



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Thursday, April 12, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:00pm - Site Visit

Walking Tour of Land Use District 18; Meet at Town Hall at 4:00pm

5:30pm - Call to Order of the April 12, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Work Sessions

1. Land Use District 18 Mass Bonus 8

6:10pm - Consent Calendar

1. Gossman Apartment Change of Use (CK), PL-2018-0072, 105 E. Jefferson Ave. 12

6:15pm - Town Project Hearings

1. Site Grading at Denison Placer Lot 7 (JL), PL-2018-0066, 1760 Airport Rd. 20

6:45pm - Other Matters

1. Town Council Summary (Under Separate Attachment)

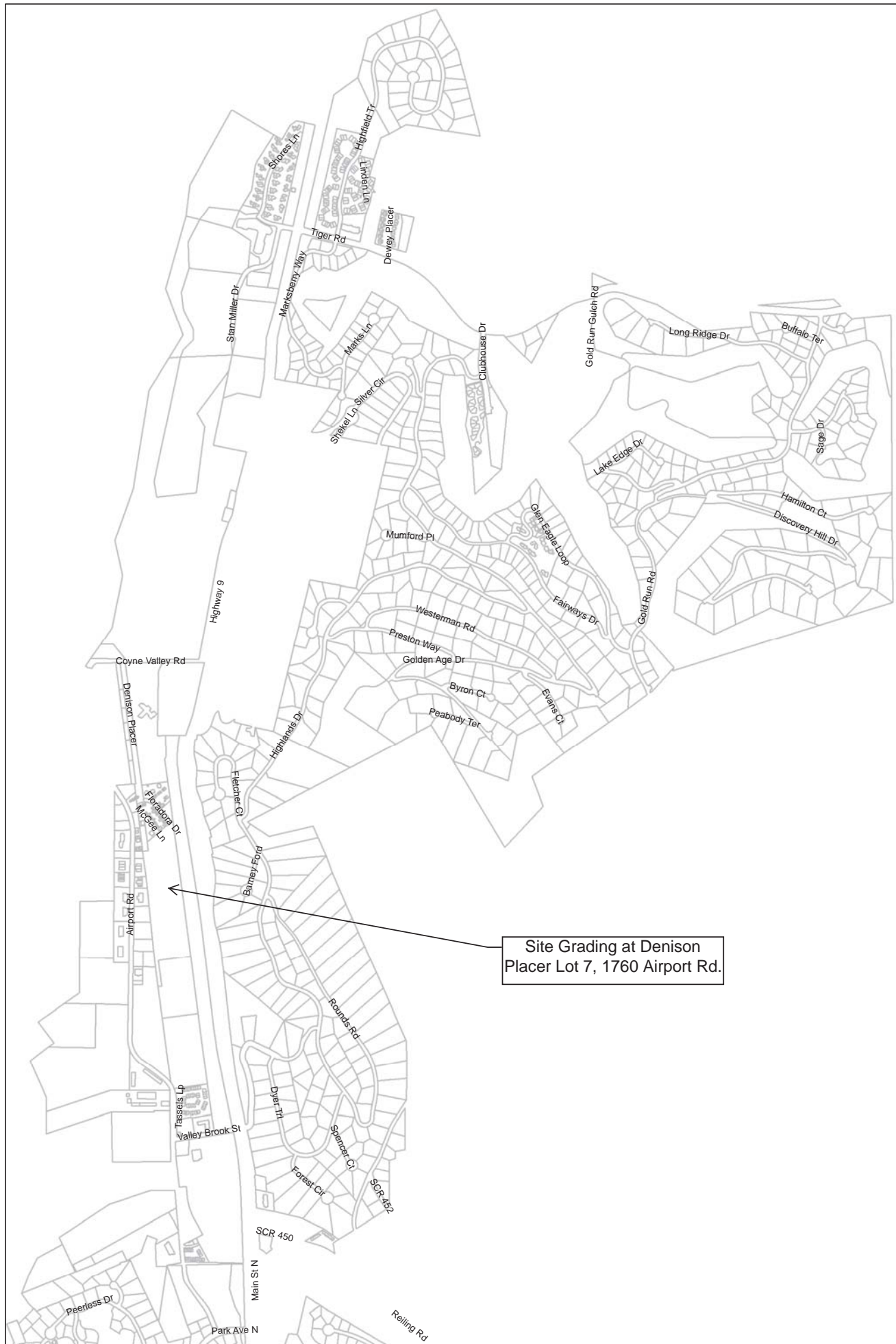
2. Class D Majors, Q1 2018 (JP) (Memo Only) 29

3. Class C Subdivisions, Q1 2018 (JP) (Memo Only) 34

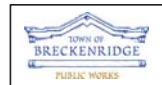
7:00pm - Adjournment

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 the 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.



