

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #14-2

Desired Character and Function

District 14-2 is located between District 7 (French Creek at Breckenridge) and District 12 (Weisshorn Subdivision). The primary function of this District is to provide a transition area between the recommended 6 UPA in District 14 and the 1-2 UPA in District 12. A large portion of the District is dredge rock which would need extensive reclamation to accommodate development.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	4 UPA
Structural Type:	Single Family or Duplex

Access to the District will be good when developed, and the proposed residential uses will be compatible with the residential uses in the adjacent Districts.

General Design Criteria

Architectural Treatment

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

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. A 24 foot setback from French Creek is recommended for phosphorus control and flood protection purposes.

Pedestrian and Vehicular Circulation

No circulation systems are currently in place within the District. Extensive systems are not anticipated at full development, due to the proposed intensity of the District.

Access would have to be gained from Wellington just east of the current Town boundary by easement from portions of the French Creek at Breckenridge Subdivision, or through District 14, which could necessitate a cross of French Creek.

Public Transit Accommodations. It is not anticipated that public transit service will be needed within this District.

District Improvements

Utility Improvements

Water Facilities. Distribution lines do not exist within this District, but do exist in adjacent Districts 7 and 12. The extension of lines from these Districts would require some line size increases.

Sanitation Facilities. System collectors do not exist within this District, but do exist in adjacent Districts 7, 12, 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 electricity exist within this District. Distribution lines for natural gas, telephone, and cable television do not, although they do exist within adjacent Districts 7 and 12. When extended, utilities will be adequate to serve the entire 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 within this District, which is located in the County.

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. Given its limited acceptable uses, extensive surface drainage improvements will probably not be necessary.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1, 7, 12, 13, and 14. Given the existing and future uses of these Districts, compatibility conflicts could occur with District 13 because of its service commercial uses.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

District 14-2 in its entirety is eligible for immediate annexation, since it is contiguous with existing municipal limits. The final determination of eligibility for specific parcels cannot be made until a proposal for specific lands is made. Terrain is a moderate constraint to the extension of community services, both physically and economically. This District is a low priority for annexation unless it is specifically for affordable housing, in which case it is a high priority.