

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #30

Desired Character and Function

District 30 is located directly south of the downtown area just west of Highway 9. The boundaries of District 30 follow the same boundaries of the Warriors Mark Subdivision.

The primary function of this District is to provide an area for medium to high density residential development, thus supplying the opportunity for diverse housing types. It is strongly encouraged that the natural elements within this District be integrated into all new development and be utilized as a major design component.

Acceptable Land Uses and Intensities

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| Land Use Type: | Residential |
| Intensity of Use: | Per Approved Plat |
| Structural Type: | Duplex up to 8-Plex, Townhouses, Condominiums |

This District takes in all of the existing Warriors Mark Subdivision. The subdivision was platted under Summit County regulations and has been approved for densities from two to 25 units per acre. It is recommended that when District 30 or portions thereof are annexed into the Town, the densities remain those platted under the Warriors Mark Subdivision agreement approved by Summit County.

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. Because this District is partially built out, it is important that heights of new structures be compatible with the existing neighborhood. Individual building heights will be determined through the development review process and shall be carefully assessed on the character of existing terrain and visual impacts to the rest of the valley.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process. However, there should be a 25-foot setback from all waterways and substantial wetland areas. Due to the high visibility of portions of this District, it is recommended that an adequate setback be provided on the northern portion of each lot to preserve existing vegetation which help buffer development, maintain open space, and provide for adequate snow stacking.

Pedestrian Circulation

The pedestrian activity generated by this District will be relatively high. A major pedestrian link should be provided for this District, connecting it with major recreational and commercial areas. All new development should be encouraged to construct pedestrianways connecting their development with potential or existing development on adjacent property. These pedestrianways should be designed to accommodate Nordic skiers, bicyclists, and pedestrians, and be properly maintained year-round.

Vehicular Circulation

Major transportation systems have already been established in this District, however, they have been constructed at grades which exceed the Town road standards. When this District is annexed, consideration should be taken to bring all existing roadways to Town standards.

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 shall be kept to a minimum and controlled through shared or internal access.

As this District along with Districts 29 and 29-2 build out, it may be necessary to provide a secondary access into the Warriors Mark Subdivision between Broken Lance Drive and Highway 9. All development and annexations in this District may be asked to participate in the improvements to the secondary access.

All new and existing public roads shall provide adequate snow stack easements and comply to Breckenridge specifications.

Public Transit Accommodations. Public transit is only provided along lower Broken Lance Drive at this time. Future public transit should be provided as the build-out of the District dictates. The location of future bus pull offs for the loading and unloading of passengers should be located in close proximity to major activity. All new bus stops should be located near residential and commercial developments, and integrated with major vehicular and pedestrian networks.

Until public transit serves this District, it is encouraged that homeowner associations investigate the provision of shuffle vans to carry occupants of the development to major activity centers.

District Improvements

Utility Improvements

Water Facilities. All development in this District will be served by the Blue River Water District, a totally independent district from the Breckenridge Water Department. The Blue River Water District has assessed this District for water taps and will be able to service it at its full development.

Sanitation Facilities. There 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.

Potential Improvement Needs. 1) Upgrading of existing road system; 2) Improvements to downstream river crossing of Broken Lance Drive; 3) Improvements to existing drainage.

Special Improvements

Development of a master drainage plan.

Drainage Improvements

Since any development occurring in this District may have a potential long range effect on the Blue River and Lehman Gulch drainageways, it shall be mandatory that a surface drainage plan be prepared outlining the impacts the development may have on the overall area.

Existing drainage systems shall be improved and brought up to Town standards prior to annexation and a master drainage plan shall be prepared by the Town.

All construction activities shall be controlled in such manner as to minimize soil disruption. Erosion control measures shall be required. Detailed studies of soil conditions will be required prior to development.

Relationships to Other Districts

Portions of this District directly abut Districts 24, 29, and 1. District 30 is very compatible with Districts 24 and 29 in both land use types and intensities. District 1 is of very low density and land use type, however, is compatible with District 30 when functioning as an open space, backdrop area.

This entire District is in the apparent path of community expansion and has the necessary infrastructure for development to occur at any time after annexation. It is encouraged that District 30 build-out prior to Districts 29 and 29-2.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

This District provides a fully established infrastructure, and it is approximately 50% built out. However, municipal services to this District may be cost inefficient unless road and drainage systems are brought to Town standards. Improvements to these systems should occur prior to annexation. Annexation priorities for this District have been broken down into two ranges, as described:

Moderate Priority -- portions of District 30 with a complete infrastructure and adequate road systems are of moderate priority. This includes all of the Warriors Mark Subdivision, except the Warriors Mark West area.

Low Priority -- the undeveloped portion of this District located northeast of White Cloud Drive and known as Warriors Mark West is of a low consideration for annexation. Extremely steep and inadequate access to this area makes it a low priority.

Lands contained in this District are eligible for immediate annexation if done in a successive manner.