Site Grading at Denison Placer Lot 7, 1760 Airport Rd.



Breckenridge North





NOT TO SCALE

Breckenridge South



Site Visit: Land Use District 18 (outlined)

Gossman Apartment Change of Use, 105 E. Jefferson Ave.

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Mathews-Leidal.

ROLL CALL

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

APPROVAL OF MINUTES

With the changes below, the March 20, 2018 Planning Commission Minutes were approved.

Ms. Leidal: On page 6 my last comment reads 'I support modifying a finding' but it should read 'I support modifying the point analysis.'

APPROVAL OF AGENDA

With no changes, the April 3, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comment

OTHER MATTERS: REQUEST FOR CONTINUANCE:

Verizon Wireless Facility (CL) PL-2017-0689, 305 S. Ridge Street – The applicant has requested a continuance from the scheduled April 12 Planning Commission Meeting to May 1, 2018.

Commissioner Questions / Comments:

Ms. Dudney: Will the May 1st hearing be re-noticed? (Ms. Puester: Yes, we will notice it.) Are we having the third party analysis completed? (Ms. Puester: Yes. We received that report a few hours ago. It will be in the packet for your review.)

Mr. Giller: Will they extend our shot clock? (Ms. Puester: Yes. Verizon has extended it to July 31st. We have their signed copy of the agreement and would be signing pending this decision tonight.)

Mr. Lamb made a motion to continue the hearing from April 12 to May 1, 2018, seconded by Mr. Schuman. The motion passed unanimously.

CONSENT CALENDAR:

1. Beaver Run Summer 2018 Conference and Events Tent (CK), PL-2018-0067, 620 Village Rd.

A proposal to install a main tent, a food service/kitchen tent, an entryway tent, and a walkway/connector tent from the main tent to the service/kitchen tent for use during the summer only. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location.

With no call ups, the Consent Calendar stands approved as presented.

WORK SESSIONS:

1. Development Code Update

- Employee housing policy. The existing mitigation formula in the Code results in very few units being developed and only mitigates a very small percentage of the employees generated by development. We are re-evaluating the formula and are also considering a fee in lieu that a developer could pay instead of building housing units or buying them down and placing a deed restriction on them. The Town Council is currently discussing these issues.
- Policy 34A, including geological hazards and flood hazard, just minor clean up corrections.

