

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #26

Desired Character and Function

District 26 lies adjacent to French Street at the south end of the Town core. It is partially forested and contains a mixture of public and residential uses. The density has been kept low to protect the two public uses, the elementary school and Carter Park, from high impact development and inappropriate uses.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	4 UPA
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood is preferred.

Building Heights

Recognizing that flexibility in building heights will afford alternative ways in which acceptable land uses and intensities can be arranged upon the site, a special review according to the development review process shall be used to determine the alternative arrangement most suited to the site and the community as a whole. Generally, buildings in excess of three stories are discouraged.

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.

Pedestrian Circulation

An improved and expanded system including internal and external links is desirable to accommodate existing and anticipated pedestrian activity.

Vehicular Circulation

This District is conspicuous for its lack of internal vehicular circulation which is well suited to its park and school uses. Development of access off French Street will be required to serve undeveloped lands in the southeasterly portion of the District.

Public Transit Accommodations. The future provision of public transit service would be facilitated by the development of specific locations for the collection and dispersal of passengers. Because this District is only partially developed, such points should be established prior to any further development of an extensive nature. All collection and dispersal points should be appropriately located in relation to the vehicular system, the pedestrian system, and general activity patterns.

District Improvements

Utility Improvements

Water Facilities. Mains exist within the District, and distribution lines are found within the developed portion. Water supply and treatment capabilities can support the full development of the District.

Sanitation Facilities. System collectors exist within the District and would be adequate to serve the District at full development potential if extended. Adequate treatment capacity currently exists to serve full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for services will require extension to serve undeveloped properties in this District. Utilities will be adequate to serve the District at full development. Installation of any 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. The District contains an unpaved portion of French Street which is designated in the Capital Improvements Program as a roadway to receive paving or chip and seal application.

Drainage Improvements

Given the District's acceptable uses and intensities, a surface drainage plan should be prepared prior to development. Potential effects on adjacent properties and Districts should be specifically reviewed. In addition, drainage improvements are desirable in the upper Klack Placer/elementary school area.

Relationships to Other Districts

Portions of this District abut Land Use Districts 1, 17, 18-2, 25, and 28. Given the existing and future uses of these Districts, compatibility conflicts could possibly occur with District 182 due to its allowed commercial uses. District 26 is essentially compatible with the remaining Districts despite differences in land use intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.