



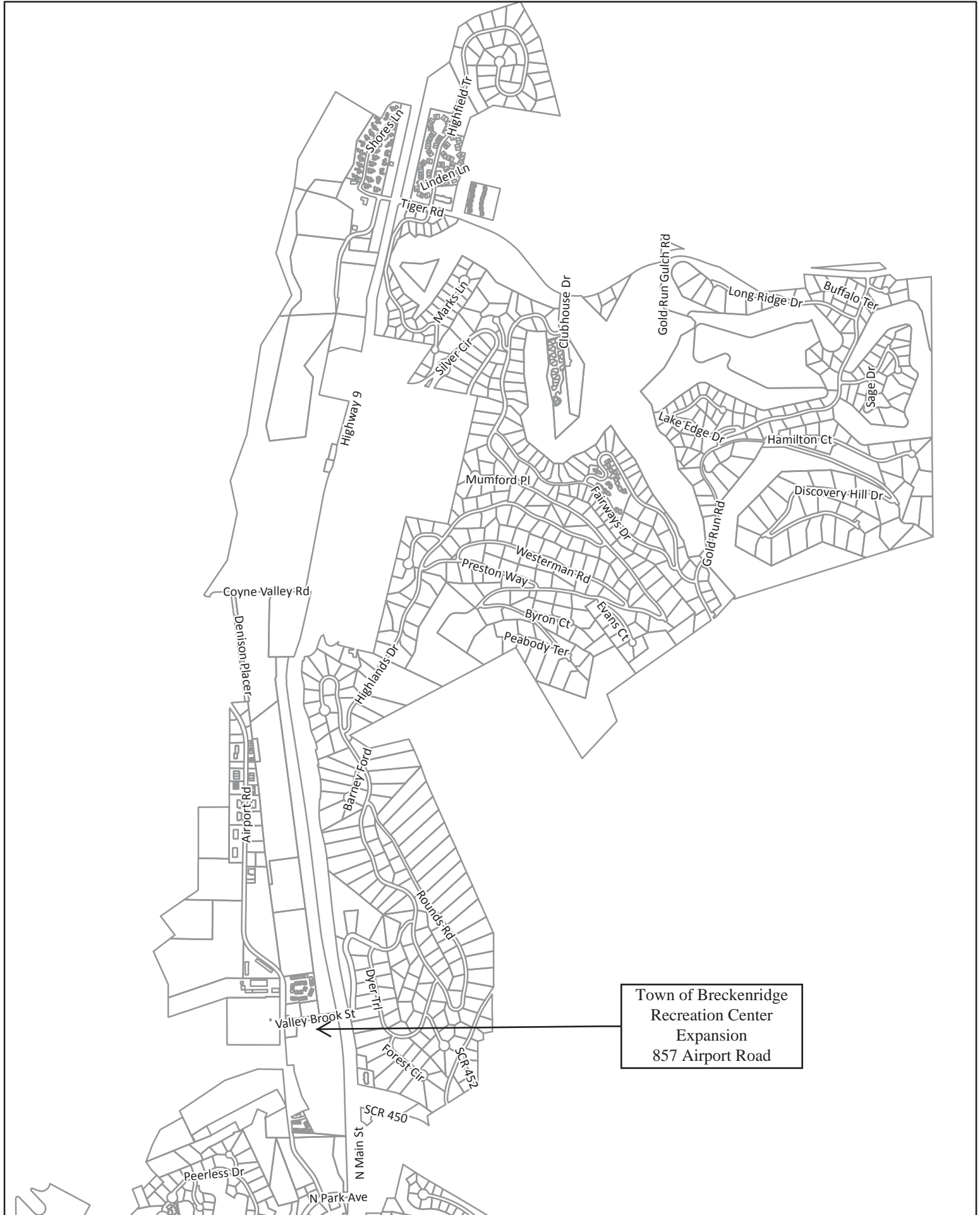
**PLANNING COMMISSION AGENDA**

Tuesday, January 17, 2017  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>6:00pm</b>	<b><i>Call To Order Of The January 17 Planning Commission Meeting; 6:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>4</b>
	<i>Approval Of Agenda</i>	
<b>6:05pm</b>	<b><i>Worksessions</i></b>	<b>9</b>
	1. Lincoln Avenue Restaurant (CK) PL-2017-0006; 112 Lincoln Avenue	
<b>7:15pm</b>	<b><i>Town Council Report</i></b>	
<b>7:30pm</b>	<b><i>Town Project Hearings</i></b>	<b>28</b>
	1. Town of Breckenridge Recreation Center Expansion (CK) PL-2017-0004; 857 Airport Road	
	<b><i>Other Matters</i></b>	
	1. Class C Subdivisions Approved Q4 2016 (JP) (Memo Only)	<b>43</b>
	2. Class D Majors Approved Q4 2016 (JP) (Memo Only)	<b>47</b>
<b>8:30pm</b>	<b><i>Adjournment</i></b>	

For further information, please contact the Planning Department at 970/453-3160.

**\*The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.**

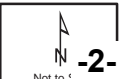


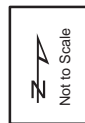
Town of Breckenridge  
 Recreation Center  
 Expansion  
 857 Airport Road



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 Town of Breckenridge and Summit County governments  
 assume no responsibility for the accuracy of the data, and  
 use of the product for any purpose is at user's sole risk.

# Breckenridge North





# Breckenridge South



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assume no responsibility for the accuracy of the data, and  
use of the product for any purpose is at user's sole risk.

## PLANNING COMMISSION MEETING

The meeting was called to order at 6:00 pm by Chair Schroder.

### ROLL CALL

Mike Giller	Christie Leidal	Ron Schuman
Gretchen Dudney	Jim Lamb	Steve Gerard
Dan Schroder		

### APPROVAL OF MINUTES

With no changes, the December 6, 2016, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

With no changes, the January 3, 2017, Planning Commission Agenda was approved.

### WORKSESSIONS:

#### 1) Joint Upper Blue Master Plan and TDR Program Overview (MT)

Mr. Truckey presented. The Planning Commission sometimes reviews projects where additional density is transferred to a development site via Transferable Development Rights (TDRs). Staff also will on occasion reference the policies of the Joint Upper Blue Master Plan (JUBMP). Given we have several recent appointments to the Commission, staff thought it would be helpful to provide an overview of the JUBMP and the TDR program.

#### **Joint Upper Blue Master Plan Overview**

In the early 1990s the towns of Breckenridge and Blue River, together with Summit County, started a cooperative planning effort to address land use and related issues, which were considered crucial to maintaining the special sense of community and quality of life in the Upper Blue Basin. After more than three years of discussion and numerous public meetings, the Joint Upper Blue Master Plan (JUBMP) was adopted by the three jurisdictions in 1997.

The JUBMP sets forth a common shared vision for the future, and informs citizens, landowners, and developers of the desired future for the basin as articulated by the adopting jurisdictions. Important land use and other growth-related issues are addressed in the JUBMP.

#### **TDR Program Overview**

The JUBMP sets the framework for a TDR program. Through a series of subsequent steps, the Town of Breckenridge and Summit County have implemented an Upper Blue TDR Program:

- The Town of Breckenridge and Summit County entered into an Intergovernmental Agreement concerning TDRs in 2000 (most recently updated in 2011) that outlines the TDR program. The program maps out TDR sending areas (mostly backcountry areas) and TDR receiving areas (mostly in the urbanized valley floor).
- In conjunction with the TDR program, Summit County rezoned several thousand acres of private mining claims to a Backcountry Zoning designation. The Backcountry Zone restricts the size of residences. A typical five acre claim is allowed a 900 square foot cabin. Thus, the potential for large homes in backcountry areas is limited and this makes the TDR program an attractive alternative to backcountry property owners.
- The County administers a TDR Bank on behalf of the County and Town. The TDR Bank makes development rights available to interested developers at a set price. The 2016 TDR price is \$49,110 per unit or SFE. Development rights in the TDR Bank come from density that was stripped off of TDR “sending” parcels in the Upper Blue backcountry that were previously acquired jointly by the County and Town open space programs. Developers also have the option to acquire development rights by purchasing

sending site density from private property owners. Twenty acres of backcountry land equals one development right.

- When a TDR transaction is proposed as part of a development proposal in Town, one development right is required to be transferred for each additional SFE of residential area requested or for each 1,000 square feet of additional commercial space requested.
- Since its inception, 36 separate TDR transactions have occurred in the Upper Blue Basin, involving the transfer of 79 units of density, and resulting in protection of 1,173 acres of backcountry land.
- The primary goal of the TDR program is to protect land in the Upper Blue backcountry. Certain high quality wetlands lots also qualify as TDR “sending” areas. A handful of wetlands lots have been involved in TDR transactions. In 2015, the Town tightened its rules regarding use of wetlands lots in TDR transactions so that only a quarter of any transaction could involve wetlands lots. This change was made to keep the focus of the TDR program on protection of backcountry areas. The Town of Breckenridge also allows, with some limitations, density to be transferred between properties in Town.
- The JUBMP provides a partial exemption from the requirement for TDRs for deed-restricted affordable housing projects. The Town has committed to transfer density from its own pool of Town-owned density to affordable housing projects at a one to four ratio (one unit transferred for every four units built).

*Commissioner Questions / Comments:*

Mr. Giller: What percent of those TDR units are residential? (Mr. Truckey: 80%.)

Ms. Dudney: Tell us how other Towns like Dillon, Silverthorne, etc fit into this? (Mr. Truckey: They do not. I think the County does have TDR programs with the other towns but I do not think much has been accomplished. Snake River TDR’s have gone into Keystone. You don’t see this in a lot of places countrywide. There is no set policy limitation in a lot of other municipalities.) Could you give us an example that JUBMP strives to reduce the overall build out? (Mr. Truckey: Conservation easements, master plans like the Delaware Flats (Highlands) they voluntarily extinguished some development rights. Main Street Station and so did the ski area with the Peak 8 Master Plan in conjunction with the gondola lots.) So is every piece of property a receiving zone if it fits? (Mr. Truckey: What we have ruled out is the Historic District and Land Use District 1. Anything else is potentially fair game but it comes down to a fit Test and Planning Commission Review.)

Ms. Leidel: Is the build out target going to be revised with the affordable housing units we are building? (Mr. Truckey: Yes; that was a big part of this last JUBMP update effort. Mr. Mamula was pushing this as a Town Council member when this was most recently revised. There is an impact on creating this additional density of workforce housing for free. So what we decided to do for affordable housing is transfer Town owned density from certain lots to the site being developed for housing. Its done at a 1:4 ratio. That ratio was established by the Town Council. They did not want to extinguish at a 1:1 ratio because they thought we would use up our density too quickly but wanted to account for and acknowledge that there are impacts caused by the workforce housing units.)

Mr. Lamb: Where are we without build out? (Mr. Truckey: Between 80 and 90% in the whole valley. I also want to mention that we did also work with the Town of Blue River during this but politically, it was a tough sell for them to take any action on. Same with the other Towns.)

Mr. Schroder opened the worksession to public comment.

Mr. Jeff Francis, representing a potential workforce housing development in the County on Baldy Mountain Road: We have a development that we are working up on Baldy Road. That was crystal clear in terms of how the program works and we are very appreciative. With regards to the outside of the town, our property is designated as a receiving site now. We wanted you guys to know that we are working on our affordable housing project where most of the occupants will likely be employees of the Town. We really appreciate

everything you guys are doing outside of the town limits with regards to the TDR program.

Mr. Truckey: To follow up, there are areas outside the Town where the County could authorize County to County Transfers.

Mr. Grosshuesch: We have a pretty close relationship with the County. They send us projects that are adjacent to the Town to comment on and we do the same with them. The basis for us to make comments on projects in the County is our development code. They typically do a pretty good job as to incorporating our comments and recommendations into their project. We have a good familiarity with their program and they do with ours. The backcountry program and the TDR program were a really big deal back in the day. It took three years to do the JUBMP. It morphed into the growth cap, the TDR program, and backcountry zoning. The elected officials wanted to see a lot of progressive planning in the valley. We accept TDR's coming in from across the Town boundary. We can account for 80% of the backcountry lots being locked up and are not going to be developed in the back country. There is hardly anyone else who is at that level in terms of maturity of a similar program.