- Considering the awarding of positive or negative points for the design of detention ponds. Unfortunately, detention ponds sometimes end up being a hole with rocks at the bottom.
- Temporary Structures. Temporary structures would have to conform to Policy 5 (Architecture) if the temporary structures permit is requested to be extended beyond its initial three year approval timeline. Examples of where this may be desired include sprung structures and lift ticket sales offices (currently cargo containers).
- Policy 37A Special Areas, the recommendation is to redefine the area where riverwalk compatible improvements are encouraged to that area south of Ski Hill Road. The current boundary goes all the way north to French Street. Concerns are that we allow businesses to remove parking from the rear yards adjacent to the riverwalk. The areas to north of Ski Hill Road do not directly abut the river and we shouldn't allow parking to be taken away in those areas. (Mr. Schuman: It seems though that in areas like behind Daylight Donuts we still should encourage pedestrian and aesthetic improvements.) (Ms. Dudney: the Town doesn't necessarily have to incentivize these improvements).
- Policy 43A. The Council recently took action to prohibit murals inside the conservation district. Now the question is how to handle murals outside of the district. Some of our thoughts include limiting murals to one per building. Murals would need to be on the side of building--not directly facing the street. The policy could also apply to tunnels and retaining walls and utility boxes. It would not apply to residential uses. (Ms. Liedal: How about schools?) (Mr. Grosshuesch: Schools are not subject to our policies.) There also could be a maximum percentage of the wall that could be painted, separation distance between murals, and no commercial messaging. Also The Steering Group proposes to have the Public Art Commission review them. (Mr. Schroder: What about major advertisers like an old Coke mural?) Although some of those old advertising murals are being preserved in some towns, we do not have any iconic murals that have existed in Breck. (Ms. Leidal: Would we refer everything to the art commission regardless if it's proposed for positive points?) Yes. The Council has also already weighed in and indicated that they only want to award a maximum of one positive point for public art under 43R.
- Home Child Care Businesses annual renewal to be removed. We don't see a need for this as we have regulations in place that they have to conform to and the license can be revoked if they are not in compliance.
- Policies 40 and 41. Chalet houses and satellite earth station antennas are obsolete and will be deleted.
- Fences and Gates. Allowing for some amount of landscape walls. Also allow private fencing adjacent to open space without having to go through a variance hearing with the planning commission.
- Defensible Space. Clarifying distance from 30 feet to 15 feet from home for Zone 1.
- Policy 49 Vender Carts. Renewal time for small vendor carts to be a three year renewal rather than one year, consistent with the three year review for large vendor carts.
- Land District 18 mass bonus. Currently LUD 18 does not have a mass bonus but most of the nearby residential neighborhoods do have the mass bonus. The Steering Group has suggested the Planning Commission have a site visit to LUD 18 and make recommendations. (Ms. Dudney: I think it is a good idea to confirm the mass bonus of 20% in the district for equity and incentives for preservation efforts.) (Ms. Leidal: This is about the Land Use Guidelines and that should be considered when we look at the district.) We need to balance mass bonus with concerns about overwhelming a site with programming. (Ms. Puester: We can give you that info (on LUGs and character areas) for the site visit. Also, Janet Sutterley will provide some written comments as she will not be able to attend that meeting and we will speak with Mr. Provino and Ms. Allen-Sabo.) A site visit was scheduled prior to the April 12th planning commission meeting.

COMBINED HEARINGS:

1. Poor House Renovation and Landmarking (CK), PL-2018-0060, 307 S. French Street

Mr. Lott presented in Mr. Kulick's absence, a proposal to renovate and build a full basement beneath the historic

Poor House, along with Local Landmarking of the house.

Commissioner Questions / Comments:

Mr. Lamb: I think they should have gotten 6 positive points. (Mr. Lott: Staff didn't see six points since it was not an extensive improvement, just addition of the foundation.)

Ms. Leidal: Can you explain the previous permit? (Mr. Lott: Most of the work was interior and the exterior work consists of the window wells for egress.) (Ms. Puester: The porch is encroaching in the right of way now. That is why we are getting an encroachment license.) (Mr. Gerard: Do we have pictures and dates of the original porch and porch addition?) (Mr. Giller: Maybe we should address the porch similar to what we did at the Gold Pan. Should we not allow the nonhisotric to remain in perpetuity?) (Ms. Leidal: I believe we added a finding to the Gold Pan for their porch.) (Ms. Puester: All our encroachment licenses are revocable.) (Mr. Giller: So how do we clarify that part of the porch was added on at a later date?) (Ms. Puester: We could add a finding that explains a portion of the porch is non-historic and not part of the landmarking.) (Ms. Leidal: Can you speak to the density in the point analysis as it does not mention it. It otherwise would seem to not comply if you don't know the specifics of the project and should be elaborated upon.) (Ms. Puester: We can add that explanation.)

Rob Theobald, owner of 307 South French Street (The Poor House) Presented:

