

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #41

Desired Character and Function

District 41 is located southeast of the downtown area along the lower Boreas Pass Road, taking in a small portion of the historic Wakefield mining area.

The primary function of District 41 is to provide an area for low density, low intensity residential development for the permanent resident. It is recommended that this District be developed with single family up to 4-plex and townhouse structures of contemporary architectural character, It is also recommended that the natural character of District 42 be preserved by encouraging new development to utilize the natural elements as major design components.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	1 UPA
Structural Type:	Single Family, up to 4-Plex, Townhomes

Low density residential uses are acceptable. The structural type is generally limited to single family, attached, detached or clustered, duplex, triplex, and 4-plex. Townhouses may also be considered. Condominium type development is not acceptable.

General Design Criteria

Architectural Treatment

Contemporary architectural design emphasizing rustic, mountain type ornamentation and natural siding materials is recommended. Architecture which is harmonious to the natural environment while being sympathetic with surrounding developments is acceptable.

Building Heights

It is encouraged that building heights of new structures be compatible with the scale of the surrounding neighborhood. Residential units located in the flat areas should not exceed two stories above grade, while those built up against a hillside may be three stories above grade. The determination of acceptable building heights shall be made by Special Review according to the Development Code process.

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. However, there should be a 25 foot setback from any streams, drainageways, flood plains, or significant wetlands.

Pedestrian Circulation

The potential pedestrian activity generated by the build-out of this District will be relatively low. Internal pedestrian circulation in the form of rural type pathways should be considered. A major pedestrian link should be provided between this District and other areas of major activity.

Currently, Nordic ski trails pass through portions of this District. It is highly encouraged that these trails be preserved and additional trails be incorporated within new development to expand both the Nordic skiing and summer hiking experiences.

Vehicular Circulation

Boreas Pass Road is the major arterial serving District 41, and runs through the northernmost portion of the District. It is recommended that Boreas Pass Road remain the major thoroughfare.

All access should be carefully integrated with Boreas Pass Road and should be limited to insure safe and efficient movement of traffic along this primary access. Shared secondary access and driveways are encouraged. Developments which impair the capacity and efficiency of Boreas Pass Road shall be required to mitigate any adverse effects through improvements to Boreas Pass Road or future secondary access.

Public Transit Accommodations. Currently, the public transit system does not service any portion of District 41. Future public transit should be provided as the build-out of the District dictates. The location of future bus pull outs for the loading and unloading of passengers should be in close proximity to areas of major activity. All new bus stops should be located near residential and commercial developments, and integrated with major vehicular and pedestrian networks.

Until the time that public transit serves this District, it is encouraged that areas of dense development shuttle vans be provided by the homeowners to carry occupants of the development to major centers of activity.

District Improvements

Utility Improvements

Water Facilities. All development within this District will be serviced from an existing eight inch water main which runs along the old Boreas Pass Road right-of-way. Although this line is owned by the Woodmoor

Water District, it is operated and maintained by the Town of Breckenridge.

While this eight inch line will be capable of serving anticipated build-out within the District, existing water storage is not adequate to meet fire flow requirements at complete build-out. Therefore, additional storage facilities will be required as development occurs in this District.

Sanitation Facilities. Ten inch sanitation collection mains presently exist in District 41 along the old Boreas Pass Road right-of-way. Extensions to this existing line will have to be made to properly service new development. All new collection lines shall be installed in compliance with Town and Breckenridge Sanitation District specifications. Proper easements shall be provided for any new sanitation utility lines.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television service existing District 41 along the old Boreas Pass Road right-of-way. Service for all new developments will have to be extended from these main lines. It is required that all new utility lines be installed underground and meet specifications set by individual utility companies. Proper easements will be provided for all utility lines. Adequate natural gas, electrical, telephone, and cable television service is available to provide for the full development potential of District 41.

Capital Improvements

Capital Improvement Projects. None of the projects described in the Capital Improvements Program are located within this District.

Potential Improvement Needs. Construction of new water distribution lines, and possible a water storage tank and pump station.

Special improvements

Private Projects. The Town encourages consideration of expanding the Nordic skiing trail system by the private sector.

Drainage improvements

Due to the geographic features of this District, intermittent surface water drains through a major portion of it. The possibility for surface water accumulation and shallow ground waters is extremely high. It is required that a drainage study be prepared for this District prior to any new development, and any potential adverse impacts made to the natural drainage patterns of the District due to development shall be mitigated.

All construction activities will be controlled in such a manner as to minimize soil disruption. Erosion control measures will be required on all projects.

Relationships to Other Districts

District 41 lies adjacent to Land Use Districts 42, 28 and 1. The recommended low density residential use for this District is compatible with the two units per acre residential density of District 42, and the one unit per ten acres residential density of District 1. However, District 28 at ten units per acre may have conflicting impacts on this District. In developing out District 41, consideration should be taken in the possible high density structures that may occur in District 28.

Land Exchange Policy

Exchange of Federal land within this District could be conducive to the desired character and function of the District and, therefore, is recommended. There are approximately 3.2 acres of Federal land located in the center of privately owned property which is highly recommended for exchange or private purchase. This would promote efficiency in the development of land patterns and land management.

Annexation Suitability

The majority of District 40 is already incorporated into the Town of Breckenridge. Due to the great distance from major retail centers and recreation areas, and the minimal development in the unincorporated portions of this District, recommendation for annexation is of moderate priority.