

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #29-2**

### **Desired Character and Function**

District 29-2 is located south of the downtown area directly east of the Warriors Mark Subdivision and west of Highway 9.

The primary function of this District is to provide an area for low density residential development. It is recommended that the District be developed with single family or duplex structures of contemporary architecture.

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

Land Use Type:	Residential
Intensity of Use:	2 UPA
Structural Type:	Single Family, Duplex

Residential uses of two units per acre not to exceed two units per building are acceptable. Due to the sensitivity of the Blue River and other natural elements in this District and the potential environmental hazards, it is critical that the structural types be kept at a low intensity level.

### **General Design Criteria**

#### ***Architectural Treatment***

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

#### ***Building Heights***

Structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process.

#### ***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 minimum setback from all waterways and substantial wetland areas.

#### ***Pedestrian Circulation***

The pedestrian activity generated by this District will be relatively low. A pedestrian link should be provided for this District, connecting it with major recreational and commercial areas. This pedestrian link should be integrated with pedestrianways provided in Districts 29 and 30. It should be designed to accommodate Nordic skiers, bicyclists, and pedestrians, and be properly maintained.

### ***Vehicular Circulation***

Internal circulation within District 29-2 will be minimal. All proposals should be particularly responsive to the natural features of the District. New roads and driveway cuts should be carefully reviewed for potential impacts on the Blue River and areas of steep terrain. River crossings shall be kept to the absolute minimum through shared access.

It has been recognized that a secondary access should be provided to service the Warriors Mark Subdivision. The secondary access may be constructed along the northwesterly portion of this District, in which case, right-of-way for this extension should be acquired prior to or during development. All development or annexations occurring in this District may be asked to participate in the improvements to the secondary access.

All road grades shall meet the specifications set by the Town in the Breckenridge Street Development standards.

Public Transit Accommodations. Public transit is not provided in District 292 or adjacent Districts at this time. Future public transit should be provided as the build-out of the District dictates. The location of future bus pull-outs for the loading and unloading of passengers should be located in close proximity to 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 shuttle vans to carry occupants of the development to major activity centers.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. No water mains exist within District 292 at this time. A 16 inch Breckenridge water main runs along the Highway 9 right-of-way and would be adequate to serve District 292 at full development. Extensions will have to be made to the existing line, and a pump station may be necessary in this District for efficient service.

All new water lines will be installed according to the Breckenridge Water Master Plan and meet all other Town specifications. Appropriate easements shall be provided for all new distribution lines.

Sanitation Facilities. Presently, Breckenridge sanitation lines do not exist within this District. Due to the extensive flows in the Blue River at this location, sanitation lines crossing the river are strongly discouraged. With the necessary extensions of existing lines, the system would be adequate to serve the District at full development.

All new 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 presently do not exist within this District. However, extensions may be made to lines already existing in District 30. With the necessary extensions of these lines, 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 Improvements Program are located within this District.

Potential Improvement Needs. Extension of Breckenridge water distribution lines.

### ***Special Improvements***

Secondary access with bridge construction across the Blue River.

### ***Drainage Improvements***

District 29-2 is bisected by the Blue River which is the major drainage basin for the Town of Breckenridge. Because this section of the Blue River has not been disturbed, it is critical that it be maintained in its natural state. Road and utility crossings should be kept to a minimum and a 25 foot setback of all building should be strongly enforced. It is mandatory that a surface drainage study be completed for this District prior to any new development.

All construction activities shall be controlled in such a manner as to minimize soil disruption. Erosion control measures shall be required.

### **Relationships to Other Districts**

Portions of this District lie adjacent to Districts 1, 29 and 30. District 29-2 is compatible with all of these surrounding Districts in land use types, however, density in District 30 is somewhat higher. Due to the configuration of District 29-2, the difference in densities should not conflict with the character of the District. Natural buffers should be used if conflicting development does occur.

Presently, no infrastructure exists within any portion of District 29-2, and it is not directly adjacent to existing facilities. Therefore, this District is not appropriate for immediate development. It is encouraged that infill of District 29 and 30 occur prior to build-out of this District.

### **Land Exchange Policy**

No Federal lands exist within this District, therefore, no land exchange or acquisition is necessary.

### **Annexation Suitability**

Due to its remote location and the lack of existing infrastructure in this District, it is a moderate priority for annexation. There are approximately 14 acres in District 29-2 all of which are undeveloped at this time. Presently, no portion of this District is contiguous to existing Town boundaries. Until the time that major portions of District 29 or 30 annex, District 29-2 is not eligible for immediate annexation.