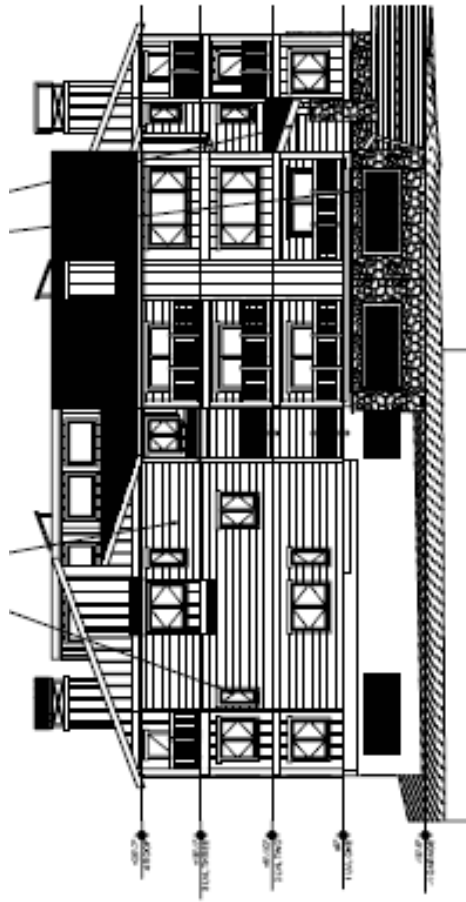




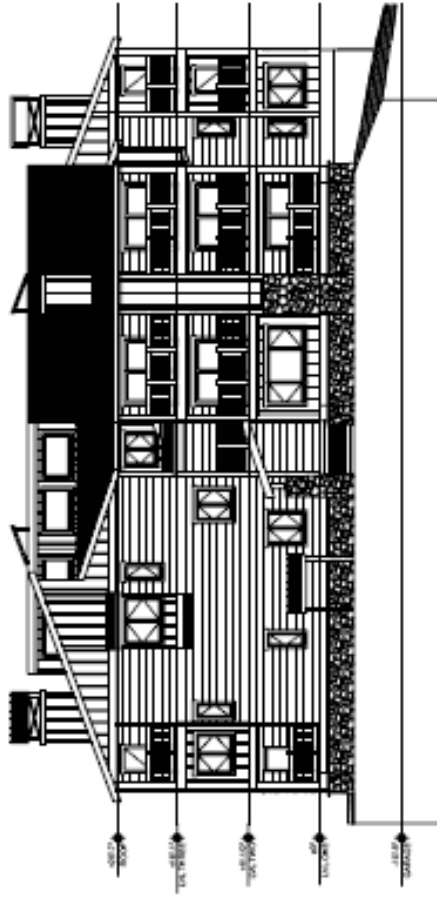
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**Drainage, Storm Sewers and Flood Prevention (9-2-4-3):** No new storm sewers or drainage systems are proposed or required as part of this re-subdivision. Staff has no concerns.

**Utilities (9-2-4-4):** No new utilities are proposed as part of this resubdivision.

**Lot Dimensions, Improvements and Configuration (9-2-4-5):** This policy requires that all lots be platted at a minimum of 5,000 square feet. *“Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a single-family or duplex master plan or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood.”*

The proposed lot will be over the minimum of 5,000 square feet.

**Blocks (9-2-4-6):** No additional blocks are proposed or required as part of this re-subdivision.

**Pedestrian and Bicycle Circulation (9-2-4-7):** No sidewalks or bicycle systems are proposed as part of this subdivision. The purpose of this subdivision is to facilitate a land trade between the current owners and the Town of Breckenridge. If pedestrian and/or bicycle circulation systems are installed in the area in the future, they would be part of a coordinated plan for the entire Breckenridge Airport Subdivision, rather than piecemeal per lot.

**Street Lighting (9-2-4-8):** No new street lamps are proposed as part of this development. However, lighting may be proposed in the future under separate application. Staff has no concerns.

**Traffic Control Devices and Signs (9-2-4-9):** All required traffic control devices have either already been installed or will soon be installed. Staff has no concerns.

