

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #22

Desired Character and Function

District 22 is located near the Peak 9 Base, and is intended for multi-family residential development. It will provide a bed base in close proximity to ski facilities.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	15 UPA
Structural Type:	Multi-Family

General Design Criteria

Architectural Treatment

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

Building Heights

The determination of acceptable building heights will be made during the development review process, but 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

Pedestrianways within the District are currently undeveloped. The development of internal and external links is desirable to accommodate existing and anticipated pedestrian activity.

Vehicular Circulation

This District is served by Primrose Path, Kings Crown Road, and Village Road. Future access to vacant parcels is expected to be developed 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, pedestrian system, and general activity patterns.

District Improvements

Utility Improvements

Water Facilities. Mains currently exist within this District. Distribution lines shall be provided for new development. Water treatment capabilities can support the full development of the District. Additional water storage is needed to meet minimum fire flow requirements. The tank proposed for District 1 or 21 would fulfill this requirement.

Sanitation Facilities. System collectors exist within the District, and would be adequate to serve the District at full development potential. 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. 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, a portion of which is located outside of Town limits.

Special Improvements

No special improvement projects have been identified within this District.

Drainage Improvements

Soils and drainage problems may be significant for parcels in this District at the scale of development allowed, and specific studies addressing potential problems and constraints will be required prior to development.

Relationships to Other Districts

Portions of this District abut Land Use Districts 1, 21 and 23. District 22 is essentially compatible with these Districts despite differences in land uses and intensities.

Land Exchange Policy

Portions of the Arapahoe National Forest exist within the District and are good candidates for potential land exchange.

Annexation Suitability

Annexation of that portion of the District outside municipal boundaries could occur in a single phase due to sufficient contiguity. Provision of adequate water, sewer and circulation would be required as conditions of annexation. The annexation of this District is medium priority.