

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #7

Desired Character and Function

District 7 is located east of District 5 and Highway 9 along French Creek, predominantly on tailings deposited along the creek by dredge mining operations of the late 19th and early 20th centuries. It follows the platted boundaries of Valdora Village Subdivision, Filing #1.

The primary function of District 7 is to provide medium density, single family, detached residential development of contemporary architecture. Development of the District should maintain the ability to adequately pass flood waters.

Acceptable Land Uses and Intensities

Land Use Type:	Residential, with attendant maintenance and recreation functions
Intensity of Use:	7 UPA
Structural Type:	Single Family

Single family, residential uses at the platted intensity of seven units per acre are encouraged. The maintenance and recreation functions of the District are currently at full development.

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 25 foot minimum setback from French Creek is recommended for phosphorus control and flood protection purposes.

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. A system to provide internal and external pedestrian circulation may be desirable.

Vehicular Circulation

District 7 is served by a modified curvilinear street system providing access to all platted lots. Primary access is gained from Huron Road and Reiling Road (County Roads 450 and 460). Most traffic is generated internally. A minimal amount of pass through traffic is generated by Huron Heights and activities in upper French Gulch.

Capacity of the roadways is generally adequate. Some capacity constraints are a result of residential units fronting on the main collector road.

Public Transit Accommodations. Public transit does not exist within this District at this time. Provision of public transit 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 are not up to desirable standards, but since this entire District is a platted subdivision, may have to serve the District to full build-out. An upgrading of lines may be required if they are extended to serve areas east of District 7.

Sanitation Facilities. System collectors exist within this District and are adequate to serve its full development. 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 7. 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 Improvement Program are associated with this District, which is located in the County.

Drainage Improvements

Given the District's acceptable uses and intensities, and 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, 4, 5, 14, and 142. Given the existing and future uses of these Districts, compatibility conflicts might possibly occur with District 5 because of its industrial uses. District 7 is essentially compatible with the remaining three Districts, despite differences in land use intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation of this District would have to occur in phases in order for the necessary contiguity to be maintained. To avoid this, preceding annexations of surrounding Districts would be necessary.

The condition of the Valdora Village water system should be carefully examined at the time of annexation. An upgrading of the pedestrian and vehicular circulation systems may also be desirable at that time. All annexation proposals shall be reviewed on an individual basis at the time of annexation request.

The annexation of this District is a medium priority that could happen upon request of the property owners.