**Subdivision and Street Names (9-2-4-10):** No new streets are proposed as part of this subdivision. Staff has no concerns.

**Dedication of Parks and Open Space (9-2-4-13):** No dedication of parks or open space is required as part of this re-subdivision. All open space dedication requirements were satisfied during the initial Breckenridge Airport Subdivision process.

### **Staff Recommendation**

The Planning Department recommends approval of the proposed resubdivision of Rock Pile Ranch Condominiums (PC#2008123) with the attached Findings and Conditions.

Staff has advertised this application as a combined preliminary and final hearing, as we find no useful purpose in holding two hearings. If the Commission has any concerns with this application, however, we ask for your comments, and we will consider this a preliminary hearing.

## TOWN OF BRECKENRIDGE

A Resubdivision of Rock Pile Ranch  
PERMIT #2008123  
1900 Airport Road

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated November 25, 2008 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on December 2, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

### CONDITIONS

1. The Final Plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit will expire three (3) years from the date of Town Council approval, on December 9, 2011 unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

**PRIOR TO RECORDATION OF FINAL PLAT**

7. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
8. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
9. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
10. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage which shall be installed at applicant's expense.
11. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

**PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



## Planning Commission Staff Report

- Project Manager:** Chris Neubecker, AICP
- Project:** A Resubdivision of Tract A, Runway Subdivision
- Date:** November 25, 2008 (For meeting of December 2, 2008) PC#2008122  
Class B Subdivision: Combined Preliminary and Final Hearing
- Applicant/Owner:** Town of Breckenridge
- Proposal:** Subdivide property to create a 0.582 acre parcel immediately east of Rock Pile Ranch at the west end of the lot. This parcel would then be transferred to the Rock Pile Ranch Owners Association in exchange for a similarly sized piece of land at the north end of Rock Pile Ranch. The land will eventually be used only for parking for Rock Pile Ranch Condominiums.
- Legal Description:** Tract A, Runway Subdivision, a replat of a portion of Tract D of "A Replat of Block 11, An Amended Replat of Breckenridge Airport Subdivision"
- Site Area:** 0.582 acres (25,364 sq. ft.)
- Land Use District:** 31: Commercial and Industrial: 1:4 FAR
- Site Conditions:** The property is relatively flat, and contains no significant vegetation. The site is currently being used by the Rock Pile Ranch Owners Association for overflow (not required) parking.
- Adjacent Uses:** North: Vacant property/CMC new campus      South: Vacant property (Block 11)  
East: Rock Pile Ranch Condos      West: Vacant property (Block 11)

### Item History

The Block 11 portion of the Breckenridge Airport Subdivision was intended to be used as a runway for an airport which was never constructed. In March 2002 the Town of Breckenridge acquired the property under condemnation. The property has since been developed by the Town of Breckenridge for our new Police Facility, Timberline Childcare, Upper Blue Elementary, and is under construction as the new Colorado Mountain College campus.

This subdivision will allow for a land trade between the Town of Breckenridge and Rock Pile Ranch Owners Association. (See staff report for PC#2008123).

### Staff Comments

**Design Compatible with Natural Features (9-2-4-2):** This policy encourages the design of subdivisions to respond to the natural limitations of the site, and to preserve natural features such as trees. The design of the development has responded to these features. No additional development is proposed with this application,

although in the future, parking improvements (e.g. paving, lighting, landscaping etc.) may be proposed under separate permit application. Staff finds that the proposed subdivision meets this policy.

**Drainage, Storm Sewers and Flood Prevention (9-2-4-3):** No new storm sewers or drainage systems are proposed or required as part of this re-subdivision. Staff has no concerns.

**Utilities (9-2-4-4):** No new utilities are proposed as part of this resubdivision.

**Lot Dimensions, Improvements and Configuration (9-2-4-5):** This policy requires that all lots be platted at a minimum of 5,000 square feet. *“Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a single-family or duplex master plan or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood.”*

The proposed lot will be over the minimum of 5,000 square feet.