I am happy to answer any questions. Originally, we had submitted the application for a remodel and then discovered the south half was sitting on 2x6's. Then the density became a question. The original application was for all the interior work. (Mr. Schuman: You are not interested in getting 6 points?) I am ok with the 3 points. I am planning an additional exterior restoration taking it back to the 1906 picture. (Mr. Schroder: Currently you are looking to stabilize the section without a proper foundation? Yes. We will also replace two non-historic windows. Mr. Theobald showed the exterior changes on the plans. (Mr. Giller: Will we be losing any historic windows?) There is one, yes. (Mr. Giller: Widows are a very important feature to a historic structure.) I will take a hard look at it and make it match to the historic. It actually might be best just to add the tempered glass onto the outside of the historic, keeping the historic frame. (Mr. Gerard: What are your long term and short term plans for the exterior first level?) Short term, no plans, maybe some weatherproofing. Long term is to restore it to the 1906 picture. (Mr. Giller: Can you explain the fencing statements included?) (Mr. Giller: I think your west side fence encroaches on the alley and I think the town needs that right of way. That fence should be moved back when you do the work. All the utilities run through there.) The right of way was vacated and we own half of the alley and the improvements are on our properties. (Ms. Puester: We could word it to confirm that Public Works has considered and approved placement of the fence.) I will leave it up to you on how to verify it. I say we just take out condition two. (Ms. Dudney: When you come back to the later renovation can you get the rest of the points?) (Mr. Grosshuesch: That is not clearly addressed in the code.) (Ms. Puester: Rob, are you planning to do anything to get negative points so that in the next application you need additional points?) No, I don't and I am aware of this issue. I have spoken with Chris and Peter about it. (Mr. Schroder: Can we pass this at 0 points? (Ms. Puester: Because of precedence, we need to keep the three points and be consistent with other projects.) (Mr. Lamb: We should address the project as it is and not speculate about the future projects.) (Ms. Puester suggested some changes to the Commission to address Commission comments.)

Ms. Leidal opened the hearing to public comment.

Public Comments:

Maureen Nichols: I am very happy that the Theobalds are working on the house. Rob, I have a picture of the front porch from when it was the hospital if you would like it.

There were no more public comments and the hearing was closed.

Commissioner Comments:

- Mr. Gerard: 1, yes agree with three points due to stabilization. 2, Yes. 3, Yes.
Mr. Schroder: 1 Yes, 2 Yes, 3 Yes.
Mr. Giller: 1 Yes, 2 Yes, 3 Yes.
Mr. Schuman: Yes, Yes, Yes. Thank you Rob for the work on the project.
Mr. Lamb: Yes, Yes, Yes. It was the hospital and definitely has historic relevance. I support the tempered window.
Ms. Dudney: Yes, Yes, Yes. Agree with Mr. Lamb on the tempered window.
Ms. Leidal: Yes, Yes, Yes. I completely support the project with the changes that Julia outlined earlier. Thank you Rob for all your efforts.

Mr. Schuman made a motion to approve with changes per Ms. Puester, seconded by Mr. Schroder. The motion passed unanimously.

(Changes: New Finding #7, The existing porch is partially historic and partially non-historic. The non-historic portion of the porch is not included in the landmark status. Remove "Prior to the Issuance of a CO, Condition #2. Add to Condition #1, All fencing shall "be on the subject property".... Add additional description to 3/A to note "free basement density under historic portion" and 9/R to read "encroaching portion of porch in front setback with encroachment license agreement" to point analysis.)

OTHER MATTERS:

1. Town Council Summary of the March 27, 2018 Meeting (Memo Only)

Commissioner Questions / Comments:

No questions. Ms. Dudney likes the summary now provided to the public and compliments the transparency.

2. State of the Open Space Report (Memo Only)

Commissioner Questions / Comments:

No questions.

ADJOURNMENT:

The meeting was adjourned at 6:58pm.

Christie Mathews-Leidal, Chair

Memo



To: Breckenridge Planning Commission
From: Mark Truckey, Assistant Director of Community Development
Date: 4/6/2018
Subject: LUD 18 Mass Bonus

As part of the Code Steering Group's discussions, the issue of a mass bonus in Land Use District (LUD) 18 was discussed. Currently, Policy 4 (Relative) Mass, Section A.(2) provides a 20 % mass bonus for garages, amenities, and storage spaces in most residential areas. An exception to this provision is for single-family and duplex lots outside the Conservation District without building or disturbance envelopes, which have maximum mass limits imposed under Policy 4A specific to their respective subdivision (the Neighborhood Preservation Policy).

