

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #21**

### **Desired Character and Function**

District 21 lies west of Park Avenue and north of the Peak 9 Base, and is intended for multi-family residential development. The current pattern of high density development is expected to continue to provide a bed base within walking distance to the Town and lifts.

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

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

Consideration will be given to use and intensity agreements established by previously recorded subdivision plats.

### **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 Ski Hill Road, Four O’Clock Road, Sawmill Road, Primrose Path, and Kings Crown Road. Future access to vacant parcels is anticipated 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. This District contains potential locations for a one million gallon water storage tank needed for upgrading of the Town water system. The tank proposed for District 1 or this District 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. 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***

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, 9-2, 20, 22, and 23. District 21 is essentially compatible with these Districts despite differences in land uses and intensities.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.