

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #29

Desired Character and Function

District 29 is located south of the downtown area in the southeasterly portion of the Warriors Mark Subdivision.

The primary function of this District is to provide an area for medium density residential development. This District also acts as a transitional area between the high density of Warriors Mark Subdivision and the low density of District 29-2. It is encouraged that development be kept in character with the surrounding Warriors Mark Subdivision, and that as many natural elements on site as possible be preserved.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	4 UPA
Structural Type:	Single Family, Duplex up to 8-Plex, Townhouses

Residential uses not to exceed eight units per building are acceptable. It is encouraged that development occur in such a way that there is a gradual transition from the high density development in District 30 along Broken Lance Drive, to the low intensity development recommended in District 292 directly east of this District. Intensity of development shall be compatible with surrounding development. Condominiums are strongly discouraged.

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 natural aspects of the site.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights in this District should not exceed those heights of surrounding development. Building heights will be determined through the development review process with the aforementioned considerations.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process. There should be a 25 foot setback from all waterways and substantial wetland areas. It is encouraged that a form of landscaped buffer be provided along the Broken Lance Drive frontages.

Pedestrian Circulation

The pedestrian activity generated by this District will be relatively low. A major pedestrian link should be provided for this District connecting it with major recreational and commercial areas. This pedestrian link shall be integrated with pedestrianways provided in Districts 30 and 29-2 and be properly maintained. It should be designed to accommodate Nordic skiers and bicyclists as well.

Vehicular Circulation

Broken Lance Drive is presently the major access adjacent to District 29. All internal traffic systems should be carefully integrated with Broken Lance Drive to minimize conflicts with through traffic. The location and frequency of driveways and secondary access entering onto Broken Lance Drive should be controlled through shared or internal accessways.

Since Broken Lance Drive is currently the only access into the Warriors Mark Subdivision, and due to the high intensity and build-out potential of the subdivision, it is strongly recommended that a secondary access be provided to service the Warriors Mark Subdivision. This secondary access should connect Broken Lance Drive with Highway 9 near the existing Ski and Racquet Condominiums. This road may be constructed through a portion of District 29, in which case, right-of-way for the extension should be acquired prior to or during development. All development or annexations of this District may be asked to participate in the improvements to the secondary access. All road grades shall meet the specifications of the Breckenridge Street Development Standards.

Public Transit Accommodations. Public transit is not provided in District 29 or any 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 offs for the loading and unloading of passengers should be located in close proximity to dense residential and commercial developments, and integrated with major vehicular and pedestrian networks.

Until public transit serves the remainder of this District, it is encouraged that homeowner associations of high density developments investigate the provision of shuttle 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. The water district is totally separate from the Breckenridge Water Department. The Blue River Water District has assessed this District for water taps and will be able to service District 29 at its full development. Appropriate easements shall be provided for all new distribution lines.

Sanitation Facilities. Presently, Breckenridge sanitation lines do not exist within this District. Extensions will be required to the existing main line located along the Broken Lance Drive right-of-way. Due to the extensive flows in the Blue River at this location, sanitation lines crossing the river are strongly discouraged. With the necessary extension of existing lines, the system would be adequate to service the entire build-out of this District. All new 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 its 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

Construction of secondary access and bridge crossing.

Drainage Improvements

District 29 is in close proximity to the Blue River. It is critical to maintain the natural flow of the Blue River and keep river crossing to a minimum. 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, 29-2, and 30. District 29 is compatible with all of these surrounding Districts both in land use types and intensities.

Presently, no infrastructure exists within any portion of District 29, but with the extension of the existing infrastructure in the Warriors Mark Subdivision, this District would be appropriate for development at any time after annexation. However, it is encouraged that infill of District 30 occurs prior to build-out of District 29.

Land Exchange Policy

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

Annexation Suitability

This District's close proximity to existing utilities and access, but its lack of infrastructure, make it a moderate priority for annexation. Presently, no portion of this District is contiguous to existing Town boundaries. Until the time that major portions of the Warriors Mark East Subdivision or District 29-2 annex, District 29 is not eligible for immediate annexation.