**TOWN COUNCIL REPORT:**

Ms. Puester presented. There was a first reading of the Dipping Station landmarking and first reading for the Signage on Town Property. There were no changes to either of those. There was a discussion on SnackBar and Deli water plant investment fees (PIFS) by Staff in which we are trying to solidify the current administrative practices. Currently, it is just based off of precedent and really needs to be written in the code. The primary issue is the snack/bar deli PIF rate versus a full restaurant. A snack/bar deli has all disposable wear use which is bad practice, environmentally speaking, but is incentivized by a low PIF rate. Restaurant on the other hand can have dishwashing of plates, serving ware etc. however; the PIF rate is substantially higher. What we see is that this encourages disposable ware for many businesses. This said, whether it changes in some form or not, we need to at least get something in the code so the Town is not susceptible to law suits. We will be going back to the Council toward the end of February with some additional research and recommendations based on what we heard from Council in December.

**COMBINED HEARINGS:**

1) Stella's Hungry Horse Large Vendor Cart Renewal (CK) PL-2016-0605, 327 North Main Street  
Mr. LaChance presented on behalf of Mr. Kulick. Ms. Tara Griffith, owner and applicant, was also present. The owner of Stella's Hungry Horse is proposing to renew her existing large vendor cart permit at 327 North Main Street. No changes to the existing large vendor card or site plan are proposed with this application. This proposal is reviewed under Policy 49 (Absolute) Vendor Carts and is a renewal of Class B Development Permit #2013090. The permittee has abided by the conditions set forth by Permit #2013090, and staff is supportive of their renewal. This vendor cart is classified as a large vendor cart per Section 9-1-5 Definitions as it is more than 40 square feet (cart is 84 sq. ft.; by this ordinance it cannot exceed 100 sq. ft.) and will not be removed each day.

The proposal meets the requirements of Policy 49 (Absolute) Vendor Carts. One negative point is being assessed under Policy 33 (Relative) Energy Conservation for the outdoor fire pit, and one positive point is being assessed under Policy 18 (Relative) Parking for the shared driveway. This equates to a zero (0) balance on the Point Analysis. As this is a permit renewal, no change is proposed to the previously approved passing point analysis.

The Planning Department recommends approval of the development permit renewal for the Stella's Hungry Horse large vendor cart (PL-2016-0605) located at 327 North Main Street, with a passing point analysis of zero (0) points and the presented findings and conditions.

Applicant, Ms. Griffith: Nothing really new to add. It's been working out well.

Chair Schroder opened the hearing for public comment. There was no public comment and the hearing was closed.

Chair Schroder noted that there was a discrepancy between the staff report and the point analysis regarding a typographical error. Staff noted the correction.

*Commissioner Questions / Comments:*

Ms. Liedal: Is the gas fireplace there? (Ms. Griffith: It was approved at the first application 3 years ago; however, I don't use it anymore.)

Mr. Lamb: Looks good.

Ms. Dudney: In full support.

Ms. Leidal: Support.

Mr. Gerard: Support. It's a great small business.

Mr. Schroeder: Glad it working out, fully support.

Mr. Schuman: I like it, its been working well.

Mr. Schuman made a motion to approve the Stella's Hungry Horse Large Vendor Cart Renewal, PL-2016-0605, 327 North Main Street, with the presented point analysis showing a passing score of zero (0) points and the presented findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

**DEVELOPMENT CODE STEERING COMMITTEE UPDATE:**

Mr. Truckey: The Committee met on Dec. 14<sup>th</sup>. Ms. Leidal and Ms. Dudney are your representatives on this group. We talked more policies: 13/R Snow Removal and Storage. Basically our current standard is 25% of the paved area has to be set aside for snow storage. If you don't do so, negative points are assessed. We decided to keep that and change it so there are no positive points awarded. We even talked about making the 25% an Absolute policy. The architects on the Steering Committee said there are some sites that are very tight and they would prefer to have a Relative policy. We will also add a clause that if you have a snowmelt system, you don't have to have the 25%.

14/R: Storage: It came down to a discussion about multifamily residential. The code policy encourages the provision of storage but it only assigns negative points if you don't provide 5%. We said positive points should be awarded for providing it. Storage is ski lockers, recreational equipment, and so on, not clothing closets.

15/A: Refuse: We added a requirement for recycling space in the enclosure because we wanted to make sure people are providing this, as it is difficult to add later.

16/A: Internal Circulation: Part of that policy bans drive through windows downtown. If we had those on Main Street, that would create a major disruption of the downtown and disruption of the historical character which we want to keep. We do allow them outside of the downtown core and there are negative points assigned to them. They are kind of a suburban solution and the group was mixed on this. Is it really out of character on Airport Road? We decided not to change anything as far as that goes or make a recommendation for change.

18/R: Parking: We want to take a more comprehensive look at what parking requirements the uses really need. For example, we have a parking requirement of 1 space for 400 square feet of commercial/retail. We don't have a separate category for supermarkets, and 1:400 is not enough for them. If we see a redevelopment of City Market, we need to have a category for supermarkets. On the flipside, we have industrial and warehousing with no specific classification so by default, we use the closest category, which is retail at 1:400 which is way too much. We are going to come back and talk to the Steering Committee more about that once

we have time to research more.

*Commissioner Questions / Comments:*

- Mr. Lamb: How do you determine if something is other storage, like closets? (Ms. Dudney quoted code section.)
- Ms. Leidal: It says vehicles in the definition but we don't want to count the garage? (Mr. Truckey: The garage should technically be counted for the vehicle, but if there is extra room that could be counted as storage.) Do you want to provide specific percentages? (Ms. Puester: We could be specific or could set precedent for the amount of point awarded.)
- Mr. Schroeder: What did we give for Denison Placer? (Mr. Truckey: Nothing. There are no positive points in the code for that. There are negative points, but no positive.)
- Ms. Dudney: I have a question about making recycling 25%.
- Ms. Leidal: For that, you have to look at Title 5 Chapter 6 referenced. Recycling is already a requirement there. We have to have recycling, but we don't have a percentage for that.
- Mr. Schuman: I am having a heck of a time with all the properties I manage dedicating room for recycling. It is a mess currently. (Mr. Truckey: We recognize this and we are trying to prepare developers going forward.)
- Ms. Dudney: You are sizing the amount of trash you need and then you are seeing a requirement of the percentage of recycling?
- Mr. Lamb: You may not generate as much trash if you are recycling. (Mr. Grosshuesch: We may go to "Save as You Recycle" which may shift the stream to a higher percentage of recycling.)
- Ms. Dudney: We concluded that this may have to be revised in the future, but it doesn't mean that you should not try it. Don't define it, because things change.
- Mr. Lamb: Down the road, the trash versus recycling amounts will look a lot different that it does today.
- Mr. Giller: I don't think the drive throughs are something we want to encourage. If we allow it, we should keep a high number of negative points, like the negative 6.

**OTHER MATTERS:**

Ms. Puester discussed the upcoming February Saving Places Conference with the Commissioners. They are planning on changing the Ski Town Forum format to a dinner on Thursday rather than the typical Wednesday afternoon. I will send out more information.

**ADJOURNMENT:**

The meeting was adjourned at 8:04 pm.

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Dan Schroder, Chair





## MEMORANDUM

**To:** Planning Commission

**From:** Chris Kulick, AICP

**Date:** January 9, 2017 (for the January 17, 2017 Planning Commission Meeting)

**Re:** Work Session: Lincoln Avenue Restaurant  
(112 Lincoln Ave.; PL-2017-006, Class A)

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### BACKGROUND

Jon Gunson, Custom Mountain Architects, is designing a new restaurant building at 112 Lincoln Avenue. The proposed project site is the 2,678 sq. ft. vacant parcel in between the Salt Creek Restaurant and the Blue Front Bakery Building. The proposal is for one, two-story building with a basement containing a total of 2,678 sq. ft. of restaurant space. The recommended density is 1:1 FAR allowing for 2,678 sq. ft. which is being met.

The purpose of the work session is to get input from the Planning Commission on the general direction of the project and determine if you are comfortable with Staff's initial interpretation of policies. Staff has identified key components of the proposal and policies needing direction below.

### POLICY DISCUSSION:

#### **Policy 24 (Relative) Social Community:**

#### **Building Materials:**

*Policy: The historic district should be perceived as a collection of wooden structures. A strong uniformity in building materials is seen in the area. Most structures, both historic and more contemporary, have horizontal lap siding. This material is usually painted. Few brick commercial buildings existed in the area historically. This uniformity of materials should be respected.*

The preliminary design shows the primary material on both the first and second stories of the building as Colorado Sandstone. Traditionally, wood lap siding has been the primary building material in the core commercial district although some historic buildings such as 120 S. Main St. (the Struve Building) and newer developments like 137 S. Main St. (the Rounds Building), 122 S. Main St. and South Main Condo (Clint's Coffee) have used stone and brick on both stories.

Other buildings such as 111 Lincoln Ave. and 116 Lincoln Ave. have used stone and brick on the first story and horizontal lap siding above. Please see attached exhibits.

The design also features metal cornices and trim work. This is meant to be contemporary interpretation of traditional wood cornices and corner-boards typically found on historic buildings in the Core Commercial District. Recent precedent from Lot 5, McAdoo Corner (PL-2016-0048) indicated the Commission is open to contemporary accent details for new construction. The Commission stated in some cases metal detailing can convey a historic feeling and that it is appropriate on a new structure if the mass, forms and other components are compatible with other structures on street.

We would like feedback on whether sandstone as the primary material and the use of metal cornice and trim detail is acceptable under this policy.

Below is an excerpt from the Design Standards for New Construction and Design Standard 225 which addresses the use of building materials in new development and Design Standard 228 that addresses ornament and detail. (Staff Comments are in **Bold**)

#### 5.0 - Design Standards For New Construction

*New construction within the Historic District should be compatible with the character of the historic resources found there. New designs that respect the general characteristics of the historic buildings including their basic scale, form, and materials are likely to be compatible; this means that an historic style need not be copied. Although historic styles may often be compatible, new design "styles" can also respect the basic characteristics of the district and be compatible while expressing current concepts.*

Design Standard 225: *Maintain the present balance of building materials found in the Core Commercial Area.* (Does not comply.)

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically. **(Does not comply - The primary building material is sandstone)***
- *Contemporary interpretations of these historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. **(Complies)***
- *Modular panel materials are inappropriate. **(Complies)***
- *Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered. **(Does not comply - The primary building material is sandstone.)***
- *Logs are discouraged. **(Complies)***
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures. **(Complies)***

Mr. Gunson contends since there are several Town approved buildings within the core commercial area that have used stone or brick as a primary building material, there is precedent for these material applications and therefore this application should not be subjected to negative

points under Policy 5/R. Staff believes that since there is clear direction in the Hand Book of Design Standards, that masonry should not be the primary building material. We are suggesting the criteria in Design Standard 225 related to using painted wood lap siding as a primary building material be adhered to on the second story. However, staff acknowledges that previous Planning Commissions in 2002 and 1995 did not assess negative points for using sandstone as a primary building material for 137 and 122 S. Main St.

Design Standard 228: *Use ornament and detail that will reinforce the established pedestrian character of the area.*

- *In particular, windows, details, ornaments and cornice moldings reoccur frequently and are encouraged to enhance visual interest. Contemporary interpretations of traditional details may be considered. (Complies – The metal cornices and trim work are sympathetic contemporary interpretations of traditional details.)*

