

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #43

Desired Character and Function

District 43 is located west of Highway 9, north of and adjacent to County Road 3. It is bounded on the west by U. S. Forest Service land and on the east by Highway 9. It consists mostly of tailings left by dredge mining in the late 19th and early 20 centuries. Portions of the Blue River corridor are located in the district. The western portion of the district contains steep slopes or otherwise environmentally sensitive areas and should remain substantially in its natural state. This western portion of the district can function as scenic backdrop for the community as well as a preserved area for wetlands, development buffers, and recreational opportunities. The eastern portion of the district that parallels Highway 9 should provide a scenic corridor along the entrance to Town extending approximately 150' from either side of the Highway right-of-way.

The Town of Breckenridge owns a significant portion of District 43. There are existing small service commercial uses as well as a mining operation that includes extraction of sand, gravel, rock, and other minerals. District 43 also contains a concrete batch plant and an asphalt batch plant along with related uses. It is anticipated that the Blue River Corridor within this district will be reclaimed in accordance with the Blue River Reclamation Plan and that the remainder of disturbed areas will be reclaimed in accordance with the approved reclamation plan. Additional new development is not recommended until a Master Plan is adopted. However, addition or expansion of existing uses is permitted.

Acceptable Land Uses and Intensities

Land Use Type:

Existing residential, and service commercial uses
Recreational, Open Space, and Governmental Uses

Mining (including the extraction of sand, gravel, rock and other minerals) and related uses; and Processing (including one asphalt batch plant and one concrete batch plant) and related uses. These uses shall be in accordance with the lease between the Town of Breckenridge and Alpine Rock (dated November 19, 2002). Upon annexation of any portion of District 43 a development permit will be required for these uses and the development permit will include a monitoring component. The intent is to allow for the continuation of these uses as provided for and conditioned by Summit County Conditional Use permit (98-13).

Intensity of Use:

Maximum I unit per 20 acres.

An additional 3.71 SFEs are allocated to this district for the purpose of affordable housing.

In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.

Structural Type: Special Review

The western portion of District 43 should remain in its natural state.

General Design Criteria

Architectural Treatment

In cases where any new development is allowed within District 43, architecture should be sensitive to the District's scenic function. Due to the high visibility of the District, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.

Building Heights

Acceptable building heights will vary depending upon the proposed land uses and their arrangement on the site. Building heights will be determined through the development review process, but generally buildings in excess of two stories are discouraged. An exception for concrete, asphalt, crushing, and washing facilities may appropriate. Building heights are further addressed in the Town Development Code.

Building Setbacks

Required building setbacks as outlined in the Development Code. Greater setbacks are encouraged, and determination of appropriate building setbacks will be made during the development review process. Setbacks from Highway 9 shall be 150' and setbacks from all wetlands and waterways shall be in accordance with Town's water quality and sediment transport standards. Adequate setbacks from the Blue River should be anticipated as a component of phosphorus pollution control. Since any development occurring in this District may have a potential long-range effect on the Blue River water quality, such issues must be addressed in any new development review.

Pedestrian Circulation

The Summit County bike path passes through District 43. Its preservation and enhancement as a recreational resource will be an important consideration in any development review. The district may also support both hiking and cross-country ski trails.

Vehicular Circulation

Access to the district would be from Highway 9 or County Road 3.

Public Transit Accommodations. No public transit accommodations exist within the district at this time.

District Improvements

Utility Improvements

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the district.

Natural Gas. Electricity, Telephone, Cable Television. Distribution lines are nearby, but will require extension to serve the district. Installation of new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

Capital Improvements

Capital Improvement Projects. None of the projects described in the Capital Improvement Program are associated with this District, however the Town is in the process of evaluating ultimate land use through a Master Plan process.

Potential Improvement Needs: To be determined through the Master Plan.

Drainage Improvements

Adherence to the Town's Master Drainage Plan.

Relationships to Other Districts

Portions of this District directly abut Districts 4, 6, 31, and 33. Given the existing and future uses of these Districts, compatibility conflicts could occur. Proper transition at the edge of this District will be required.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.