(2) Single-Family, Duplexes, Bed And Breakfasts, And Townhouses: Single-family, duplex, bed and breakfast, and townhouse developments may be allowed an additional twenty percent (20%) of aboveground floor area for the provision of garages, common amenity areas, and common storage areas. This mass bonus does not apply to single-family or duplex structures listed in section [9-1-19-4A](#), "Policy 4 (Absolute) Mass", subsection A, of this chapter. (Ord. 32, Series 2009)

One other exception to the mass bonus is identified under 4R (B):

*B. In a land use district where density is calculated by a floor area ratio only, residential and mixed use projects shall not be allowed additional square footage for accessory uses, and the total mass of the building shall be that allowed by the floor area ratio of the specific districts. In residential and mixed use developments **within land use districts 18, and 19**, no additional mass shall be allowed for the project and the total allowed mass shall be equal to the allowed density.*

LUD 19 is comprised primarily of commercial uses, as its boundaries take in most of Main Street, from Watson Avenue on the north to Park Avenue on the south. In contrast, LUD 18 is primarily residential in character. LUD 18 encompasses the two northern blocks of French Street between Wellington and Briar Rose, and the northernmost block of Ridge Street north of Wellington (see attached map). A couple commercial uses (e.g., Land Title, McGraphix) are found on Ridge Street, along with the Brown Hotel. However, the remainder of LUD 18 is residential in character, including some apartment/condominium complexes.

The Code Steering Group has noted that adjacent land use districts are similar in character and the mass bonus is allowed in those districts. These include:

- LUD 11, the northern block of Main Street between Watson and French
- LUD 18-2, Ridge Street from Wellington on the north to Main Street on the south
- LUD 17, taking in French Street from Wellington on the north to beyond Jefferson on the south, also including Harris and High Streets.

Staff has received several requests from architects working in the area to consider allowing a mass bonus in LUD 18, as they believe the ability to use additional mass to account for garage space will provide an

incentive for restoration on remaining historic structures in LUD 18. Please see attached letter from Janet Sutterly. Although this on surface seems a reasonable request, additional mass on a site adds to the overall programming and there is potential to overwhelm a site with too much mass, which could detract from the character of the Historic District. Thus, staff has brought this issue to the Planning Commission for their feedback.

Character Area

Almost all of LUD 18 is located within the North End Residential Character Area. The following is an excerpt from the Design Standards for the Historic District, Character Area #2, North End Residential:

“This area was part of Breckenridge’s early residential neighborhood. Significant development occurred in this portion of the Town between 1875 to 1898, with most of the construction appearing during the 1880s. Houses were small, one and one-and-a-half stories in height. The Brown Hotel, although an older building, is atypical and does not represent the character of historic residential scale...”

The Character Area Design Standards go on to discuss building scale, noting that surviving historic buildings in the area range from 700 to 2,900 square feet in size, with an average size of 1,500 square feet. Overall, staff finds that these structure sizes are similar to sizes suggested for other residential character areas in the Historic District, such as the East Side Residential Character Area.

Past Precedent

There have been claims that the mass bonus has been routinely allowed for different projects approved within LUD 18 for a number of years now, despite the code provision that does not allow the bonus. Staff has researched past projects in the area back to 2001. We have only found one instance, the Kelley Residence near the Brown Hotel, where the project was built over the mass allowed by the Code.

Commission Input

A site visit is planned prior to the Planning Commission meeting to allow the Commission to look at the neighborhood. Commission feedback is requested on the following:

- Does the Commission support amending the Code to allow a 20 % mass bonus to apply to LUD 18?

Land Use District 18



N. French Street

N. Ridge Street

Wellington Rd.

April 2, 2018

To: Town of Breckenridge planning staff and Planning Commission
From: Janet Sutterley, Architect

RE: Land Use District 18 mass bonus amendment

Planning & PC,

I writing to support the requested code amendment to allow the standard 20% mass bonus in land use district 18. As you are probably aware, the bonus has been consistently allowed in this area since at least 1999 (Bello master plan) that I am aware of. It was not until this past year that is was discovered this was not actually the case. The number formulas and charts used for density and mass calculations were apparently not correct, through no one's fault, but were set up to allow the mass bonus.

The result of this oversight has been a number of garages allowed in LUD 18 over the years, which in my opinion has been a positive development resulting in good projects with concealed parking. I believe most people doing projects in this district would not have opted for garages at the expense of valuable above ground density had this not been permitted. As for upcoming projects, one project to consider is the Brown Hotel and Stable master plan, which has been approved for 2 residences with garages. One has been built with a garage and the second on 7A is slated for design and approvals this summer.

