

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #30-7

Desired Character and Function

District 30-7 is located south of downtown in Warrior’s Mark. It encompasses most of lower Warrior’s Mark that was included in a density allocation map that was approved by Summit County prior to the annexation by the Town of Breckenridge. Subdivisions based on this density map were also approved by Summit County prior to annexation by the Town of Breckenridge. The topography is fairly level and the vegetation is primarily lodge poles. Some portions of the district are impacted by the wetlands and the Blue River, which runs along the most northern and western boundary of the district. As of 2002 the district is approximately 91% built out and consists primarily of single family units and duplexes on small lots that range from approximately 9,000 to 16,000 square feet. The district provides a large local bed base within walking distance to downtown.

The primary function of this District is to accommodate the medium density residential development and to provide for the build-out that is consistent with the existing development.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	Per County Approved Density Allocation Map-with the following exception: the maximum density on duplex lots that have been developed as single family units prior to the annexation shall be one single family unit.
Structural Type:	Single-Family, Duplex, and Condominium/Townhomes

Where conditions exist in this district that are consistent with Land Use District 1 characteristics due to steep slopes or otherwise environmentally sensitive areas the maximum density is not guaranteed. New development must be evaluated at a site specific level to determine the actual density based on the specific site conditions and environmental characteristics.

Open space as identified on a County approved plat or PUD shall remain as open space whether publicly or privately owned.

This District takes in portions of Warriors Mark Filings 1 and 2 and the following plats:
Four Breckenridge Townhomes
Bryant Duplex
Addie Rose
Blue Rapids

General Design Criteria

Architectural Treatment

Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural character of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the natural aspects of the site.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights are further addressed in the Town Development Code.

Building Setbacks

Required building setbacks as outline on the applicable Summit County approved Plat are acceptable. When the plat does not specify setbacks, they shall be per the Town Development Code with the exception of the side yard setback, which shall be a minimum of 10 feet with no combined minimum. The intent is to accommodate the existing narrow lots. Greater setbacks than those required are encouraged and determination of appropriate building setbacks will be made during the development review process. Setbacks from all waterways and wetland areas shall be in accordance with the Town's water quality and sediment transport standards. Additionally, adequate setbacks shall be provided on each lot to preserve existing vegetation that helps buffer development, maintain open space, and provide for snow stacking.

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways and wetland areas, water quality and water quantity issues must be addressed in any new development review.

New development occurring in this District involving slopes in excess of 15% slopes shall be controlled in such manner as to minimize soil disruption. Erosion control measures and steep slope mitigation shall be required. Detailed studies of soil conditions will be required prior to development. Mitigation may include, but is not limited to stepped retaining walls, disturbance envelopes, driveway standards, tree buffering and lighting standards. It is recommended that such mitigation requirements be enforceable through covenants and/or plat restrictions.

New development is discouraged along ridgelines that are visible from off-site. New development shall blend into the natural terrain in order to minimize off-site views of grading and site disruption.

Specimen trees, tree clusters, and significant tree should be preserved.

Pedestrian Circulation

Soft surfaced trails and pedestrianways should be provided to insure connections to other districts, to County and Town trail systems, and to recreation and commercial areas. New development should be encouraged to construct connections that can accommodate pedestrians, Nordic skiers, and bicyclists. Existing social trails should be identified and prioritized.

Vehicular Circulation

Major transportation systems have been established in this area. All new roads and driveway cuts should be carefully reviewed for physical and visual impacts to the hillsides. New roads and driveways entering onto existing major roadways should be kept to a minimum.

Public Transit Accommodations. District 30-7 is in the lower Warrior's Mark area and will be served by Public Transit.

District Improvements

Utility Improvements

Water Facilities. The Town of Breckenridge provides water to the district.

Sanitation Facilities. The Breckenridge Sanitation District services the district. This is a well established sanitation system existing within this District. The eight inch collection lines are adequately sized and will be able to service the entire District at full build-out. Extensions to existing lines may be required depending on demand. All new sanitation collection lines shall be installed in accordance with the Town of Breckenridge and Breckenridge Sanitation District specifications. Appropriate easements shall be provided for all new lines.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television exist within a majority of this District. With minor extensions of these existing lines, all utilities will be adequate to serve the entire District at full development. Installation of 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. At this time, none of the projects described in the Capital Improvement Program are located within District 30-7.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system; 2) Improvement to up and down stream river crossing of Broken Lance Drive; 3) Improvement to existing drainage.

Relationships to Other Districts

Portions of this District directly abut Districts 30-1, 30-4, 30-6, 30-8 and 1. District 30-7 is very compatible with Districts 30-1, 30-4, and 30-6 and 30-8 in both land use types and intensities. District 1 is of very low density and land use type, however, is compatible with District 30-7 when functioning as an open space, backdrop area.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.