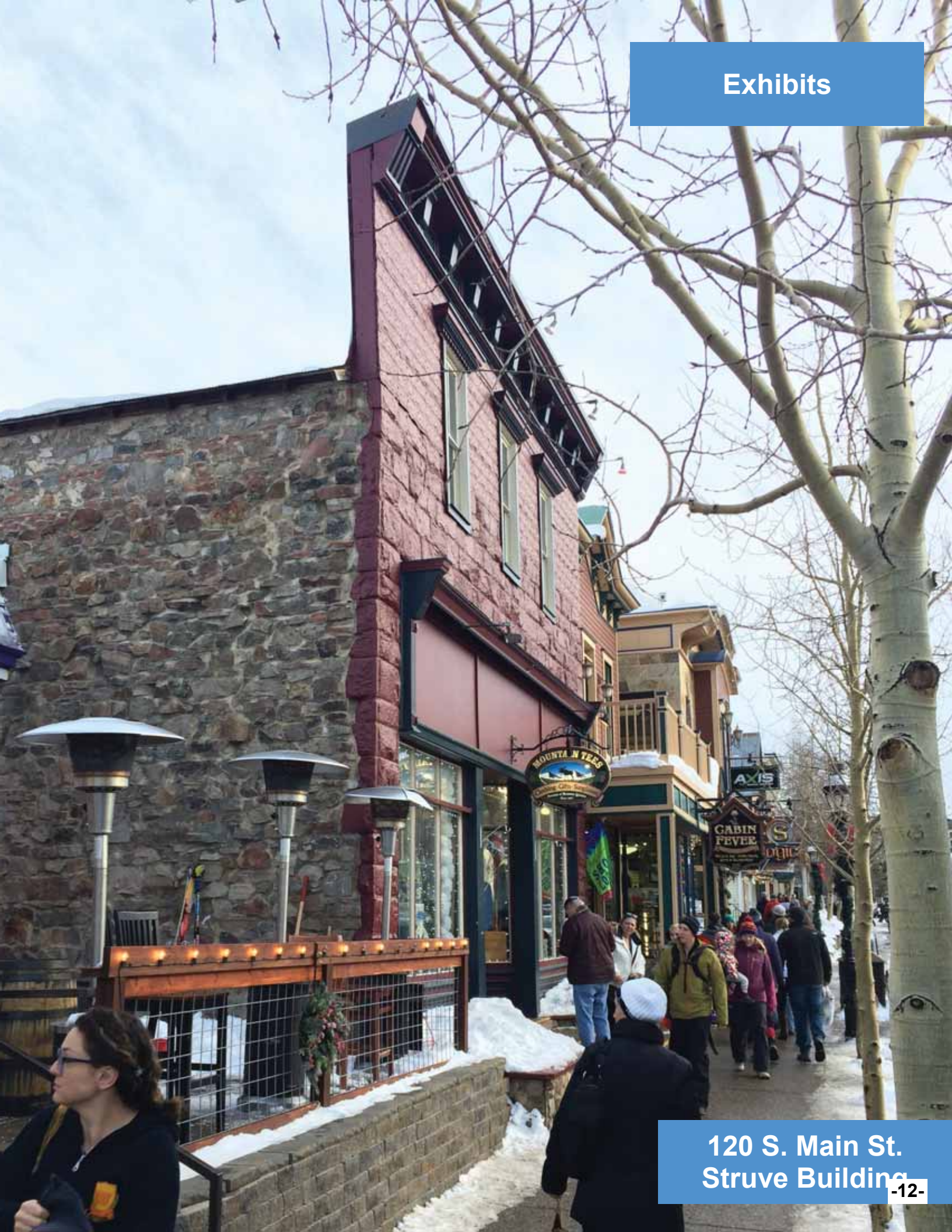
Does the Commission find that the metal cornice and trim detail as designed to represent the general characteristics of historic ornamentation in the Historic District?

#### **PLANNING COMMISSION QUESTIONS**

Staff would like Planning Commission input on the specific policy questions and would also look for any additional code related comments or concerns before this project moves forward to a preliminary hearing.

1. Does the Commission believe Design Standard 225 has been met with the proposed use of sandstone as the primary building material?
2. Does the Commission believe Design Standard 228 has been met in regards to the proposed metal cornice and trim detail?
3. Does the Commission have any additional comments on the proposed project design?

# Exhibits



120 S. Main St.  
Struve Building



137 S. Main St.  
Rounds Building



South Main Condo



122 South Main



CORNERSTONE  
REAL ESTATE

BRIA



TEXAS  
CDX-1612

111 Lincoln Avenue  
-16-





116 Lincoln Avenue



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the LINCOLN GRILL

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**112 LINCOLN AVE.**

**LOT 41, BARTLETT & SHOCK SUBDIVISION**

**BRECKENRIDGE, COLORADO**

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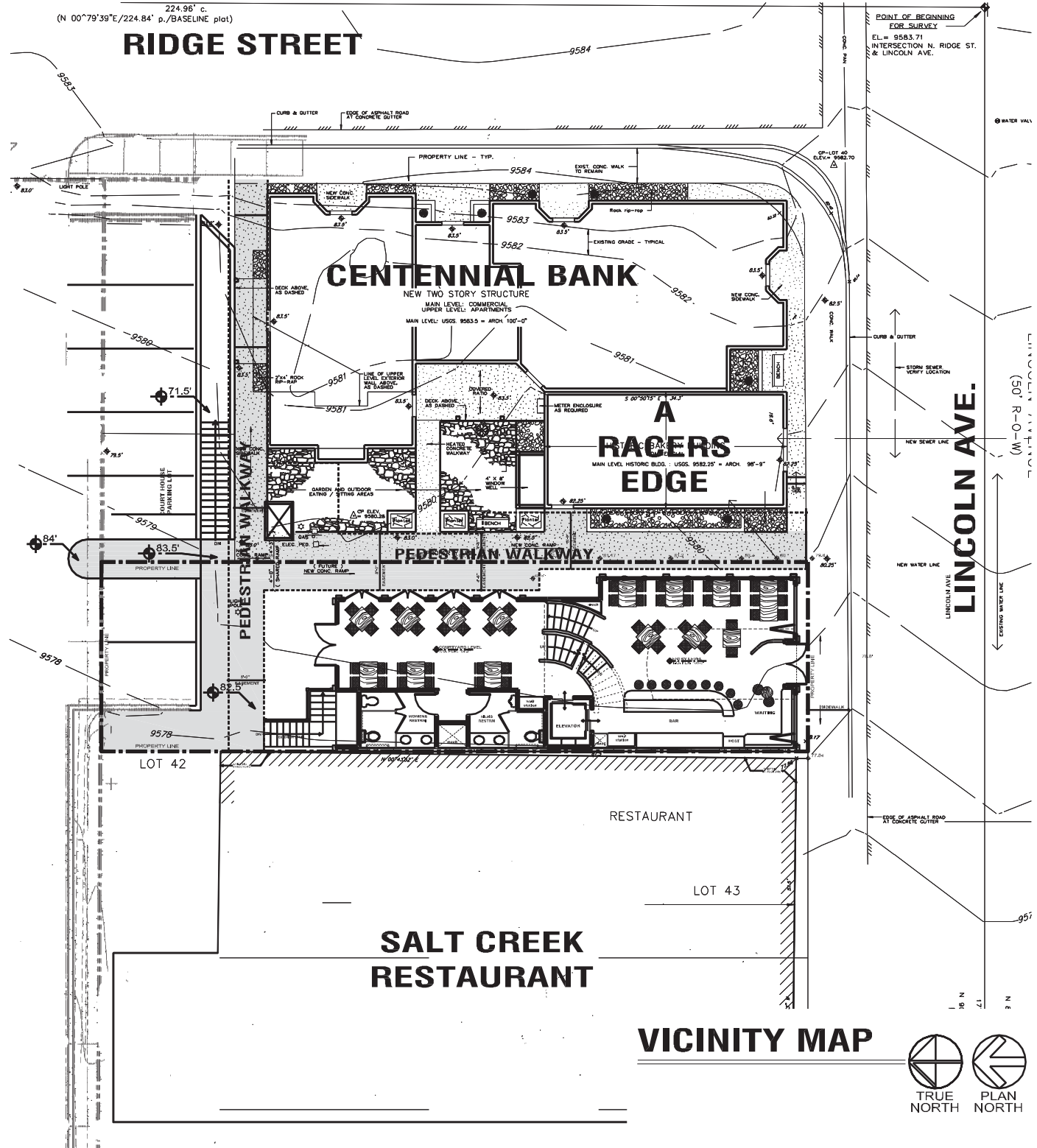
**the LINCOLN GRILL**

112 LINCOLN AVE  
 LOT 41, BARTLETT & SHOCK SUBDIVISION  
 BRECKENRIDGE, COLORADO



224.96' c.  
(N 00°79'39"E/224.84' p./BASELINE plot)