I also have another interesting scenario to consider, with a current client who owns a small, beautiful historic residence in this district. During the dark period this little home was added onto with a two story box, directly attached, overwhelming, not even close to code and way over density. The new property owner is willing to remove all of the non-conforming density completely and re-design a code addition with connector and greatly reduced above ground density but only if a garage is permitted at the rear of the property.

Please consider the possibilities and good examples as you weigh any pros and cons for the suggested code revisions. Thank you for your time and consideration.

Sincerely,

Janet L. Sutterley



Staff Comments

Land Use (Policies 2/A & 2/R):

The applicant proposes to change the use of the second story of the building from an office space to a studio apartment. This is a commercial Land Use District but the Land Use Guidelines state “*Commercial uses with residential secondary uses are also acceptable*”. Since the residential use proposal is a secondary use, staff has no concerns with the proposed use.

Water Plant Investment Fees: Previously the property owners paid for a total of 1.532 SFEs of water plant investment fees (PIFs) because a portion of the building was previously used as a beauty salon. The current proposal requires 1.32 SFEs of PIFs, therefore no additional PIF fees is required with this change of use.

Site Plan/Parking: Lots 1 and 2 of the Nethaway Subdivision have a recorded parking agreement, where six (6) parking spaces are located on Lot 2, and four (4) spaces purchased in the district to satisfy the existing required parking of the two lots. The proposal on Lot 2, with an apartment and office space, requires slightly less parking than the existing office only use, 3.24 spaces to 3.38 spaces. Both uses are rounded up for a total of 4 spaces required for either of the uses on Lot 2. Since the properties have six (6) onsite spaces and four (4) spaces purchased through the Parking District, Lot 2 meets the required parking for this change of use. Since the apartment requires one (1) onsite dedicated parking space, a parking sign must be installed in front of one of the spaces to reserve a space for the apartment. This has been added as a condition of approval. Staff has no concerns with the proposed parking.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Decision

The Planning Department has approved the Gossman Change of Use located at 105 E. Jefferson Ave., Lot 2, Nethaway Subdivision (PL-2018-0067), with zero points allocated and the attached findings and conditions. Staff recommends the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Gossman Change of Use
105 E. Jefferson Ave.
Lot 2, Nethaway Subdivision
PERMIT PL-2018-0067

FINDINGS

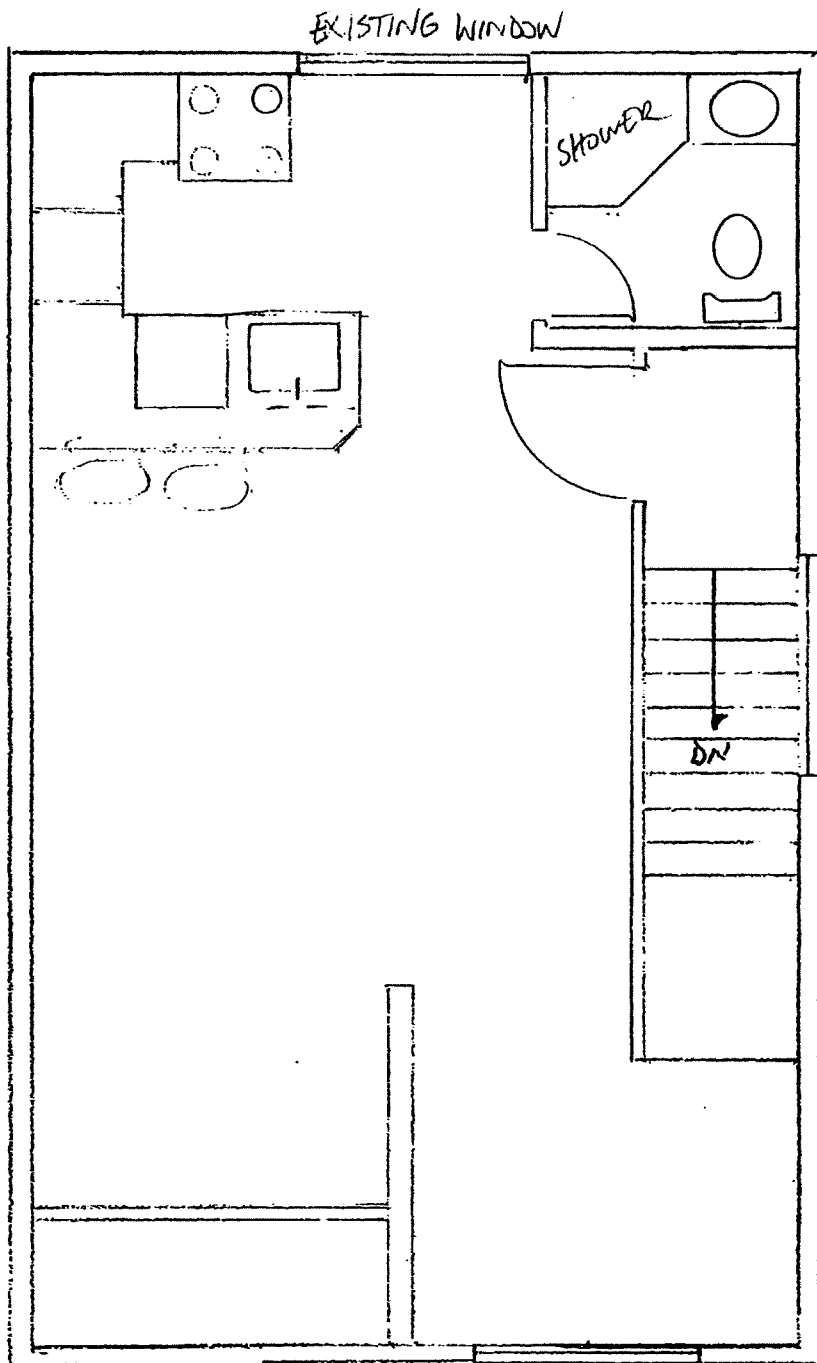
1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 23, 2018**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 12, 2018**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

