

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #32

Desired Character and Function

District 32 is located west of Highway 9 and south of County Road 3 on both sides of the proposed airport runway. The designation of the District as service commercial is a result of its proximity to the proposed airport, good road access, and the flatness of the ground. Poor soil stability, distance from Town, and the location at the end of the airport runway make use of the land for other purposes difficult and undesirable.

Acceptable Land Uses and Intensities

Land Use Type:	Service Commercial
Intensity of Use:	1:25 FAR
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the intended use and surrounding uses is preferred. Due to the high visibility of the District, architectural design will be of great importance.

Building Heights

Buildings up to two stories may be allowed. Additional height restrictions may be imposed due to airport operations.

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. Adequate setbacks from the Blue River should be anticipated to help control phosphorus runoff.

Pedestrian Circulation

No generators of pedestrian movement exist within the District.

Vehicular Circulation

Access to the District will be by way of County Road 3, or via Airport Road when it is extended north to County Road 3 along the west side of the airport.

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

District Improvements

Utility Improvements

Water Facilities. Distribution lines do not exist within the District at this time. A Blue River Water District line is in County Road 3. Provisions of lines is required prior to development within the District. Town water supply and treatment capabilities can support the full development of the District.

Sanitation Facilities. System collectors do not exist within the District at this time. Provision of these systems or lines shall be required prior to the development of the District. Adequate treatment capacity currently exists to accommodate full development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines are nearby, but will require extension to serve the District. Utilities will be adequate to serve the District at full development. 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 at the present time.

Drainage Improvements

Given the District's acceptable uses and intensities, a surface drainage plan should be prepared prior to development. The District drains into the Blue River, and provision of phosphorus control measures should be anticipated as a condition of 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 1, 4, and 31. Given the existing and future uses of these Districts, compatibility conflicts could occur with District 4. Proper transition at the edge of this District could mitigate that.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

System upgrades may be required as a condition of annexation. Annexation of the District is a low priority.