

# BRECKENRIDGE LAND USE GUIDELINES

## DISTRICT #6

### Desired Character and Function

District 6 is located in the northern portion of the Town's Master Plan area. The District correlates with the area of the Delaware Flats Annexation. The District is intended to absorb the development associated with the golf course, which this District surrounds.

It is the intent of the Delaware Flats Master Plan to provide a range of uses within an integrated development scheme. In general, the lower density uses are designated for the more remote areas, and the higher intensity and commercial uses are closer to the golf course and Tiger Road. The combination of all uses limits development to a maximum total of 1500 units.

In addition to utilization of the rock piles, integration of high intensity landscaping is encouraged.

### Acceptable Land Uses and Intensities

Land Use Type:	Residential
Intensity of Use:	1 to 15 UPA, per approved Master Plan
Structural Type:	Single family, Cluster single family, Duplex, Triplex, Townhome, Condominium, Condohotel

Land Use Type:	Lodging
Intensity of Use:	25 UPA, per approved Master Plan
Structural Type:	Special Review

Land Use Type:	Commercial or Office
Intensity of Use:	25 UPA, per approved Master Plan
Structural Type:	Special Review

The approved Master Plan for Delaware Flats breaks the development down into ten areas, with some of these split into subareas. Each of these areas and subareas designates the acceptable range of uses and intensities within these.

### General Design Criteria

#### *Architectural Treatment*

Contemporary architectural design compatible with the existing architecture of the surrounding neighborhood and sensitive to the golf course is preferred.

#### *Building Heights*

The determination of acceptable building heights will be made during the development review process, but generally, 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***

Pedestrianways are not anticipated within the low density areas of the development. The higher density areas should lend themselves to pedestrian connections both internally and to the golf course.

### ***Vehicular Circulation***

Development of local and collector roads to serve the development will be necessary, and should be provided as needed by the developer(s).

Public Transit Accommodations. Public transit service may be warranted, especially in the summer, as development of the District reaches a higher level of intensity. To accommodate this, specific transit stops should be developed.

## **District Improvements**

### ***Utility Improvements***

Water Facilities. Water mains need to be extended and storage tanks with pump stations need to be constructed in the District to serve development. Water treatment capabilities can support the full development of the District. A one million gallon water storage tank would be ideal in this area at the south end to satisfy the Water Master Plan criteria (Robillard & Associates, 1985). This is one of three potential sites for this one million gallon tank. It would be ideal because the area has not been platted, and it could be included in the platting process and with plans for the water mains that need to be extended into this District. The tank itself would probably be in District 1 (it must be at a specific elevation), but an easement for the line to it would be necessary in District 6. The Fire District anticipates that the required fire flows will range from 1,500 to 3,500 gallons per minute. The storage requirement is 630,000 gallons plus peak demand.

Sanitation Facilities. It will be necessary for the developers to put in place all infrastructure necessary for the development, including a main adequate to serve build-out to be extended to the main system collector west of Highway 9. It may be acceptable to phase provision of the infrastructure. Adequate treatment capacity currently exists to serve full District development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for services will require extension to serve the District. Utilities will be adequate to serve the District at 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. The District contains a potential site for a new one million gallon water storage tank as shown in the current Capital Improvements Program.

### ***Drainage and Soils***

Soils and drainage problems may be significant for parcels in this District, and specific studies addressing potential problems and constraints will be required prior to development.

### **Relationships to Other Districts**

Portions of this District abut Land Use Districts 1, 4, 33, 34, 35, 36, 37 and 38. District 6 is essentially compatible with these Districts despite differences in land uses and intensities primarily due to the limitations on locations of specific uses as approved within the Master Plan.

### **Land Exchange Policy**

No land under Federal jurisdiction was identified within this District.