

# BRECKENRIDGE LAND USE GUIDELINES

## DISTRICT #31

### Desired Character and Function

District 31 is located north of Kingdom Park and west of Highway 9, predominantly on dredge tailings deposited on the valley floor.

The primary function of District 31 is to provide a location for a community airport facility and restricted, light industrial uses at a moderate to low intensity on adjacent properties.

### Acceptable Land Uses and Intensities

Land Use Type:

Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed land use in this District but only on Block 11 of the Breckenridge Airport Subdivision. "Public school" use includes all facilities commonly used in the operation of a public school, as well as teacherages. "Public college" use includes all facilities commonly used in the operation of a public college or university, including, without limitation, residential student dormitories.

Land Use Type and Intensity of Use:

(i) All property located within the Breckenridge Airport Subdivision, except Block 11, shall have a density (FAR) of 1:4.

(ii) Block 11, Breckenridge Airport Subdivision, is designated as open space/public facilities/schools/surface parking, with a density (FAR) of zero "0". Land uses constructed by a sovereign governmental entity not subject to land use regulation by the Town shall not count as density. Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is also permitted on Block 11 if consistent with the Town's adopted Vision Statement for Block

11, as amended from time to time and subject to the Town's policy for affordable housing density as amended from time to time.

(iii) Property located within Land Use District 31 but not located within the Breckenridge Airport Subdivision shall have a FAR of 1:16.

Structural Type: Special Review

Commercial, and light industrial uses are encouraged in this district, except for Block 11, Breckenridge Airport Subdivision. On Block 11, Breckenridge Airport Subdivision, public open space, public facilities (including, without limitation, public schools and public colleges), child care facilities, and employee housing as described in this Guideline are encouraged. If employee housing is approved on Block 11, Breckenridge Airport Subdivision, on a parcel owned by the Town, such use becomes the only permitted use of the property under these Guidelines. Surface parking on Block 11 (including related paving, lighting and/or landscaping), either pursuant to a lease with the Town or as a secondary use, are also acceptable uses. Block 11 may also be a suitable receiving site for the transfer of density in connection with the development of public facilities.

### **General Design Criteria**

Because much of the development within District 31 will be visible from Highway 9 as it approaches Town, careful attention should be paid to quality architectural design and site planning.

#### ***Architectural Treatment***

Contemporary, functional architecture utilizing natural accent materials is acceptable within this District. Development will be encouraged to occur in an unobtrusive fashion at the base of the District's western slope.

#### ***Building Heights***

Building heights up to 35-feet may be allowed. Additional height restrictions may be imposed due to airport operations, or to preserve the visual quality of the valley as seen from Highway 9 or elsewhere in the community.

#### ***Building Setbacks***

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process.

### ***Pedestrian Circulation***

Minimal pedestrian activity is anticipated within this District.

### ***Vehicular Circulation***

District 31 is presently serviced by two east-west roads, Airport Road and County Road 3, and two north-south collectors, Airport Road and County Road 700. These roads are not paved at this time, and improvements will be required prior to or as development occurs.

Public Transit Accommodations. There are presently no public transit facilities in District 31. Future facilities will most likely be associated with an airport terminal building and airline passenger operations.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. It is anticipated that a ten inch extension of the 16 inch water main, which runs north-south along old County Road to a point north of the Claimjumper Condominiums will occur in 1985. All stubs from this line will be installed at developer expense and should be completed prior to road improvements.

Existing water treatment capability will support the full development of this District. Additional fire storage will be needed, however, prior to complete build-out of this area. The location of a water storage tank in District 5 (Breckenridge Golf Course area) is anticipated to serve as sufficient capacity for District 31.

Sanitation Facilities. The main interceptor line of the Breckenridge Sanitation District runs north-south along the eastern edge of the runway. Other lines run under the runway to service development along the western side of the runway. System collectors will serve the airport support commercial areas. The main interceptor line of the Peak 7 System is also in District 31, extending west along the southern edge of the Airport Subdivision. Adequate collection and treatment capacity are in place to service the entire District at build-out.

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

District 31 or are easily made available to any development which may occur. Installation of new utility lines must be underground and meet specifications of individual utility companies.

### ***Capital Improvements***

Capital Improvement Projects. Airport Road and bridge improvements.

Potential Improvement Needs. Upgrading of all roadways to Town standards; possible expansion of the Town maintenance facility; water line extensions; and airport facilities.

### ***Drainage Improvements***

No specific drainage improvements have been identified at this time. Wetlands reclamation and other landscaping projects will be performed along the Blue River in adjacent Land Use District 4.

### **Relationships to Other Districts**

District 31 abuts Land Use Districts 1, 2, 3, 4, and 32. It forms one of the northernmost developable Districts within the Master Plan area. Development within District 31 should be sensitive to its function as a development edge and its relationship to the scenic backdrop and open space objectives of its neighboring Districts.

### **Land Exchange Policy**

An insignificant amount of land under Federal jurisdiction was identified within this District.

### **Annexation Suitability**

The vast majority of District 31 is currently within Town limits. Annexations of land outside Town limits should be considered only where it will contribute to the logical and efficient development of land adjacent to the airport, and when additional land is needed within Town for this type of development. District 31 is considered of low annexation priority in the Town of Breckenridge Master Plan.