

# **BRECKENRIDGE LAND USE GUIDELINES**

## **DISTRICT #15**

### **Desired Character and Function**

District 15 is generally located east of the Weisshorn Subdivision, directly east of District 13 and south of District 14. Because of proximity to District 13, this District is recognized as appropriate for service activity uses for public agencies. This district has also been designated as a potential location for affordable housing development.

This District is made up entirely of Town owned property and includes some areas with limited tree cover, but the majority of the area is disturbed and contains tailing piles deposited by dredge mining operations in the last part of the 19th and early 20th centuries. There are 230,000 volt electrical power lines located within this area in a 150-foot easement.

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

Land Use Type:	Governmental Uses, Affordable Residential
Intensity of Use:	Special Review, not to exceed 1 unit per 20 acres
Structural Type:	Special Review

It is encouraged that all uses within this District be provided by governmental entities, not by private persons.

### **General Design Criteria**

Careful site planning and buffers are essential components of any development in this District due to proximity to existing residential uses.

#### ***Architectural Treatment***

For residential uses, contemporary architectural design compatible with the use and surrounding neighborhood is preferred.

#### ***Building Heights***

Generally, structures in excess of two stories above grade are discouraged. The determination of specific acceptable building heights will be made during the special review process in accordance with the Development Code requirements.

#### ***Building Setbacks***

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, but the precise determination of appropriate building setbacks will be made during the development review process.

### ***Pedestrian Circulation***

No generators of pedestrian movements currently exist within the District, but as development occurs, pedestrian linkages should be provided in accordance with the Town Trails Master Plan.

### ***Vehicular Circulation***

Access to the District is primarily via Wellington Road which has capacity constraints.

Public Transit Accommodations. Provision of a public transit system may be appropriate if the area is developed with residential uses. This would be facilitated by the development of specific locations for pick up and dispersal of passengers.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. Distribution lines do not exist within this District, but do exist in adjacent District 13. Distribution lines could be extended from this District, but would require off site improvements. Water is currently provided to the site from an existing well.

Sanitation Facilities. System collectors do not exist within this District, but could be served if collectors from adjacent Districts are extended.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for these utilities do not exist within this District, although they do exist within adjacent Districts 12 and 13. 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. Currently, none of the projects described in the Capital Improvements Program are associated with this District. Potential improvements may be necessary for Wellington Road, and provisions for future sewer and water service.

### ***Drainage Improvements***

A surface drainage plan should be prepared for each property 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, 13, and 14. Given the existing and future uses of these Districts, compatibility conflicts might occur between the public service use of District 1 3 and 1 5 and the potential residential uses of District 14.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.