**RIDGE STREET**

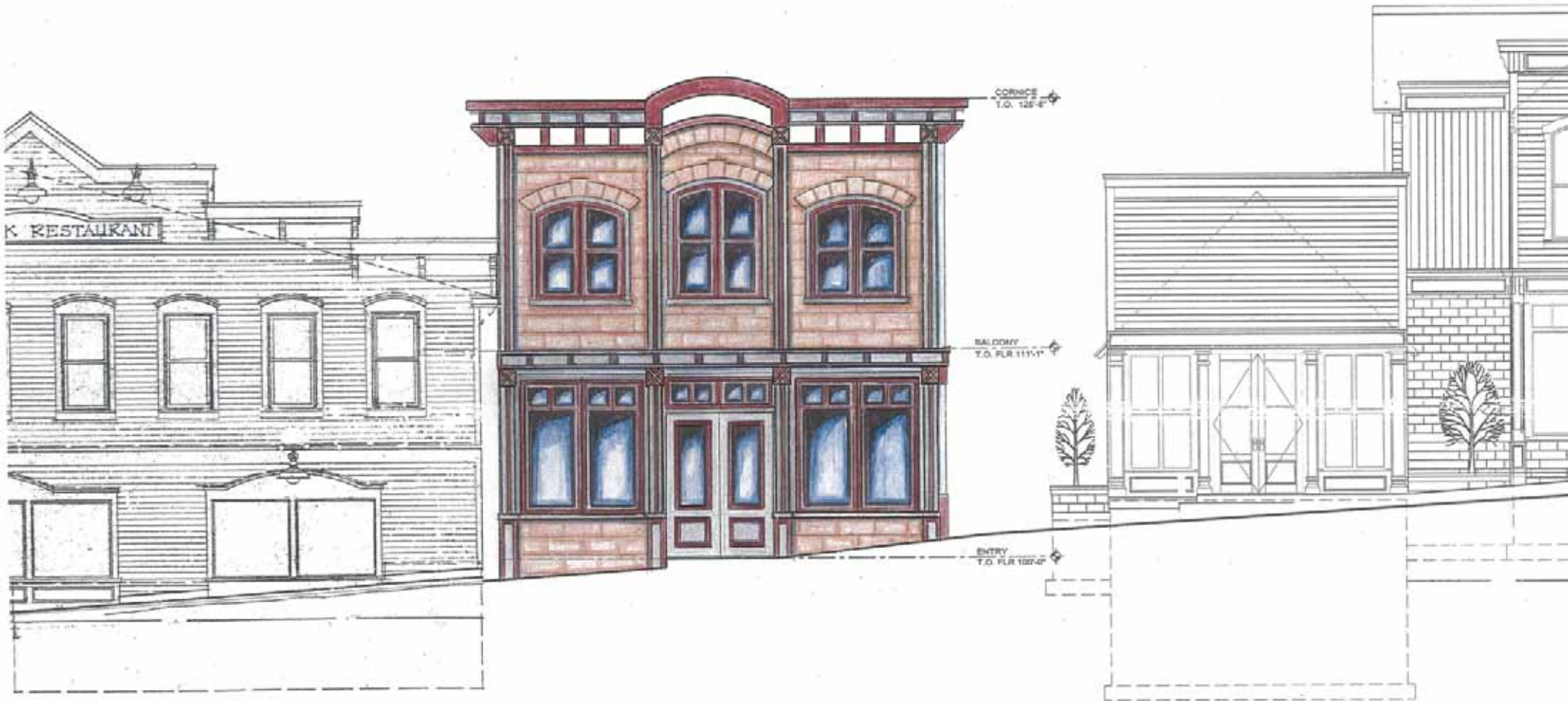


**VICINITY MAP**



# the LINCOLN GRILL

**112 LINCOLN AVE  
LOT 41, BARTLETT & SHOCK SUBDIVISION  
BRECKENRIDGE, COLORADO**



## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

## the LINCOLN GRILL

**112 LINCOLN AVE**  
**LOT 41, BARTLETT & SHOCK SUBDIVISION**  
**BRECKENRIDGE, COLORADO**

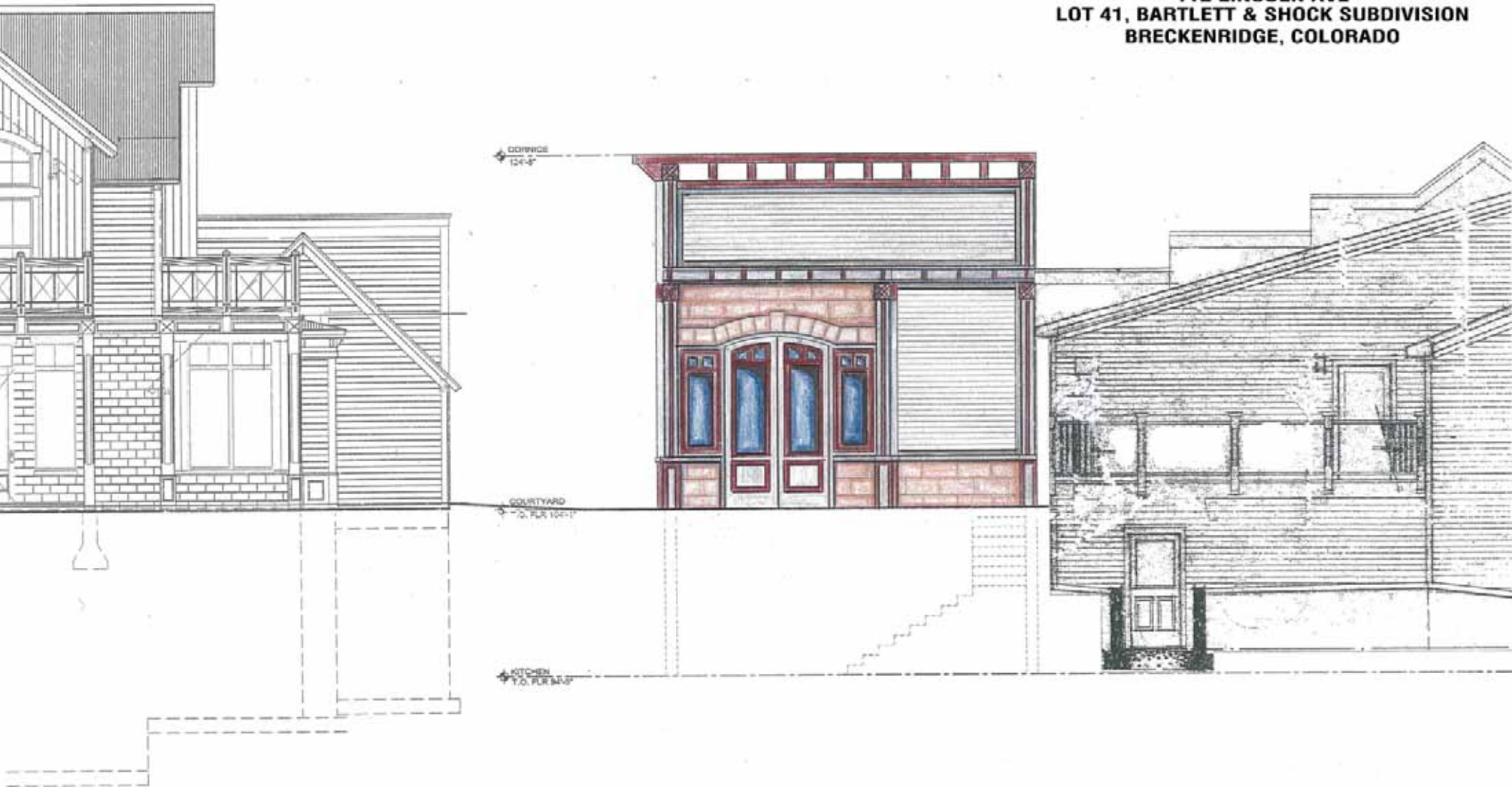


### EAST ELEVATION

SCALE: 1/8" = 1'-0"

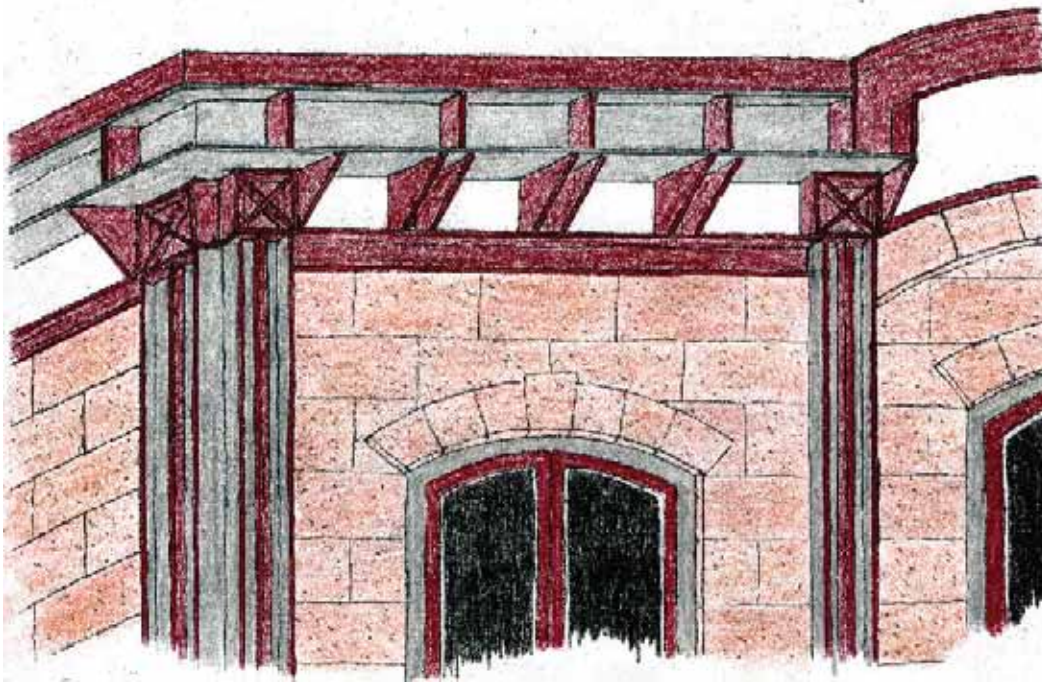
the LINCOLN GRILL

112 LINCOLN AVE  
LOT 41, BARTLETT & SHOCK SUBDIVISION  
BRECKENRIDGE, COLORADO

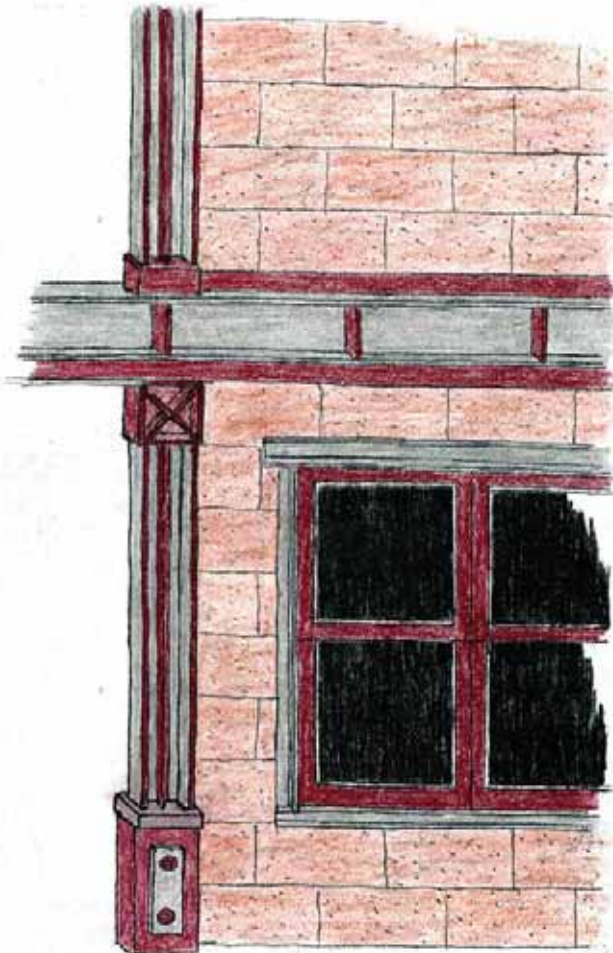


**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**CORNER DETAIL at CORNICE**



**CORNER DETAIL at BASE**



**STONE & PAINT COLORS**


 JONGUNSON  
*Custom Mountain Architects*  
 LLC  
 Fax: 970-453-6661      111 Lincoln Ave. • Box 1490  
 Phone: 970-453-6657      Breckenridge, Colorado 80424

the LINCOLN GRILL

112 LINCOLN AVE  
 LOT 41, BARTLETT & SHOCK SUBDIVISION  
 BRECKENRIDGE, COLORADO **-23-**

# EXAMPLES OF SIMILAR MATERIALS AND WINDOWS IN BRECKENRIDGE







**Leadville**



**Idaho Springs**





Aspen

Georgetown



# Georgetown



# Idaho Springs



## Planning Commission Staff Report

- Subject:** Recreation Center Expansion/Remodel and new Indoor Tennis Building  
(Town Project Hearing – PL-2017-0004)
- Proposal:** To construct a Town owned 16,894 sq. ft. indoor tennis center, one additional outdoor tennis court and add 8,116 sq. ft. of additional floor space within the existing Recreation Center building.
- Date:** January 6, 2017 (For meeting of January 17, 2017)
- Project Manager:** Chris Kulick, AICP
- Applicant:** Town of Breckenridge - Scott Reid, Director of Recreation
- Owner:** Town of Breckenridge
- Agent:** Mira Theisen - Sink, Combs, Dethlefs Architecture
- Address:** 857 Airport Road
- Legal Description:** Unsubdivided (Acres 29.010 Mining Claim(s) cont 29.0100 acres MAGNUM BONUM MS# 3139 LEASE BRECK REC CENTER FRENCH GULCH MS# 2589 FRENCH GULCH MS# 2589 FRENCH GULCH MS#2589 TR 6-77 Sec 30 Qtr 3 MAGNUM BONUM MS#3139 Improvement Only SEE 6500659, 6510141 FOR IMPS TR 6-77 Sec 30 Qtr 3 SEE 4008496 FOR LAND TR 6-77 Sec 30 Qtr 3 Mining Claim(s) cont 29.010 acres POSSESSORY INTEREST TOWN OF BRECK MAGNUM BONUM MS# 3139)
- Land Use District:** 3: Recreation (Intensity of Use and Structural Type by Special Review)
- Site Area:** 29.01 acres (1,263,675.6 square feet)
- Site Conditions:** The existing Recreation Center building is located in the center of the parcel; north is the skate park, 6 outdoor tennis courts, turf field and Kingdom Park playground, south is the softball fields, west is the parking lot and east is the recreation path and Blue River. The existing Recreation Center building site is presently developed and flat.
- The proposed indoor tennis building is located over two of the existing outdoor tennis courts northwest of the Recreation Center building, west of the turf field, skate park and playground, and southeast of the Carriage House childcare center. Paved asphalt paths are south, east and west of the park site. The proposed area is flat since it is currently used for outdoor tennis.
- Adjacent Uses:** North: Childcare and Police Department      South: Recreation and Townhomes  
East: Park and Open Space                                      West: Residential

<b>Density/ Mass:</b>	Allowed per Land Use Guidelines:	Special Review
	Existing density:	76,312 sq. ft.
	<u>New density:</u>	<u>25,010 sq. ft.</u>
	Total proposed density:	101,322 sq. ft.
<b>Height:</b>	Recommended:	26'
	Proposed:	30' 8"
<b>Snowstack:</b>	Required:	2,306 sq. ft. (25%)
	Proposed:	2,461 sq. ft. (27%)
<b>Setbacks:</b>	Suggested:	
	Front:	15 ft.
	Sides:	5 ft.
	Rear:	15 ft.
	Proposed:	
	Front (south):	>1,400 ft.
	Side (west):	230 ft.
	Side (east):	>450 ft.
Rear (north):	167 ft.	

**Staff Comments**

**Land Use (Policies 2/A & 2/R):** Recreation is an existing use and is identified as the preferred use for Land Use District (LUD) 3. Staff has no concerns with the Recreational uses proposed.

**Density/Intensity & Mass(3/A, 3/R, 4/A & 4/R):** The proposed new density and mass is approximately 25,010 sq. ft. (16,894 sq. ft. for the tennis center and 8,116 sq. ft. for the additional Recreation Center addition). This represents a 33% increase over the property’s existing 76,312 sq. ft. of density and mass. The allowed density per LUD 3 for this parcel is per special review.

Per the Joint Upper Blue Master Plan is the following exemption for creating additional density for community facilities. Therefore, no density transfer is proposed.

*Policy/Action 1. Additional density should not be created anywhere within the Basin, whether through upzonings, annexations or some other mechanism. An exception is for community facilities and institutional uses and those identified in the Affordable Workforce Housing section.*

In the previous Town Recreational Center development reviews staff found “the site could easily accommodate the existing buildings and therefore complied with the intent of the Land Use Guidelines”. With the proposed additional square footage, the property still has a low 1:12.47 F.A.R. Due to the exemption under the Joint Upper Blue Master Plan and overall low F.A.R., staff believes the proposal meets the intent of the LUD’s special review of intensity and Policies 3/A, 3/R, 4/A & 4/R. No negative points or density transfer are recommended.

**Building Height (6/A & 6/R):** *“For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the Land Use Guidelines, as follows:*

*-5 points Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.*

The Development Code defines the story to height conversion specifically as: *“A conversion factor used in determining allowed building heights outside the Historic District for all structures except Single Family residences and Duplexes, where the first two stories of a building are allocated thirteen (13) feet in height each, and all subsequent stories are each allocated twelve (12) feet in height. One half story equals six (6) feet.”*

Two stories are recommended in this land use district and the building height of 30'-8" is less than a half story over what is recommended in the LUG. The height warrants negative five (-5) points under the relative policy for being no more than a one-half (1/2) story over the land use guidelines recommendation and an additional negative one (-1) point for having an unbroken ridgeline greater than 50' of 145'.

