

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #40

Desired Character and Function

District 40 is located west of downtown near the Breckenridge Peak 8 Ski Area. It is due south of the Four O’Clock Subdivision and is bisected by the Four O’Clock alpine ski run.

The primary function of District 40 is to allow for very low density development directly adjacent to the ski runs, thus allowing for an area with immediate ski-in, ski- out convenience. Due to the unique location of this District, it is necessary that all development be sensitive to the alpine skiing activities of the Four O’Clock ski run. Preservation of the natural elements of the area is necessary to maintain an appealing skiing experience.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	1 Unit per 3 Acres
Structural Type:	Single Family, Duplex, up to 4-Plex

Residential uses of one unit per three acres, not to exceed four units per building, are acceptable. It is strongly recommended that all density existing on property south of the Four O’Clock ski run be transferred to the northern portion of this District.

General Design Criteria

Architectural Treatment

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural setting of the District is acceptable. All new development should be compatible with the areas surrounding the District, as well as sensitive and harmonious to the immediate site.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process. However, building heights should be dictated by the terrain and visibility from the ski runs and the rest of Town.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. There should be a 25 foot setback from any waterways or substantial wetland areas. Due to this District's close proximity and high visibility to the Four O'Clock ski run, it is recommended that all development be setback off the run, and that the natural elements be preserved on the portion of the lot facing the ski run.

Pedestrian Circulation

The pedestrian activity generated by this District will be very low and generally skier oriented. Due to the remote location of the District, it is important that a maintained pedestrian link be provided to join District 40 to nearby bus stops and other areas of recreational and commercial activities. These links should be multi-purpose to accommodate Nordic skiers and bicyclists as well. If development is geared toward the ski-in, ski-out function, consideration should be taken to make the circulation of the site convenient for the skier.

Vehicular Circulation

Internal circulation within District 40 will be minimal. All proposals should be particularly responsive to the topographic features of the District. New roads or driveway cuts should be carefully reviewed for physical and visual impacts to the mountainside. No new roadways within this District shall cross over the Four O'Clock ski run. Development on the north side of the ski run shall share public access with the Four O'Clock Subdivision. Shared driveways and parking are strongly encouraged whenever possible.

As this District, along with District 10 and 39, build-out, it may be necessary to provide a secondary access to the Peak 8 area connecting Four O'Clock Road with Grandview Drive. All development and annexations to District 40 shall participate in the improvements to this new access.

Public Transit Accommodations. Public transit does not exist within this District at this time. Future public transit should be provided as the build-out of the District dictates. Due to the remote location and the small size of the District, public transit will be fairly limited. Bus pull offs should be located on the main collector road near the areas of development, If public access is provided by driveways connecting to Four O'Clock Road and no collector road is constructed, adequate pedestrianways shall be provided to the nearest bus stops outside of the District. Another alternative would be to provide a small shuttle van for all users of the developments in the District.

District Improvements

Utility Improvements

Water Facilities. A 12 inch Breckenridge water main runs along the Four O’Clock ski run and directly down the middle of the District. This line is adequate to service the entire District at its full build-out potential. Easements shall be provided for any new distribution lines installed.

Sanitation Facilities. No sanitation lines exist within this District at this time. Presently, a Breckenridge Sanitation collector line runs down the middle of the Four O’Clock Subdivision. Extension of this line will have to occur in order to service the full development potential of the District. The installation of these extensions shall be in accordance with Town of Breckenridge and Breckenridge Sanitation District specifications.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television presently do not exist within this District. However, extensions can be made to lines in the Four O’Clock Subdivision. With the necessary extensions of these lines, utilities will be adequate to serve the entire District at its full development. 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. At this time, none of the projects described in the Town’s Capital Improvement Program are located within this District.

Drainage Improvements

Since any development occurring in this District may have a long range effect on the Sawmill Gulch drainage way, it shall be mandatory that all new developments prepare a surface drainage study spelling out any possible impacts the development may have on the overall area and provide mitigation proposals if needed. It is recommended that prior to annexation of major portions of this District, a master drainage plan of the entire Peak 8 vicinity be prepared by the Town.

All construction activities and developments will be controlled in such a manner as to minimize soil disruption. Erosion control measures will be required in all projects. Detailed studies of soil conditions will be required prior to development.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1 and 10. District 40 is very compatible with these two Districts, both in land use and intensity.

Since District 40 is directly adjacent to an existing subdivision, it is in close proximity to necessary infrastructure. With minor extensions to the existing infrastructure in the Four O'Clock Subdivision, this District would be appropriate for development at any time after annexation. However, it is encouraged that infill of Districts 10 and 39 occur prior to build-out of District 40.

Land Exchange Policy

No Federal land exists within this District, therefore, no land exchange or acquisition is necessary.

Annexation Suitability

Due to the remote location and the lack of existing infrastructure in this District, it is a moderate priority for annexation. There are approximately 26 acres in District 40, all of which are presently undeveloped. At this time, it is not likely the Town could serve areas beyond adjacent Ski Hill Road developments with capital improvements or daily services to the same standard and cost effectiveness as currently provided.