

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #9-2

Desired Character and Function

District 9-2 is located northwest of the Town core and between the northern extension of Park Avenue and the base of the steep-sloped Forest Service lands. The District is mostly undeveloped, but has a mobile home park and condominium development in its northern portion.

Due to its existing uses, proximity to urban activities, and open space backdrop, it is recommended for residential uses as a moderately high intensity.

Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	10 UPA
Structural Type:	Special Review

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with the surrounding neighborhood is preferred.

Building Heights

Buildings in excess of two stories are discouraged. Buildings of three stories may be acceptable only if situated in such a way that the hill to the west provides an appropriate backdrop, and sufficient trees are left to the east to provide adequate screening.

Building heights should be appropriate to the structural type proposed, and 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

The minimal pedestrian activity in this District is generated by residential activity. There are no routes specifically designated for pedestrians, and their movement usually occurs on the streets, drives, and parking lots.

Vehicular Circulation

District 9-2 is served by County Road 700. This is being realigned south of this District within the Parkway Center development, but will continue to serve as the primary access to this District.

Capacity of this roadway is generally adequate, and is expected to continue to be so as this and adjacent Districts build out. An upgrading of the road to provide paving, shoulders, and improved drainage is desirable.

Public Transit Accommodations. This District is currently served by bus transportation. Development of specific locations for pick up and dispersal of passengers is encouraged.

District Improvements

Utility Improvements

Water Facilities. A 16 inch water main runs along County Road 700, and could serve the District at build-out. Existing water supply and treatment capabilities are adequate to serve the District at its full development potential.

Sanitation Facilities. System collectors exist within and adjacent to this District. Adequate treatment capacity exists to accommodate full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone, and cable television all exist within District

Utilities will be adequate to serve the entire District a 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, a portion of 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 further extensive 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, 2, 3, 9, 20 and 21. Given the existing and future uses of these Districts, compatibility conflicts might possibly occur with District 2 due to its cemetery use, District 3 due to its park use, and District 9 due to its commercial uses. District 9-2 is essentially compatible with the remaining Districts despite differences in land use intensities.

Land Exchange Policy

Portions of two Forest Service enclaves exist within this District. Both are strong candidates for land exchange.

Annexation Suitability

Annexation of that portion of the District outside municipal boundaries could occur in a single phase due to sufficient contiguity. Provision of adequate water, sewer and circulation would be required as conditions for annexation.

The annexation of this District is a low priority.