**Blocks (9-2-4-6):** No additional blocks are proposed or required as part of this re-subdivision.

**Pedestrian and Bicycle Circulation (9-2-4-7):** No sidewalks or bicycle systems are proposed as part of this subdivision. The purpose of this subdivision is to facilitate a land trade between the current owners and the Town of Breckenridge. If pedestrian and/or bicycle circulation systems are installed in the area in the future, they would be part of a coordinated plan for the entire Breckenridge Airport Subdivision, rather than piecemeal per lot.

**Street Lighting (9-2-4-8):** No new street lamps are proposed as part of this development. However, lighting may be proposed in the future under separate application. Staff has no concerns.

**Traffic Control Devices and Signs (9-2-4-9):** All required traffic control devices have either already been installed or will soon be installed. Staff has no concerns.

**Subdivision and Street Names (9-2-4-10):** No new streets are proposed as part of this subdivision. Staff has no concerns.

**Dedication of Parks and Open Space (9-2-4-13):** No dedication of parks or open space is required as part of this re-subdivision. All open space dedication requirements were satisfied during the initial Breckenridge Airport Subdivision process.

### **Staff Recommendation**

The Planning Department recommends approval of the resubdivision of Tract A, Runway Subdivision, a resubdivision of a portion of Tract D of “A Replat of Block 11, An Amended Replat of Breckenridge Airport Subdivision” (PC#2008122) with the attached Findings and Conditions.

Staff has advertised this application as a combined preliminary and final hearing, as we find no useful purpose in holding two hearings. If the Commission has any concerns with this application, however, we ask for your comments, and we will consider this a preliminary hearing.



## TOWN OF BRECKENRIDGE

### A Resubdivision of Tract A, Runway Subdivision PERMIT #2008122

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

#### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated November 25, 2008 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on December 2, 2008 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

#### CONDITIONS

1. The Final Plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit will expire three (3) years from the date of Town Council approval, on December 9, 2011 unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

**PRIOR TO RECORDATION OF FINAL PLAT**

7. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
8. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
9. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
10. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage which shall be installed at applicant's expense.
11. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

**PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

**LEGAL DESCRIPTION**

A PORTION OF TRACT D OF "A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF BRECKENRIDGE AIRPORT SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2005 UNDER RECEPTION NUMBER 797050, SUMMIT COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF TRACT D WHICH POINT IS ALSO THE NORTHEAST CORNER OF BLOCK 10 AS DEPICTED ON "AN AMENDED REPLAT OF BRECKENRIDGE AIRPORT SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1990 UNDER RECEPTION NUMBER 397666, SUMMIT COUNTY, COLORADO;

THENCE S 8°02'15" E, 581.93 FEET ALONG THE WESTERLY LINE OF TRACT D, BLOCK 11, COMMON WITH THE EASTERLY LINE OF SAID BLOCK 10 TO THE POINT OF BEGINNING;

