

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #30-3

Desired Character and Function

District 30-3 consists of three separate properties that are not part of the Warrior's Mark subdivisions. Two of the properties are located immediately south of the Warrior's Mark West Subdivision in the upper Warrior's Mark area. The third property is located on Riverwood Drive. All properties were developed as low density residential prior to the annexation by the Town of Breckenridge. The topography is fairly level and the vegetation is primarily lodge pole pines. As of 2002, the district is built out.

The primary function of this District is to accommodate the existing low density residential development.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	Maximum of three existing single-family units One unit per lot with no further subdivisions
Structural Type:	Single-Family

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 in 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 wetlands and waterways 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 to help 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.

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

Pedestrian Circulation

Pedestrianways are not anticipated within the low density district.

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. Portions of District 30-3 in lower Warrior's Mark are served by Public Transit along Broken Lance Drive. 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, a vehicle turn around is proposed on Gold King Way at the end of Town maintenance.

Potential Improvement Needs. 1) Upgrade or resurfacing of existing road system.

Relationships to Other Districts

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

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.