**Social Community (Council Goal) (24/A & 24/R):**

**A. Employee Housing:** This Policy encourages the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses. Since the proposed use is recreational per the Development Code and not commercial, industrial or multi-unit, staff finds this policy is not applicable.

**B. Community Need:** A new tennis building built over a portion of the existing courts within Kingdom Park and the renovation of the recreation center to relocate staff offices, add studio /multi-purpose space, add weight / cardio / circuit training space, and implementing other facility improvements has been identified by the Town Council in their 2017 yearly goals and objectives report, the result of which warrants positive (+3) three points.

**Recreation (20/R):** This policy encourages public recreation amenities. The proposed indoor tennis building and additional floor space provided by the turf gym and fitness area will improve recreation in the community.

Past Precedent

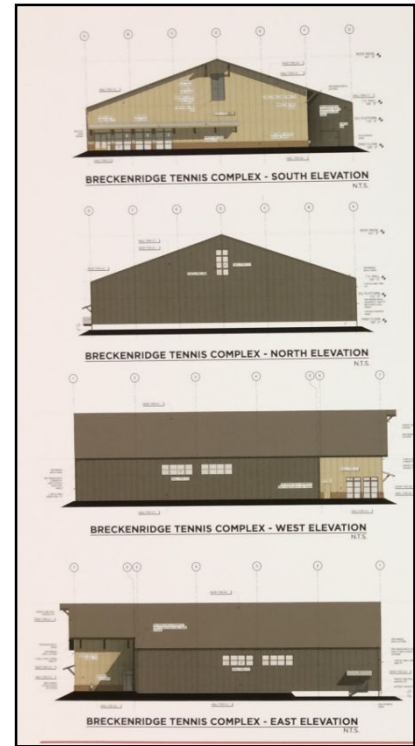
1. Grand Colorado at Peak 8 – East Building, PL-2015-0215. Providing a seasonal public outdoor ice rink (fees are charged for skate rental). Positive six (+6) points were awarded.
2. Peak 7 Site Improvements, PC#2005160. Excavation work for the relocation of the Independence Chair and future ski terrain. Positive six (+6) points were awarded.
3. Town of Breckenridge Whitewater Park, PC#2001010. Whitewater Park encompassing approximately 1,800 linear feet of the Blue River. Positive six (+6) points were awarded.
4. Breckenridge Ice Arena, PC#1999049. 37,228 sq. ft. indoor ice arena. Positive six (+6) points were awarded.
5. Breckenridge Recreation Center Expansion, 1996, no PC#. 7,400 sq. ft. addition.

Based on these improvements being entirely recreation related and the magnitude of the project, staff recommends the allocation of positive six (+6) points for this project.

**Architectural Compatibility (5/R):** Under this policy, negative points are warranted for use of non-natural materials exceeding twenty five percent (25%) on each elevation, including brick and metal. The proposed tennis building is simple rectangular design with a 4/12 pitched roof. Building materials are all colored earth-tones and include metal siding, 3” metal panel corner trim, painted tube steel support posts, a non-reflective metal roof, and a small section of brick veneer.

Past Precedent

1. Valley Brook Townhomes, PC#2009030. Predominate use of non-natural materials. Negative six (-6) points were awarded.
2. Valley Brook Learning Center, PC#2007107. Predominate use of non-natural materials. . Negative six (-6) points were awarded.
3. CMC Site Plan, 2007, no PC#. Majority of building material is brick. Negative six (-6) points were awarded.
4. Breckenridge Golf Course Maintenance Shops Addition, PC#1999175. All metal building. Negative six (-6) points were awarded.



Staff recommends negative six (-6) points due to the building materials consisting of 100% non-natural materials.

**Infrastructure (26/R):** This policy encourages the development of “*capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program*”. The improvements proposed in this application qualify under LUD 3’s capital improvement needs and are identified in the Town’s 2017 Capital Improvement Plan.

Past Precedent

1. Town Shops Addition, PC#1999115. Capital Improvement to a Town facility. Positive four (+4) points were awarded.
2. Breckenridge Golf Course Maintenance Shops Addition, PC#1999175. Capital improvement to a Town facility. Positive four (+4) points were awarded.

Staff recommends the allocation of positive four (+4) points under Policy 26/R because recreational facilities are listed under LUD 3’s capital improvement needs and this specific project is identified in the Town’s 2017 Capital Improvement Plan.

**Placement of Structures (9/A & 9/R):** Per this portion of the Development Code, the suggested minimum setbacks are: Front yard: Fifteen feet (15'); Side yard: Five feet (5'); Rear yard: Fifteen feet (15'). The placement of the tennis building is significantly greater than the relative setback requirements.

**Snow Removal and Storage (13/R):** The proposed snow storage area slightly exceeds that required by the Code. Staff has no concerns.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** Access to the tennis building is via a proposed new curb cut on Airport Road. This design was preferred over taking access from the present driveway on the north end of the recreation center parking lot for fear of overwhelming the site’s internal circulation. Engineering staff was involved in this decision and stated this was their preferred option despite adding a new curb cut on Airport Road. In addition to the new entry point, multiple pedestrian pathways exist around the site, providing access from the Recreation Path, Recreation Center, parking lot, and Airport Road sidewalk and transit stop.

**Parking (18/A):** There is no set parking requirement for recreation facilities outside of the service area. During the Verizon Wireless Facility & Dumpster Enclosure project review, PL-2014-0177, the Recreation Department reviewed the Recreation Center’s parking and was comfortable with the loss of 2 parking spaces for the new dumpster enclosure. Considering this application is proposing 18 additional parking spaces staff believes this proposal is meeting the parking needs the additions may create.

**Site and Environmental Design (7/R):** The majority of new ground disturbance proposed with this application is from the 9,227 sq. ft. of additional paved surfaces associated with the new driveway, walkways and 19 parking spaces adjacent to the proposed tennis building and the one additional outdoor tennis court. The location of the parking and driveway has been designed carefully to minimize disturbance of the mature trees that buffer the site well from Airport Road. The remainder of the project has very minimal site disturbance. The tennis building is located over a previously disturbed area of the existing outdoor tennis facility and the additional Recreation Center square footage will be located within the existing building. Staff has no concerns over the site and environmental design associated with the proposal.



**Drainage (27/A & 27/R):** The Town’s Engineering staff has reviewed the proposal and is comfortable with the site’s proposed positive drainage design.

**Landscaping (22/A & 22/R):** No new landscaping is proposed within the site. However, there is mature landscaping surrounding the area and throughout the property from previous park and recreation center development, particularly along Airport Road. Staff believes the existing, mature landscaping is aesthetically pleasing and sufficient for this proposal.



**Exterior Lighting (Sec. 9-12):** New lighting is proposed adjacent to the Tennis Center in the new parking lot and walkways. The proposed lighting is a style that is widely used throughout Town (Dark Sky Providence) and meets the exterior lighting policy for recreational facilities Section 9-1-12-12(5). Staff has no concerns.



**Point Analysis (Section: 9-1-17-3):** Staff believes that all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis of positive one (+1) point.



Negative points are incurred for:

- Policy 6/R Building Height:
  - Negative six (-5) points as the building height exceeds the land use guidelines, but is no more than one-half (1/2) story over the land use guidelines recommendation.
  - Negative one (-1) point as the building has a continuous ridgeline greater than 50’.
- Policy 5/R Architectural Compatibility: Negative six (-6) points due to the building using 100% non-natural materials on all elevations.

Positive points are awarded for:

- Policy 24/R Community Need: Positive three (+3) points for meeting a Council Goal.
- Policy 20/R Recreation Facilities: Positive six (+6) points for the magnitude of the project and 100% of the project providing expanded public recreation facilities.
- Policy 26/R Infrastructure: Positive four (+4) points for providing recreational facility improvements that are identified under LUD 3’s capital improvement needs and in the Town’s 2017 Capital Improvement Plan.

#### **Staff Recommendation**

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any Development Code policies that the application does not comply with and make a related recommendation to the Town Council.

Planning Staff recommends that the Planning Commission recommend the Town Council approve the Recreation Center Expansion/Remodel and Indoor Tennis Building located at 857 Airport Road, PL-2017-0004 with a passing point analysis of positive one (+1) point and the attached Findings.

<b>Final Hearing Impact Analysis</b>				
Project:	Recreation Center Expansion/Remodel and new Indoor Tennis Building	<b>Positive Points</b>	<b>+13</b>	
PC#	PL-2017-0004			
Date:	1/17/2017	<b>Negative Points</b>	<b>- 12</b>	
Staff:	Chris Kulick, AICP			
			<b>Total Allocation:</b>	<b>+1</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / (Historic Above Ground Density)</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	Staff recommends negative six (-6) points due to the building materials consisting of 100% non-natural materials.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 6	Two stories are recommended in this land use district and the building height of 30'-8" is less than a half story over what is recommended in the LUG. The height warrants negative five (-5) points under the relative policy for being no more than a one-half (1/2) story over the land use guidelines recommendation and an additional negative one (-1) point for having an unbroken ridgeline greater than 50' of 145°.
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		

9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+6	The proposal is a sizable public recreational project.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)	+3	A new tennis building built over a portion of the existing courts within Kingdom Park and the renovation of the recreation center to relocate staff offices, add studio /multi-purpose space, add weight / cardio / circuit training space, and implementing other facility improvements has been identified by the Town Council in their 2017 yearly goals and objectives report.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	+4	Recreational facilities are listed under LUD 3's capital improvement needs and this specific project is identified in the Town's 2017 Capital Improvement Plan.
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		

29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

**Recreation Center Expansion/Remodel  
–Indoor Tennis Building  
Unsubdivided (Acres 29.010 Mining Claim(s)  
cont 29.0100 acres MAGNUM BONUM MS# 3139  
LEASE BRECK REC CENTER FRENCH GULCH  
MS# 2589 FRENCH GULCH MS# 2589 FRENCH GULCH  
MS#2589 TR 6-77 Sec 30 Qtr 3 MAGNUM BONUM  
MS#3139 Improvement Only SEE 6500659, 6510141  
FOR IMPS TR 6-77 Sec 30 Qtr 3 SEE 4008496  
FOR LAND TR 6-77 Sec 30 Qtr 3 Mining Claim(s)  
cont 29.010 acres POSSESSORY INTEREST TOWN  
OF BRECK MAGNUM BONUM MS# 3139)  
189 Boreas Pass Road  
PL-2016-0143**

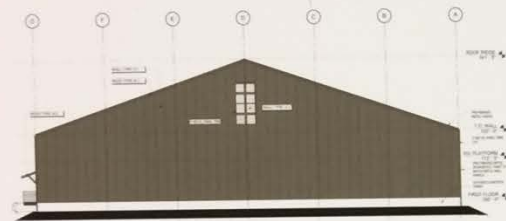
### FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on January 17, 2017. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on January 17, 2017, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on January 24, 2017. This Town Project was listed on the Town Council’s agenda for the January 24, 2017 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).

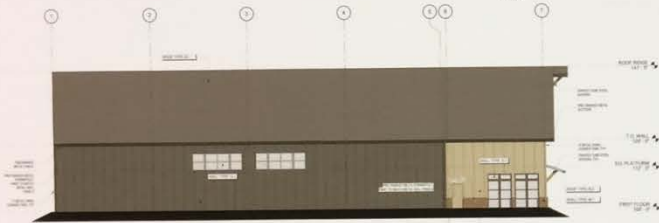
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



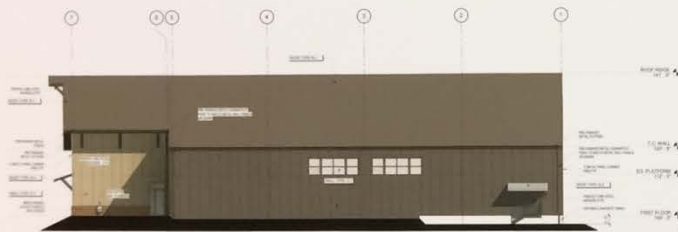
**BRECKENRIDGE TENNIS COMPLEX - SOUTH ELEVATION**  
N.T.S.



**BRECKENRIDGE TENNIS COMPLEX - NORTH ELEVATION**  
N.T.S.



**BRECKENRIDGE TENNIS COMPLEX - WEST ELEVATION**  
N.T.S.



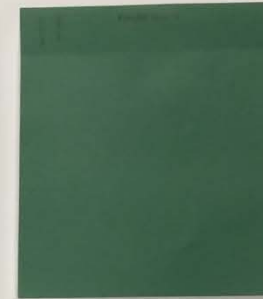
**BRECKENRIDGE TENNIS COMPLEX - EAST ELEVATION**  
N.T.S.