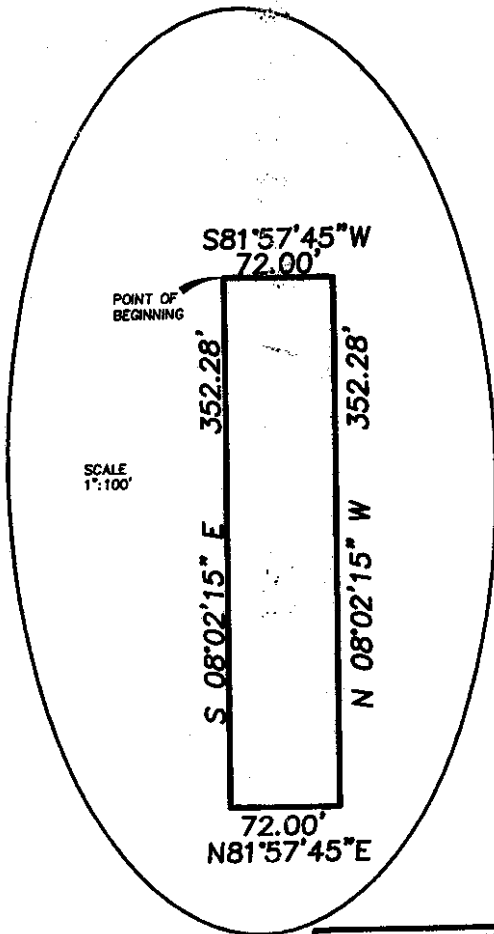
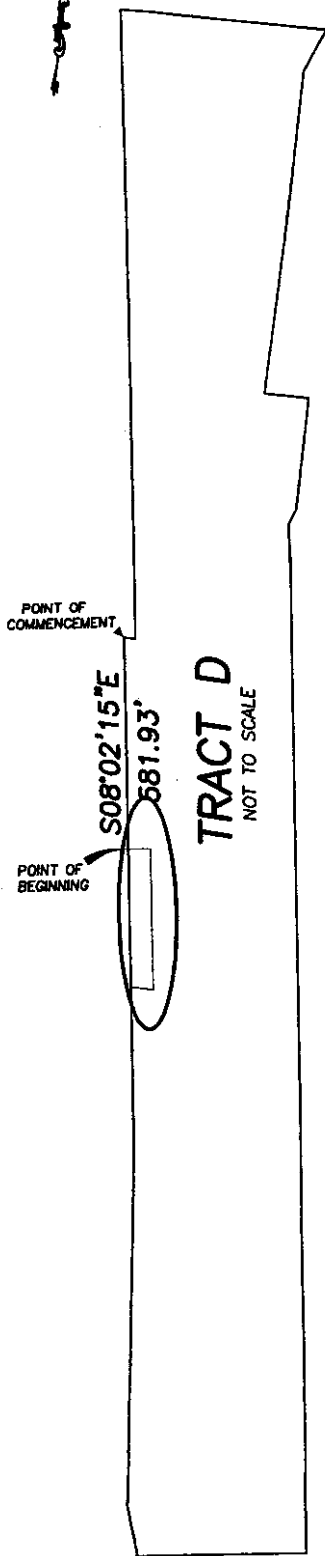
THENCE CONTINUING ALONG THE WESTERLY LINE OF TRACT D, COMMON WITH THE EASTERLY LINE OF SAID BLOCK 10, S 8°02'15" E, 352.28 FEET TO A POINT ON THE WESTERLY LINE OF TRACT D WHICH IS ALSO THE SOUTHEAST CORNER OF ROCKPILE RANCH CONDOMINIUM AS DEPICTED ON THE PLAT THEREOF RECORDED JULY 6, 1999 UNDER RECEPTION NUMBER 599816, SUMMIT COUNTY, COLORADO;

THENCE N 81°57'45" E, 72.00 FEET;

THENCE N 8°02'15" W, 352.28 FEET;

THENCE S 81°57'45" W, 72.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,364 square feet or 0.582 acre more or less



I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND EXHIBIT DRAWING WAS PREPARED BY ME. THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

ROBERT E. ANDREWS  
PLS 27924



NOTICE: UNDER COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION ATTACHED HEREON.

ROB ANDREWS LAND SURVEYING  
P. O. BOX 1351, BRECKENRIDGE, CO 80424  
(970) 453-1860

**LEGAL DESCRIPTION AND EXHIBIT DRAWING**

A PORTION OF TRACT D,  
A REPLAT OF BLOCK 11,  
AN AMENDED REPLAT OF  
BRECKENRIDGE AIRPORT SUBDIVISION  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY, COLORADO

DRAWN BY REA

PROJECT NUMBER: 971473

SCALE 1"=100'

DATE: 6-3-2008

# Memo

To: Planning Commission

From: Julia Puester, AICP

Mark Truckey, AICP, Assistant Planning Director

Date: November 12 for meeting of December 2, 2008

Re: Neighborhood Preservation Policy Work Session

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## **History and Background**

At the September 11, 2007 meeting, the Town Council voiced concerns regarding the increasing number of large homes in Town. The Council indicated their desire to maintain and preserve the character of Town and its older, established neighborhoods. Teardowns and new construction resulting in large homes could pose a threat to the existing character of these neighborhood and Town environments. Staff has since been working with citizens (special meetings and comment requests), the Planning Commission (worksessions November 29 (2007), February 5 (2008), August 16, and October 14) and the Town Council (worksessions February 12, (2008), May 27, July 22, and October 28) in determining a favored approach to the identified concerns.

