

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #30-5

Desired Character and Function

District 30-5 is located south of downtown and encompasses most of upper Warrior's Mark including the subdivisions that were approved by Summit County prior to annexation by the Town of Breckenridge. It consists of a combination of single family homes and duplexes on lots ranging from a quarter to half acre. The topography of the district is fairly level with the exception of the western perimeter that slopes steeply down to the west. The vegetation consists primarily of lodge pole pines.

The primary function of this District is to accommodate the existing low density residential development and to provide for the build-out that is consistent with the existing development. As of 2002, the district is approximately 89% built out.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	Eagle View Condominiums-Existing The maximum density shall not exceed the density pursuant to the applicable Summit County approved plat and is further subject to the following minimum lot size: Minimum lot size for a Single-Family Residence-6,000 square feet. Minimum lot size for a Duplex-12,000 square feet. The maximum density on duplex lots where a single family unit has been constructed prior to the annexation is 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 the following subdivisions:

- Warrior's Mark West
- Eagles View Subdivision
- Eagles View Condominiums

Advance Condominiums
Amber Ridge Condominiums
Amber Ridge Subdivision
Warrior's Mark Filing 6

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 a setback, they shall be per the Town Development Code. 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 stands 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, however they have been constructed at grades that exceed the Town road standards. Access to the district is off Broken Lance Drive and White Cloud Drive. 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. The district is not served by public transit. The grade of White Cloud Road does not lend itself to public transit service to upper Warrior's Mark.

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 buildout. 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 30-5.

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

Relationships to Other Districts

Portions of this District directly abut Districts 30-1, 30-3, and 30-6. District 30-5 is very compatible with Districts 30-1, 30-3, and 30-6 in both land use types and intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.