**KICKERS PAINT COLOR**  
BRECKENRIDGE TENNIS COMPLEX



**RAILING PAINT COLOR**  
BRECKENRIDGE TENNIS COMPLEX



**STOREFRONT COLOR**  
BRECKENRIDGE REC CENTER (TO MATCH EXISTING)



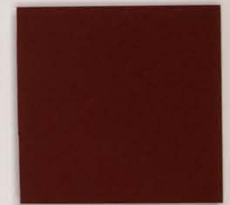
**STOREFRONT GLASS**  
BRECKENRIDGE REC CENTER & TENNIS COMPLEX



**METAL PANEL: P-1**  
BRECKENRIDGE TENNIS COMPLEX



**METAL PANEL: P-2**  
BRECKENRIDGE TENNIS COMPLEX



**STOREFRONT COLOR**  
BRECKENRIDGE TENNIS COMPLEX



**BRECKENRIDGE REC CENTER - WEST ELEVATION**  
N.T.S.



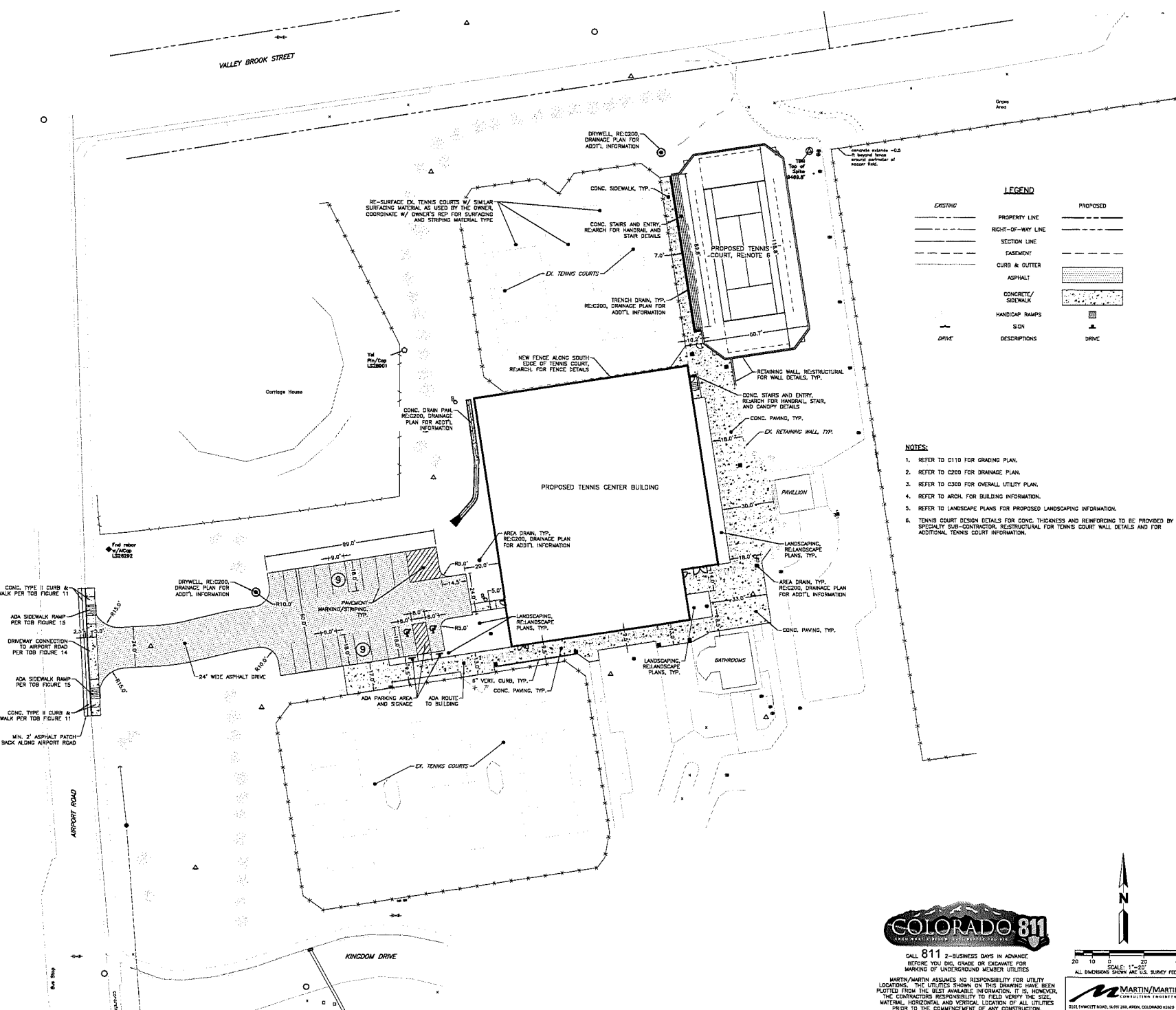
**SINK COMBS  
DETHELEFS**  
ARCHITECTURE DESIGN  
170 LINCOLN STREET  
ROUTE 100  
DENVER, CO 80203  
Tel: 303-528-0200

**NOT FOR  
CONSTRUCTION**

**BRECKENRIDGE RECREATION CENTER & TENNIS COMPLEX**  
Breckenridge, CO

SCD Project No: 1535

No.	Issues/Revisions	Date

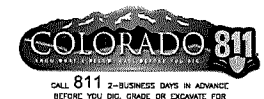


**LEGEND**

EXISTING	PROPOSED
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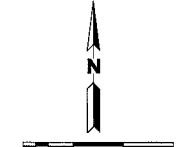
**NOTES:**

- REFER TO C110 FOR GRADING PLAN.
- REFER TO C200 FOR DRAINAGE PLAN.
- REFER TO C300 FOR OVERALL UTILITY PLAN.
- REFER TO ARCH. FOR BUILDING INFORMATION.
- REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPING INFORMATION.
- TENNIS COURT DESIGN DETAILS FOR CONC. THICKNESS AND REINFORCING TO BE PROVIDED BY SPECIALTY SUB-CONTRACTOR. RESTRUCTURAL FOR TENNIS COURT WALL DETAILS AND FOR ADDITIONAL TENNIS COURT INFORMATION.



CALL 811 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
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303.426.1812 martin@martin.com

SITE PLAN

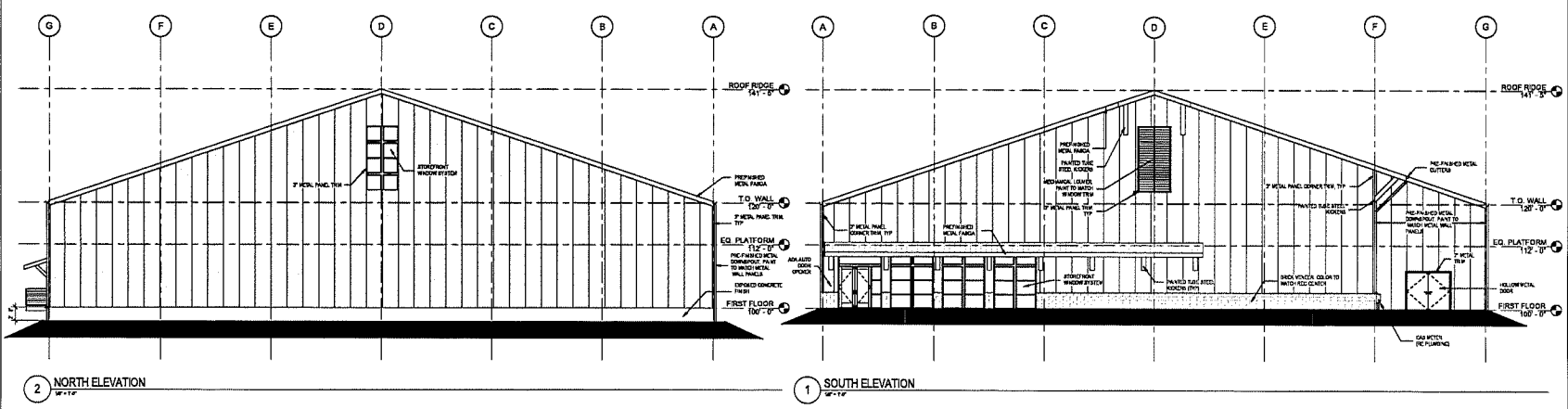
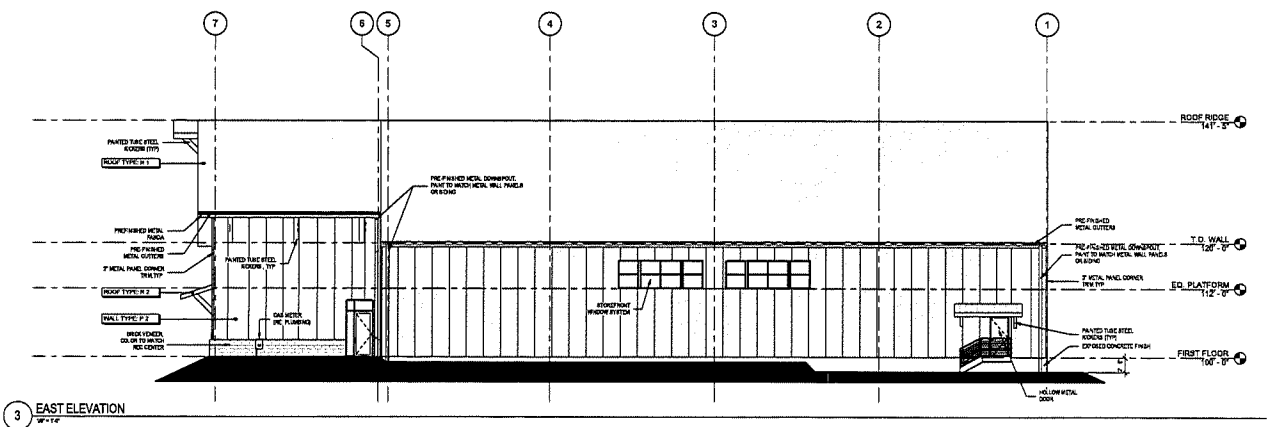
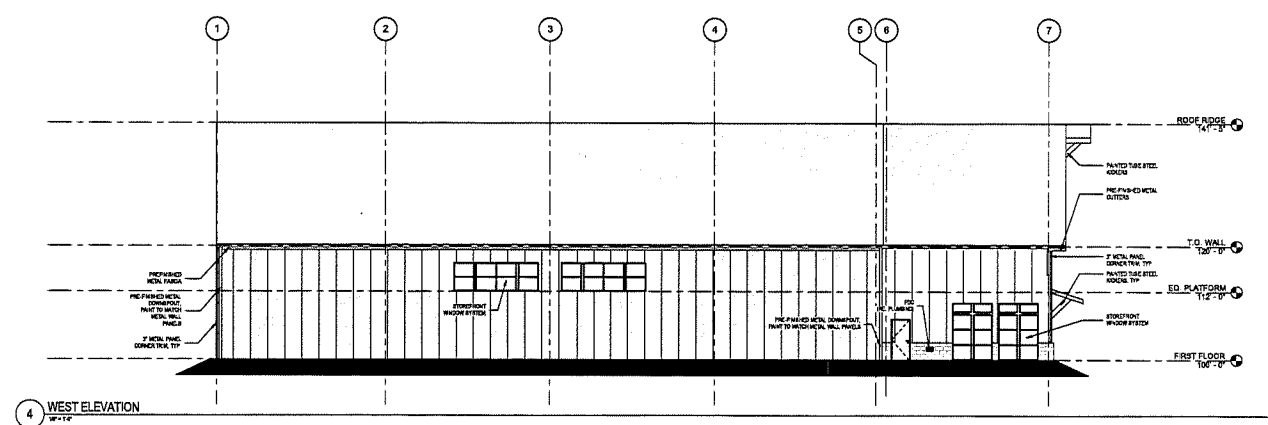
C100





**SINK COMBS DETHLEFS**  
 ARCHITECTURE DESIGN  
 475 LINCOLN STREET  
 SUITE 100  
 DENVER, CO 80205  
 TEL: 303-308-0200

**NOT FOR CONSTRUCTION**



**BRECKENRIDGE TENNIS COMPLEX**

Breckenridge, CO

BCD Project No.: 183

NO.	REVISION/DATE	DATE

**EXTERIOR ELEVATIONS**

**A3.10**



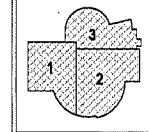
**SINK  
COMBS  
DETHLEFS**  
ARCHITECTURE DESIGN  
435 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 303-308-0708