## **Current Direction**

Staff reported the Planning Commission's suggestions and concerns back to the Town Council at a worksession on October 28. The Council agreed with the Commissioners that a Floor Area Ratio (FAR) should be applied with a maximum limit which is relative to the existing above ground character in the respective subdivisions. The Council also agreed and emphasized that additional meetings should be held with potentially affected property owners. The Council was not supportive of a relative policy for a neighborhood preservation policy.

In this memo, Staff has drafted policy language addressing the above ground square footage utilizing an FAR calculation as well as a maximum square footage limitation. The FAR and square footage are relative to the existing neighborhood character for those subdivisions outside of the Conservation District without platted envelopes. As proposed, below ground square footage would be unlimited as it does not directly affect the appearance of the area.

Staff would like to gain the Commission's input on the proposed draft policy prior to holding public open houses and additional meetings with neighborhoods and Home Owner Associations (HOAs).

### **Key Components of the Proposal**

- Some type of reasonable minimum size that is allowed on a property (e.g., 1,500 above ground square foot home), regardless of the size of the lot.
- Below grade square footage should be unlimited as it does not impact the overall character.
- A scale (using Floor-to-Area Ratio (FAR)) that incrementally allows larger homes to be built, depending on the size of the lot and the existing character of the subdivision. For example, in the Weisshorn subdivision a 1:9 FAR could apply, which would allow a 25,000 square foot lot to have a 2,777 above ground square foot structure with unlimited below ground square footage.
- A maximum size limitation for each subdivision, based on the size of the existing homes in the subdivision (as proposed, the size limit would approximate the size of 80 percent of the existing homes in that subdivision). For example, if 80 percent of the existing homes in the Weisshorn subdivision are 4,071 above ground square feet or less in size, then 4,000 square feet could be used as the maximum size limit. If 90 percent was used (rather than 80 percent), 90 percent of the existing homes in the Weisshorn subdivision are 4,724 above ground square feet or less in size, then 4,500 square feet could be used as the maximum size limit. (Staff recommends that a round number be used such as 4,500 square feet rather than 4,724 square feet for ease of implementation.)

The above proposed components are based on the following assumptions:

- There is a need for a reasonable sized home (e.g., 1,500 above ground square feet) to be developed regardless of a very small lot size.
- Use of a FAR allows home size to increase in proportion to the size of the lot, with the general assumption that larger lots can accommodate larger homes and still provide adequate separation from neighboring properties.
- Using the 80th percentile home in a subdivision as a benchmark seems a reasonable middle ground for establishing maximum size. (Other options for addressing maximum size that were considered included 1) limiting homes to the median size in the subdivision (which would best achieve maintaining existing subdivision character but seemed too restrictive); and 2) using the largest existing home in the subdivision as the benchmark (which would allow all other homes to reach that size but would undoubtedly change the existing character of the subdivision)).

### **Methodology**

Staff has calculated existing subdivision conditions utilizing the current County Assessor's Database information (please reference chart attached). These conditions include the above ground mass range and median, 80 and 90 percentile of above ground mass, above ground FAR range and median, in addition to lot size range and average.

As proposed, staff would continue to apply the existing code precedent which the Conservation District follows, counting any wall height of 2' above grade as above ground mass. A definition of "above ground mass" would also be added to the definition portion of the Development Code.

*Floor Area Ratio (FAR)*

Subdivisions have been grouped in the chart below according to similar existing F.A.R.s. This approach is meant to directly relate the preservation to the existing neighborhood character while allowing for some reasonable growth to most properties while staying within the overall character.

