

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #30-1**

### **Desired Character and Function**

District 30-1 is located south of downtown within Warrior's Mark. The district includes the Planned Unit Developments approved by Summit County prior to annexation by the Town of Breckenridge. This includes all of the Sunrise Ridge/Warrior's Crest PUD, Trafalgar PUD, Riverwood PUD, and 2 lots located within the Rivers Edge PUD that are part of the Riverwood Subdivision. The district contains diverse site characteristics including some steep slopes and heavily treed sites. Wetlands and the Blue River impact the Riverwood and Trafalgar portions of the district. As of 2002, the district is 85% built out. All of the units are single family units.

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

### **Acceptable Land Uses and Intensities**

Land Use Type:	Residential
Intensity of Use:	Sunrise Ridge –not to exceed a total of 12 single-family units Trafalgar--not to exceed a total of 8 single-family units Riverwood-not to exceed 12 single-family units (note: The other 2 lots that are part of Riverwood Subdivision are located in LUD 1)
Structural Type:	Single-Family

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:  
Sunrise Point Subdivision (Sunrise Ridge PUD)  
Trafalgar Subdivision  
Riverwood Subdivision

### **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 applicable Summit County approved Planned Unit Development or Summit County approved plat are acceptable. Greater setbacks 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 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.

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. The district is accessed via Broken Lance Drive and White Cloud. Any 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 30-1 in lower Warrior's Mark is 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 and the Sunrise Ridge portion of the district.

## **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 30-1.

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

### **Relationships to Other Districts**

Portions of this District directly abut Districts 29-2, 30, 30-3, 30-4, 30-5, 30-6, 30-7 and 1. District 30-1 is very compatible with Districts 29-2, 30, 30-3, 30-4, 30-5, 30-6, and 30-7 in both land use types and intensities. The boundary between District 30-1 and District 1 bisects several platted lots. Since District 1 contains steep slopes or otherwise environmentally sensitive areas it should remain substantially in its natural state. New development on these lots will require extensive environmental review to insure that the impacts are adequately addressed.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.