

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #9

Desired Character and Function

District 9 is located within the existing Town boundary, directly south of Kingdom Park. The District is characterized by dredge tailings deposited during mining operations of the late 19th and early 20th centuries.

The primary function of District 9 is to provide an area for vehicle oriented service and retail commercial. The entire District has been master planned as the Parkway Center, reflecting this use.

Acceptable Land Uses and Intensities

Land Use Type:	Retail Commercial
Intensity of Use:	1:5 Floor Area Ratio
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

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

Building Heights

Recognizing that flexibility in building heights will afford alternative ways in which acceptable land uses and intensities can be arranged upon the site, a special review according to the Development Code process shall be used to determine the alternative arrangement most suited to the site and the community as a whole. The preferred height of structures in this District is one and two stories. Buildings in excess of two 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

Pedestrian activity is anticipated to be moderate within this District. Internal pedestrian links as well as external links to the bike path and Town core will be sought as part of development.

Vehicular Circulation

As a condition of District development, North Park Avenue will be extended to the northeast to intersect Highway 9 north of the Town core. County Road 700 will be realigned to intersect with the new North Park Avenue. A French Street extension will be built linking Highway 9 with North Park Avenue. These roads have been designed to have adequate capacity to serve the District at build-out.

Public Transit Accommodations. The District has a location and intensity which makes it a good candidate for public transit service. Provision of service 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. Existing water supply and treatment capabilities are adequate to serve the District at its full development potential. Distribution lines will be provided by the developers of the District as a condition of development. The water main serving the golf course will pass through this District.

Sanitation Facilities. System collectors will be provided by the developers of the District as a condition of development. Adequate treatment capacity exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for utilities will be provided during District development. Utilities will be adequate to serve the District at full development. Installation of 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. Two Capital Improvement projects are associated with this District: Blue River Reclamation and Parkway Road Construction. The Town will share in the cost of the North Park Avenue realignment, and the developers of this District will foot the cost of the river reclamation.

Drainage Improvements

A drainage report has been prepared for the proposed development in the District. Any site plan modifications sought in the future will necessitate an appropriate modification to the drainage plan, addressing on site impacts and effects on adjacent properties and Districts. In addition, a drainage plan will be required to address on site drainage measures for areas which have not yet had specific site plans approved.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 3, 4, 2' and 20. Given the existing and future uses of these Districts, compatibility conflicts might possibly occur with District 3 due to its park use, and with District 4 due to its open space use. District 9 is essentially compatible with the remaining Districts despite differences in land use intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.