*Above Ground Mass Limitation per Subdivision*

The above ground mass limitation was applied utilizing the 80<sup>th</sup> percentile of homes in each individual subdivision. However, the subdivision chart attached displays both the 80<sup>th</sup> percentile as well as the 90<sup>th</sup> percentile for comparison. Staff would like to hear from the Commission which percentile they would like to see incorporated into the policy and Staff will make alterations if desired.

Staff has shown the square footage limitations in 500 square foot increments. Staff would like Commission input on if the mass limitation should be rounded to 500 square foot increments or not.

**Proposed Draft Policy**

*Policy 4 (Absolute) Mass:*

*It is the intention of the Town to limit the allowed mass of single family residences in subdivisions without building or disturbance envelopes to preserve neighborhood character. Below grade density shall be unlimited on single family residences outside the Conservation District, unless otherwise restricted by the subdivision plat or by covenant. To accomplish this policy, the allowed mass shall remain within the existing character of its respective subdivisions and be based on the following chart.*

**SUBDIVISION FLOOR AREA RATIOS:**

<b>SUBDIVISION</b>	<b>NEIGHBORHOOD CHARACTER SIZE</b>
Peaks; Penn Lode; Sunrise Point; Warrior's Mark; Warrior's Mark West	A mass of 1,500 square feet is permitted, independent of lot size or 1:3 F.A.R. of mass, whichever is greater.
Breck South; Brooks Hill; Christie Heights; Snowflake; Sunrise Point; Trafalgar;	A mass of 1,500 square feet is permitted, independent of lot size or 1:6 F.A.R. of mass, whichever is greater.
Southside Placer; Weisshorn	A mass of 1,500 square feet is permitted, independent of lot size or 1:9 F.A.R. of mass, whichever is greater.
Highlands Filing 1, 2, 3, 4	A mass of 1,500 square feet is permitted, independent of lot size or 1:10

	F.A.R. of mass, whichever is greater.
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SUBDIVISION MAXIMUM MASS (based on 80<sup>th</sup> percentile of homes in subdivision):

Subdivision	Maximum Mass (Square Feet)
Brooks Hill	4,500
Breck South	5,000
Christie heights	5,000
Gold Flake	6,000
Highlands Filing 1	6,000
Highlands Filing 2	6,000
Highlands Filing 3	6,000
Highlands Filing 4	6,000
Peaks	7,500
Penn Lode	5,500
Snowflake	4,500
Sunbeam	5,000
Southside Placer	6,500
Sunrise Point	5,000
Trafalgar	4,000
Trapper's Glen	7,000
Warrior's Mark	3,000
Warrior's Mark West	3,500
Weisshorn	4,000

**Examples**

- Example: Weisshorn (1:9 FAR)

28,314 sq. ft. average Weisshorn lot= 3,146 sq. ft. above ground permitted  
9

*Existing median:* 3,029 sq. ft above ground mass  
*Proposed max:* 4,000 sq. ft. above ground mass

- Example: Warriors Mark (1:3 FAR)

13,504 sq. ft. average Warrior's Mark lot= 2,700 above ground sq. ft. permitted  
3

*Existing median:* 2,106 sq. ft. median above ground in Warriors Mark  
*Proposed max:* 3,000 sq. ft. above ground

- Example: Highlands (1:10 FAR)

52,708 sq. ft. average Highlands Filing 2 lot= 5,270 above ground sq. ft. permitted  
10

*Existing Median: 4,272 sq. ft. above ground*

*Proposed max: 6,000 sq. ft. above ground*

**Recommendation:**

Staff believes that the FAR method with specific neighborhood limitations on size would be effective in achieving a neighborhood preservation policy. An 80% existing conformance rate provides acceptable square footage allowances in character with the existing neighborhoods. This would allow for additions onto most homes or construction of a reasonable size home while staying within the character by achieving an 80% conformance rate (or 90% should the Commission prefer).

If adopted, this policy would result in a new Policy 4 (Absolute) *Mass* of the Development Code.

