

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #37

Desired Character and Function

District 37 is located at the north end of the Master Plan area, east of Highway 9 and north of Tiger Road. It coincides with the boundary of the platted Ten Mile Vista Subdivision, Filing 1. It is recommended that the District continue to develop at its platted intensity.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	2 UPA
Structural Type:	Single Family

Single family residential uses at the platted intensity of two units per acre are encouraged.

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood is preferred.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process of the governing jurisdiction.

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 of the governing jurisdiction.

Pedestrian Circulation

The minimal pedestrian activity in this District is generated by residential activity. There are no routes specifically designated for pedestrians, and their movement usually occurs on the streets.

Vehicular Circulation

District 37 is served by a curvilinear street system providing access to all platted lots. Dual access is provided to Tiger Road. Most traffic is generated internally. Capacity of the roadways is generally adequate. An upgrading of the road to provide paving and improved drainage may be desirable.

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

District Improvements

Utility Improvements

Water Facilities. No public water system exists within the District at this time. Each house is served by an individual well. The development of a public system by the benefitting property owners is possible at a future date.

Sanitation Facilities. No public sewer system exists within the District at this time. Each house is served by an individual septic system. The development of a public system by the benefitting property owners is possible at a future date.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television all exist within District 36. Utilities will be adequate to serve the entire District at its full development. Installation of any 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 Improvements Program are associated with this District, which is located in the County.

Drainage Improvements

No significant drainage improvement projects are anticipated in this District. If the area were annexed, adherence to the Town's Master Drainage Plan would be expected.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1, 6, 35, 36, and 38. Given the existing and future uses of these Districts, compatibility conflicts are not anticipated despite differences in land use intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

An upgrading of the roads and implementation of public water and sewer systems may be desirable goals for an annexation procedure. The cost of improvements to these facilities should be borne by the property owners. The annexation of this District is a moderate priority due to its distance from Town and the low density of the area.