**NOT FOR  
CONSTRUCTION**

**BRECKENRIDGE  
RECREATION  
CENTER  
RENOVATION**  
Breckenridge, CO

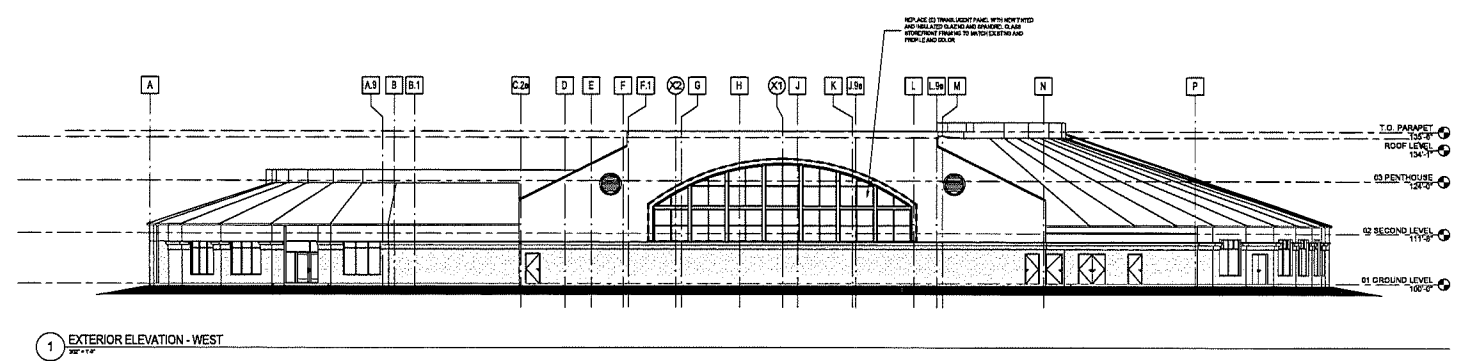
SCD Project No.: 1833

Rev.	Revised/Revisions	Date



**EXTERIOR  
ELEVATIONS**

**A3.10**



**1 EXTERIOR ELEVATION - WEST**

DATE: 10/20/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]



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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Julia Puester, Planning Manager

**DATE:** January 11, 2017 (for meeting of January 17, 2017)

**SUBJECT:** Approved Class C Subdivision Quarterly Report (Q4-2016)

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Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

*“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.*

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

*“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.*

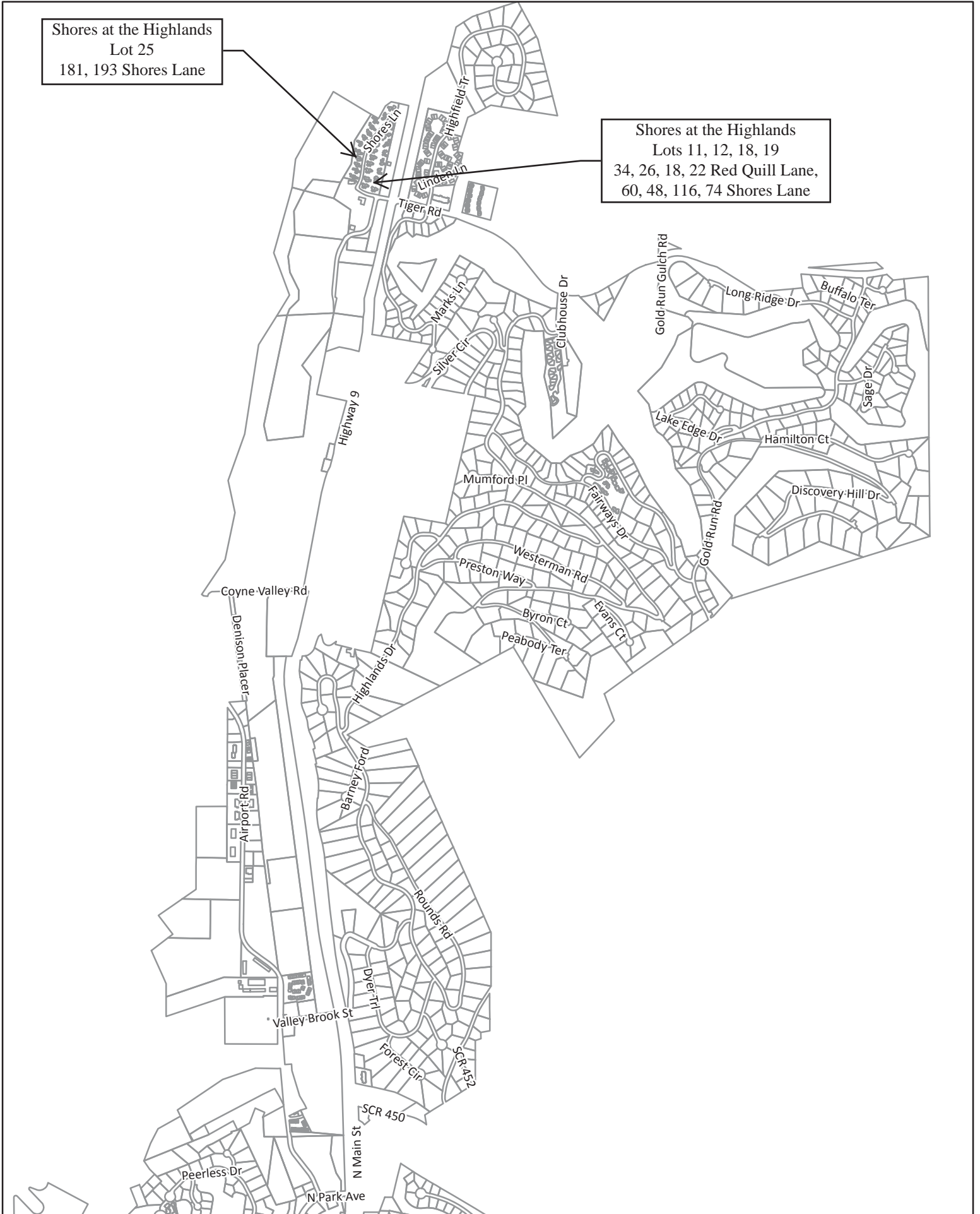
As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in October of 2016. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
PL-2016-0533	Carter Museum / Abbett Addition Tracts A & B, Lot 17	111 and 113 North Ridge Street	Resubdivision to relocate common lot line between Tracts A & B	11/01/2016	Mosh
PL-2016-0523	Peak Ten Bluffs Lots 2, 3, 4, 6, 7, 8	205, 207, 237, 261, 263, 283 Silver Queen Drive	Resubdivision to adjust the lot lines and add an access easement for the benefit of Lot 8 on Lot 7.	11/01/2016	Chris
PL-2016-0516	Shock Hill Lot 2	65 Penn Lode Drive	Resubdivision to relocate a 167 square foot portion of the platted disturbance envelope to square one corner and trim another.	11/01/2016	Mosh
PL-2016-0540	Shock Hill Cottages Lots 1, 7, 11	12, 51, 82 Regent Drive	Resubdivision to create three footprint lots for the existing buildings under construction.	11/09/2016	Chris
PL-2016-0586	Shores at the Highlands Lots 11, 12, 18, 19	34, 26, 18, 22 Red Quill Lane, 60, 48, 116, 74 Shores Lane	Resubdivision to establish 8 lots for 8 single family homes.	12/20/2016	Chris
PL-2016-0585	Shores at the Highlands Lot 25	181, 193 Shores Lane	Resubdivision to create separate lots for individual sale.	12/20/2016	Chris

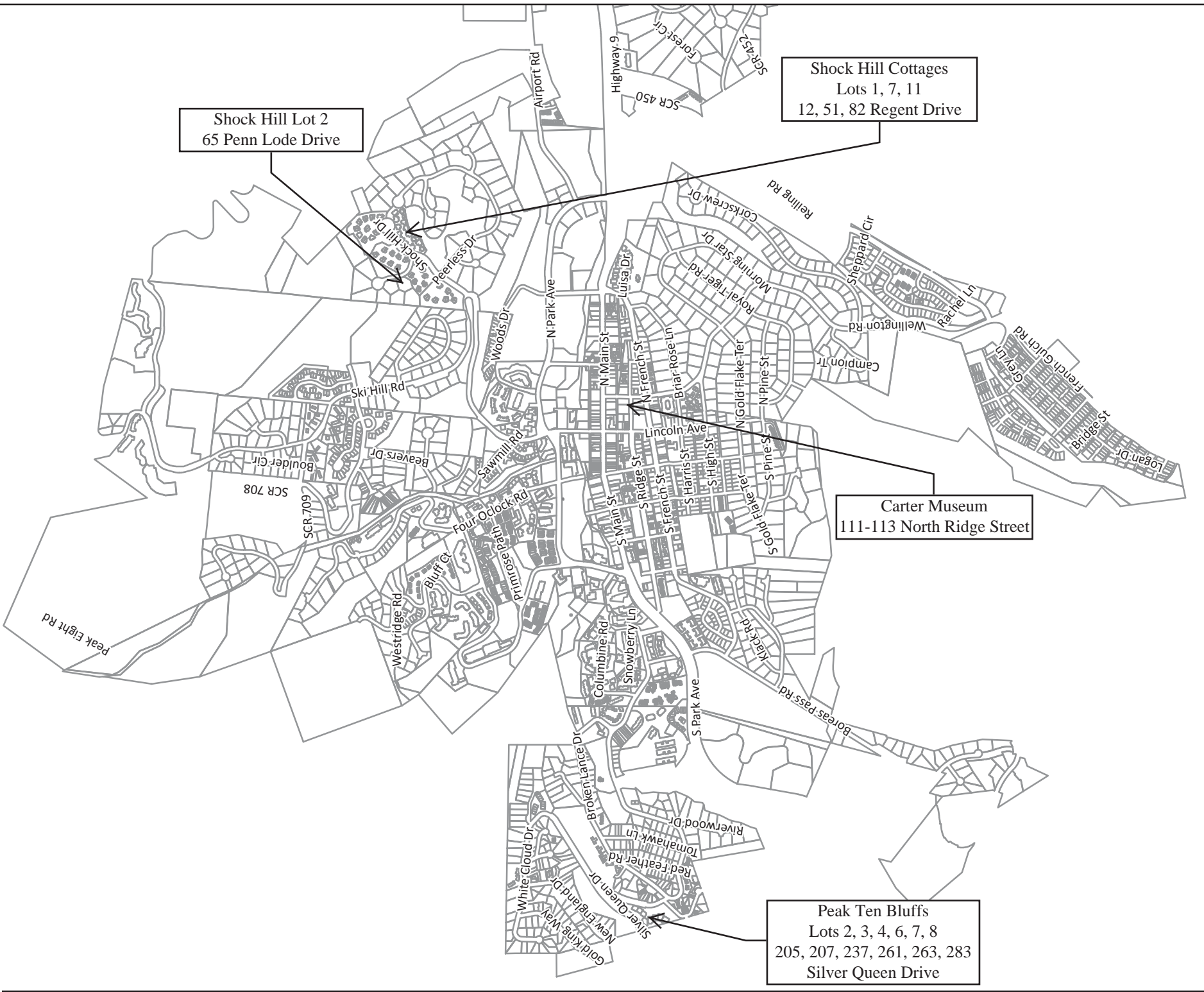
Shores at the Highlands  
Lot 25  
181, 193 Shores Lane

Shores at the Highlands  
Lots 11, 12, 18, 19  
34, 26, 18, 22 Red Quill Lane,  
60, 48, 116, 74 Shores Lane



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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Julia Puester, Planning Manager  
**DATE:** January 11, 2017 (for meeting of January 17, 2017)  
**SUBJECT:** Approved Class D Majors Quarterly Report (Q4-2016)

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### BACKGROUND

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 *Development Policies*. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the final quarter of 2016 since we last reported to you in October of 2016.

Class D Majors approved for the year increased **32%** 2016 over 2015 (74 for 2016 vs. 56 for 2015).

