

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #35

Desired Character and Function

District 35 is located in the northern part of the Master Plan area, east of Highway 9 and north of Tiger Road. Current uses are the Hi Tor Condominiums, Summit Motor Inn, and one vacant five acre parcel. The Ten Mile Vista Subdivision is a residential area east of this District, and golf course related development will lie in all other directions. Because of the uncertainty of what future surrounding development may occur, this District has been designated as either residential or commercial. Residential uses are the preferred option, although commercial has been allowed since this District could potentially serve the neighborhood needs of the area.

Acceptable Land Uses and Intensities

Land Use Type:	Residential or Commercial
Intensity of Use:	9 UPA residential
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with surrounding uses is preferred. The form of that architecture will depend upon whether the District develops in a commercial or residential manner.

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

Minimal pedestrian traffic is found in the District. Increased pedestrian activity could result if this parcel becomes a neighborhood commercial center for surrounding development.

Vehicular Circulation

Access to the District is via County Road 305 off of Tiger Road. County Road 305 would be adequate to serve uses within the District if it were upgraded and paved. Capacity constraints are not anticipated.

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. The currently existing buildings are served by individual wells. The development of a public system by the benefitting property owners is possible at some future date.

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

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television all exist within District

35. 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, although a comprehensive drainage report should be prepared prior to major development. 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 6, 36, and 38. Given the existing and future uses of these Districts, compatibility conflicts might possibly occur with this District because of its potential commercial uses.

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 or developers. The annexation of this District is a moderate priority due to its distance from Town.