

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #14

Desired Character and Function

District 14 is located east of the Weisshorn Subdivision, and directly adjacent to the eastern boundary of District 7. This District has been recognized as a prime area for permanent residential, low income housing development. The incentive for providing this use is an increase in allowable density, dependent upon unit type and affordability. The mobile home or affordable unit options are the preferred ones.

The District is dominated by tailings deposited by dredge mining operations in the last 19th and early 20th centuries.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	2 UPA for non-restricted development 4 UPA with guarantees of affordable housing 6 UPA for mobile home park or subdivision
Structural Type:	Dependent Upon Density

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood is preferred. This may take the form of manufactured or factory built housing for the four unit per acre option, and the form of mobile homes for the six unit per acre option.

Building Heights

Generally, structures in excess of two stories above grade are discouraged. Building heights will be determined through the development review process of the governing jurisdiction.

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

No generators of pedestrian movement exist within the District.

Vehicular Circulation

Access to the District is via Wellington Road and Reiling Road. Access roads from either would service the District. Neither road has capacity constraints, and none are anticipated. Wellington Road (County Road 2) is currently unpaved as it crosses this District, and paving of that road may be a requirement of development.

Public Transit Accommodations. If this District is intensely developed, provision of a public transit system would be appropriate and would be facilitated by the development of specific locations for pick up and dispersal of passengers. These collection and dispersal points should be appropriately located in relation to the vehicular and pedestrian systems and general activity patterns.

District Improvements

Utility Improvements

Water Facilities. Distribution lines do not exist within this District, but do exist in adjacent Districts 7 and 13. The extension of lines from these Districts would require some line size increases. Water supply and treatment capabilities can support the full development of this District.

Sanitation Facilities. System collectors do not exist within this District, but do exist in adjacent Districts 7 and 13. If extended, these collectors would be adequate to serve this District at full development. Adequate treatment capacity exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for these utilities do not exist within this District, although they do exist within adjacent District 7. Utilities will be adequate to serve the District at its 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, which is located outside of the municipal limits.

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.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1, 7, 13, and 14-2. Given the existing and future uses of these Districts, compatibility conflicts might occur with District 13 because of its service industrial uses. District 14 is essentially compatible with the remaining three Districts despite differences in land use intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

Annexation of this District would require prior annexations of portions of other Districts in order to accomplish the necessary contiguity. The final determination of eligibility for specific parcels cannot be made until a proposal for specific lands is made. This District is a low priority for annexation unless it is specifically for affordable housing or mobile home use, in which case it is a high priority.