If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

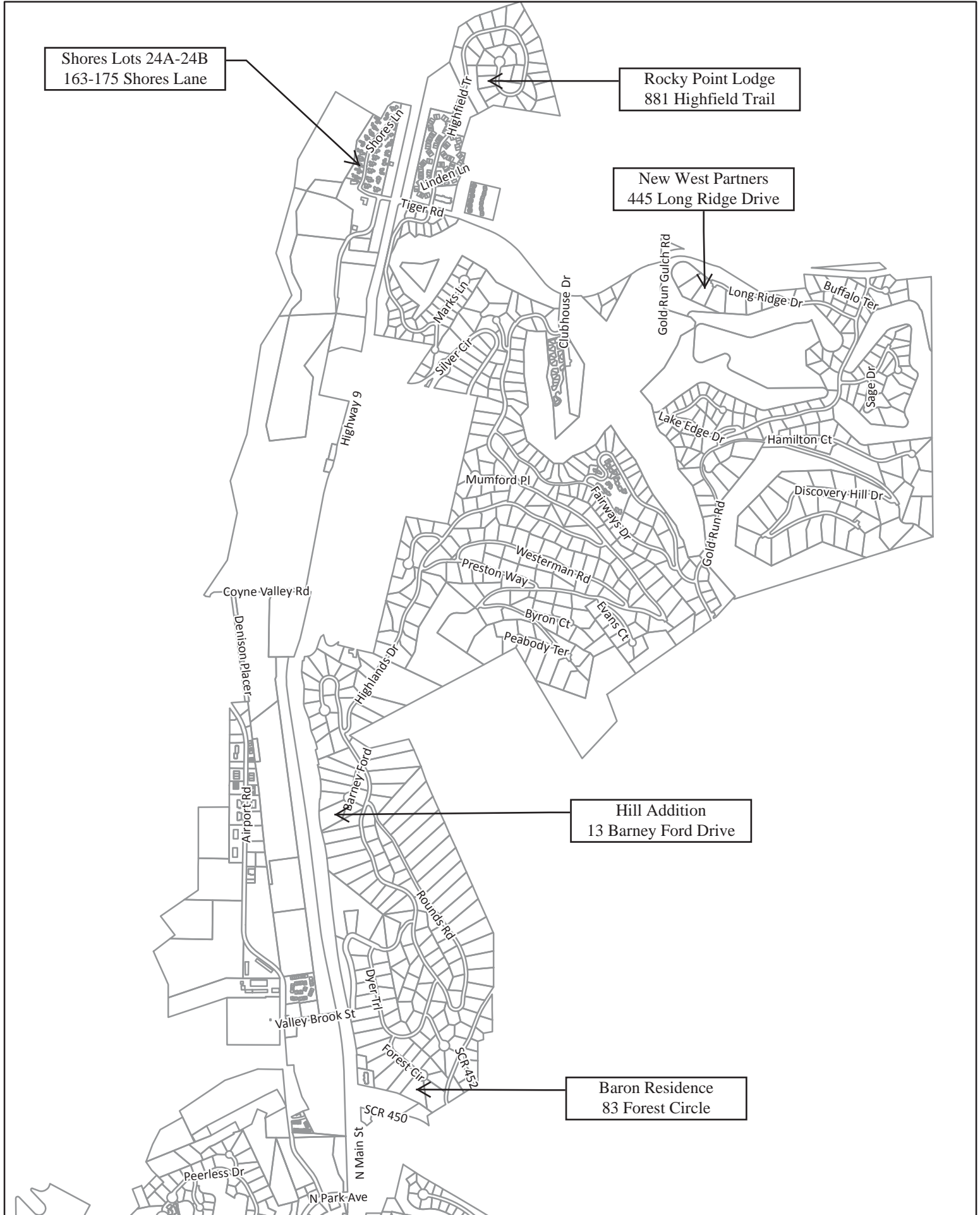


Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2016-0463	237 Silver Queen Drive	Peak Ten Bluffs Lot 6	New SFR: 3 BR, 4 BA, 3,134 sf density, 4,312 sf mass, 1:0.87 FAR	10/10/16	Chris Kulick
PL-2016-0503	290 Broken Lance Drive	Woods Manor Exterior Remodel	Exterior remodel to Buildings A, B, Manager's Unit and Clubhouse	10/14/16	Chris Kulick
PL-2016-0471	20 Lincoln Green	Lincoln Park F2 B2 L1	New SFR: 4 BR, 3 BA, plus 1 BR, 1 BA, 2,426 sf density, 2,910 sf mass, 0.50:1 FAR	10/17/16	Chapin LaChance
PL-2016-0472	14 Lincoln Green	Lincoln Park F2 B2 L2	New SFR: 4 BR, 3 BA, 2,191 sf density, 2,675 sf mass, 0.39:1 FAR	10/18/16	Chapin LaChance
PL-2016-0473	21 Fair Fountain Green	Lincoln Park F2 B2 L10	New SFR: 3 BR, 2 BA, 1,469 sf density, 1,469 sf mass, 0.35:1 FAR	10/18/16	Chapin LaChance
PL-2016-0524	13 Barney Ford Drive	Hill Addition, Highlands at Breckenridge #3 Lot 87	615 sf addition to create 4 BR, 4 BA, 5,184 sf density, 5,520 sf mass, 1:18.39 FAR	10/21/16	Chris Kulick
PL-2016-0527	28 Ontario Green	Lincoln Park F2 B2 L14	New SFR plus bonus garage: 4 BR, 3 BA, 2,543 sf density, 3,027 sf mass, 0.54:1 FAR	10/21/16	Chris Kulick
PL-2016-0504	163-175 Shores Lane	Shores at the Highlands Lots 24A-24B	New Duplex: 3 BR, 3.5 BA each side, 4,999 sf density, 6,138 sf mass	10/21/16	Chris Kulick
PL-2016-0474	15 Fair Fountain Green	Lincoln Park F2 B2 L11	New SFR plus bonus garage: 3 BR, 2.5 BA, plus 1 BA, 2,006 sf density, 2,490 sf mass, 0.59:1 FAR	10/28/16	Chapin LaChance
PL-2016-0451	83 Forest Circle	Baron Residence, Highlands F1 L13	New SFR: 3 BR, 3 BA, 1,494 sf density, 1,978 sf mass, 1:13.98 FAR	11/03/16	Chapin LaChance
PL-2016-0545	16 Ontario Green	Lincoln Park F2 B2 L13	New SFR: 8 BR, 7.5 BA, 6,629 sf density, 7,986 sf mass, 0.49:1 FAR	11/04/16	Chapin LaChance
PL-2016-0475	11 Fair Fountain Green	Lincoln Park F2 B2 L18	New SFR: 4 BR, 3 BA, 2,074 sf density, 2,558 sf mass, 0.60:1 FAR	11/04/16	Chapin LaChance





Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2016-0476	19 Fair Fountain Green	Lincoln Park F2 B2 L19	New SFR: 3 BR, 3 BA, 1,491 sf density, 1,975 sf mass, 0.50:1 FAR	11/04/16	Chapin LaChance
PL-2016-0547	10 Ontario Green	Lincoln Park F2 B2 L12	New SFR plus bonus garage: 3 BR, 2 BA, 1,821 sf density, 2,305 sf mass, 0.46:1 FAR	11/07/16	Chapin LaChance
PL-2016-0534	26 Ontario Green	Lincoln Park F2 B2 L15	New SFR: 4 BR, 3 BA, 2,426 sf density, 2,910 sf mass, 0.54:1 FAR	11/07/16	Chris Kulick
PL-2016-0508	39 & 45 Fair Fountain Green	Lincoln Park F2 B2 L20A & 20B	New Duplex: 3 BR, 2.5 BA (A), 2 BR, 1.5 BA (B) 2,295 sf density, 2,535 sf mass	11/07/16	Michael Mosher
PL-2016-0517	33 Fair Fountain Green	Lincoln Park F2 B2 L21	New SFR plus bonus garage: 3 BR, 2.5 BA, 2,006 sf density, 2,490 sf mass, 1:1.92 FAR	11/07/16	Michael Mosher
PL-2016-0541	881 Highfield Trail	Rocky Point Lodge, Braddock Hill Lot 19	New SFR: 5BR, 4.5 BA, 5,979 sf density, 6,595 sf mass, 1:7.53 FAR	11/17/16	Chris Kulick
PL-2016-0572	12 Ontario Green	Lincoln Park F2 B2 L17	New SFR: 4 BR, 3 BA, 2,193 sf density, 2,677 sf mass, 0.59:1 FAR	11/17/16	Chapin LaChance
PL-2016-0511	445 Long Ridge Drive	New West Partners, Highlands Park Lot 3	New SFR: 6 BR, 6.5 BA, 4,820 sf density, 5,752 sf mass, 1:12.31 FAR	11/22/16	Michael Mosher
PL-2016-0583	18 Ontario Green	Lincoln Park F2 B2 L16	New SFR: 3 BR, 2.5 BA, 1,843 sf density, 2,327 sf mass, 0.64:1 FAR	12/13/16	Chapin LaChance



Shores Lots 24A-24B  
163-175 Shores Lane

Rocky Point Lodge  
881 Highfield Trail

New West Partners  
445 Long Ridge Drive

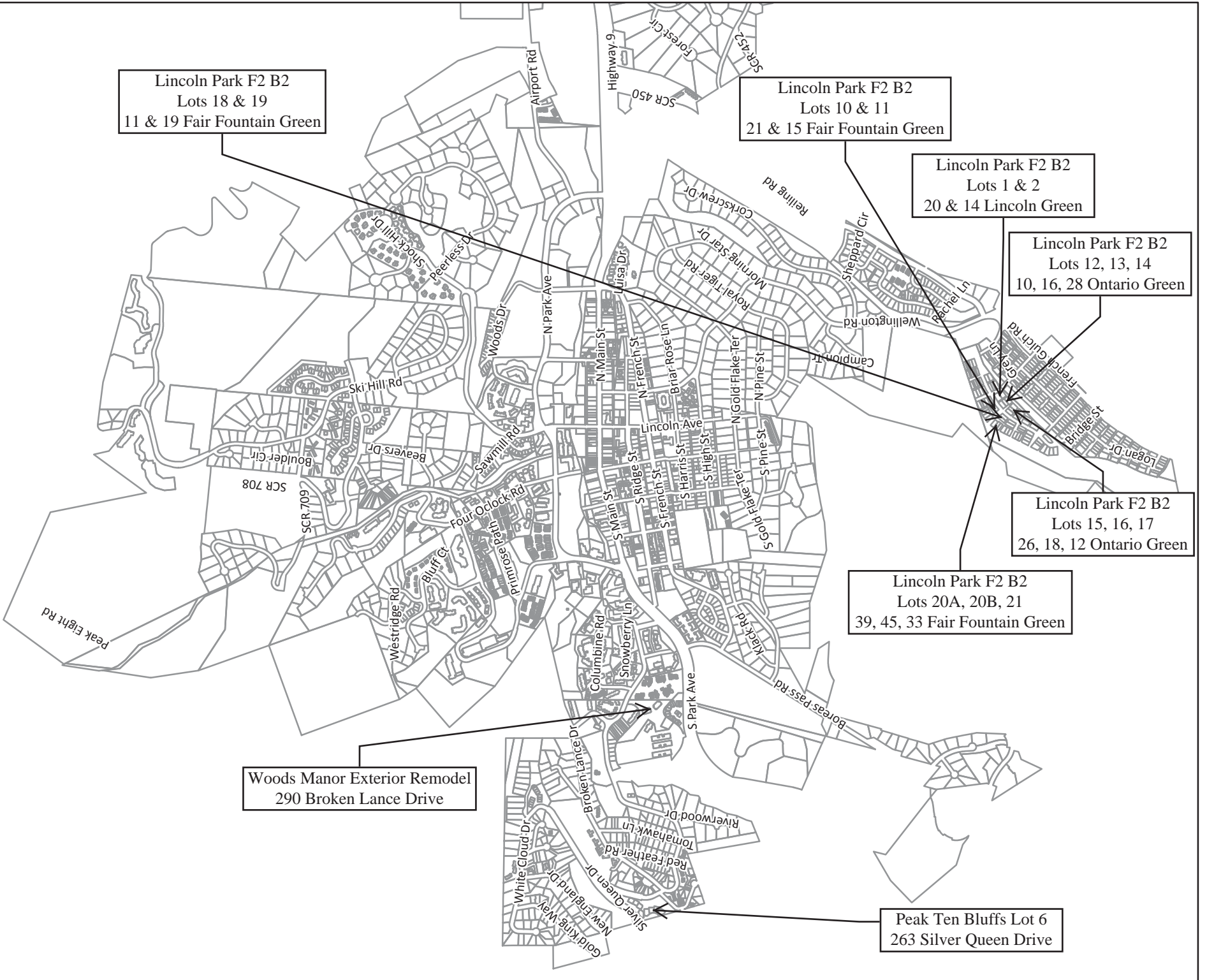
Hill Addition  
13 Barney Ford Drive

Baron Residence  
83 Forest Circle



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