

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #25

Desired Character and Function

District 25 lies inside the existing Town limits immediately south of the central business district. Its primary function is to provide a southern entrance to the community. Retail commercial uses oriented toward Highway 9 will remain the function of the District.

Acceptable Land Uses and Intensities

Land Use Type:	Retail Commercial
Intensity of Use:	1:5 FAR
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

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

Building Heights

The determination of acceptable building heights will be made during the development review process, but generally, buildings in excess of two 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

The District is served by Highway 9, Boreas Pass Road, and Broken Lance Drive. Future access to the District is expected to come from these roadways.

Public Transit Accommodations. The future provision of public transit service would be facilitated by the development of specified transit stops.

Such stops 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 in the District as well as distribution lines for existing development. Distribution lines shall be provided for new development. 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. None of the projects described in the Capital Improvements Program are associated with this District.

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 to Illinois Gulch at Highway 9 is desirable.

Relationships to Other Districts

Portions of this District abut Land Use Districts 4, 18-2, 24, 28, and 30. Given the existing and future uses of these Districts, compatibility conflicts could possibly occur with Districts 4, 24, 28 and 30 due to their residential uses. District 25 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.