Staff would like to get the Planning Commission's opinions on the proposed policy questions below as well as any other concerns or comments. Staff will then incorporate those suggestions in order to present some specific number ranges to individual HOAs and public open houses for review and comments.

- Does the Commission prefer an 80<sup>th</sup> or 90<sup>th</sup> percentile conformance rate and square footage limitation?
- Should the square footage limitation be in 500 square foot increments?
- Are the proposed floor area ratios appropriate?
- Any other suggestions?



**SUBDIVISION STATISTICS\* (INCLUDING 50% OF BASEMENT)**

SUBDIVISION	ABOVE SF RANGE	MEDIAN ABOVE SF	80%		90%		ABOVE F.A.R. RANGE	MEDIAN ABOVE F.A.R.	LOT ACRE RANGE	AVG ACRE LOT SIZE	NO. OF LOTS
			ABOVE Ground SF of Existing	MEDIAN ABOVE SF	ABOVE Ground SF of Existing	ABOVE F.A.R. RANGE					
Brooks Hill	2,611-5,830	3,128	4,449	5,060	1:5.18-1:21.88	1:7.84	.50-2.07	0.9	13		
Breck South Sub	2,386-5,383	3,626	4,772	4,958	1:4.05-1:14.5	1:6.20	.27-1.14	0.6	16		
Christie Heights	2,736-6,075	3,942	5,012	5,148	1:2.87-1:10.92	1:4.46	.33-.74	0.44	39		
Gold Flake	8,519-2,677	4,765	5,975	6,407	1:2.22-1:14.37	1:6.43	.32-2.81	0.93	43		
Highlands F1	3,914-6,616	4,660	5,556	6,333	1:7.02-1:25.06	1:12.79	1-2.7	1.54	13 out of 19		
Highland F2	3,201-6,356	4,272	5,335	5,578	1:7.47-1:26.35	1:12.07	1.01-2.23	1.21	28 out of 39		
Highlands F3	2,710-5,611	4,264	5,214	5,552	1:7.92-1:46.99	1:17.72	1.01-3.97	2.24	12 out of 23		
Highlands F4	3,402-6,068	4,627	5,284	5,610	1:7.54-1:45.25	1:26.49	1.01-4.46	2.35	11 out of 25		
Peaks	5,200-7,725	5,466	7,725	7,725	1:1.86-1:3.52	1:1.99	.25-.42	0.33	3		
Penn Lode	3,321-5,528	4,750	5,528	5,528	1:3.73-1:5.89	1:3.93	.42-.61	0.48	7		
Snowflake	3,590-5,351	3,889	4,513	5,351	1:2.61-1:7.28	1:6.46	.32-.60	0.49	6		
Sunbeam	2,608-8,349	4,260	4,975	5,896	1:2.09-1:18.97	1:4.26	.21-2.97	0.73	46		
Southside Placer	6,452	6,452	6,452	6,452	1:27.00	1:27.00	2.16-5.2	3.45	6		
Sunrise Point (at 75%**)	3621-8325	4,618	4,893	7,115	1:1.3-1:10.89	1:3.28	.26-2.35	0.56	12		
Trafflagar	2,464-7,913	4,090	3,888	4,438	1:2.56-1:4.95	1:2.99	.23-.90	0.36	8		
Trapper's Glen	3,670-8,588	5,849	7,144	7,605	1:4.05-1:9.86	1:5.14	.51-.91	1.2	13		
Warrior's Mark	1,263-6,297	2,106	2,687	3,188	1:1.16-1:11.91	1:3.48	.042-.54	0.31	76		
Warriors Mark West	1,724-4,520	3,003	3,656	4,007	1:0.72-1:9.57	1:3.81	.043-.75	0.29	51		
Weisshorn	672-6,870	3,029	4,071	4,724	1:1.96-1:62	1:9.52	.37-2.65	0.65	137		

\*SF includes 50% SF of existing basement as defined by the County Assessor

\*\* Due to extreme site conditions at Sunrise Point, 75% of basement square footage is shown.