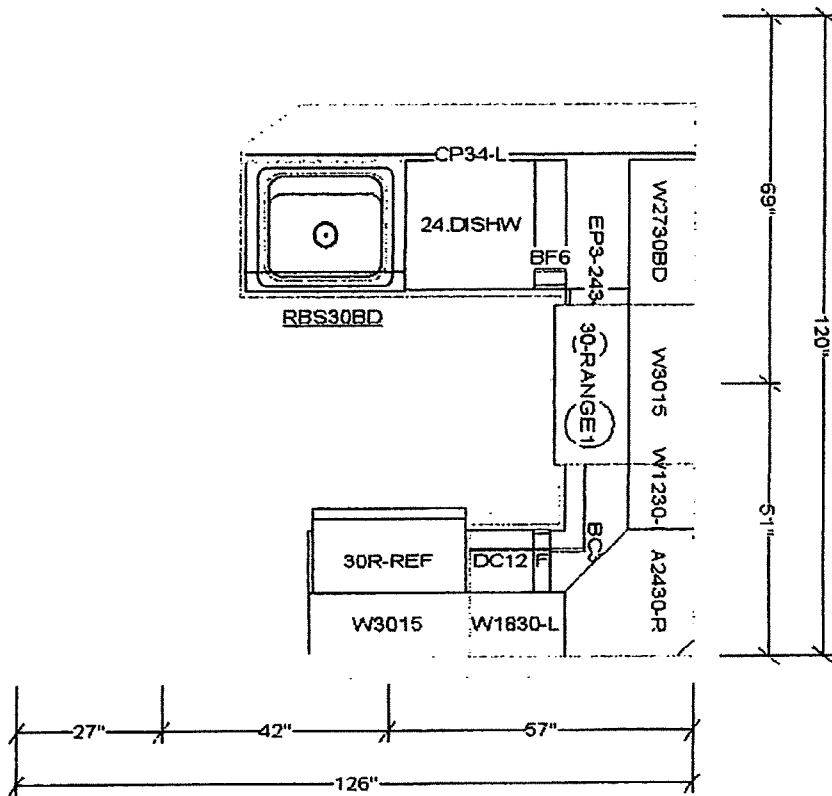
1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. Complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.
4. This permit expires eighteen (18) months from date of issuance, on **November 24, 2019** unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
5. **The approved use of the studio apartment in the second level of Lot 2, Nethaway Subdivision is for 484 square feet for the purpose of Water Plant Investment Fees and Parking.**
6. **No signs are approved with this application. All signs visible from the exterior of the building shall be approved by the Town of Breckenridge under a separate sign permit application.**

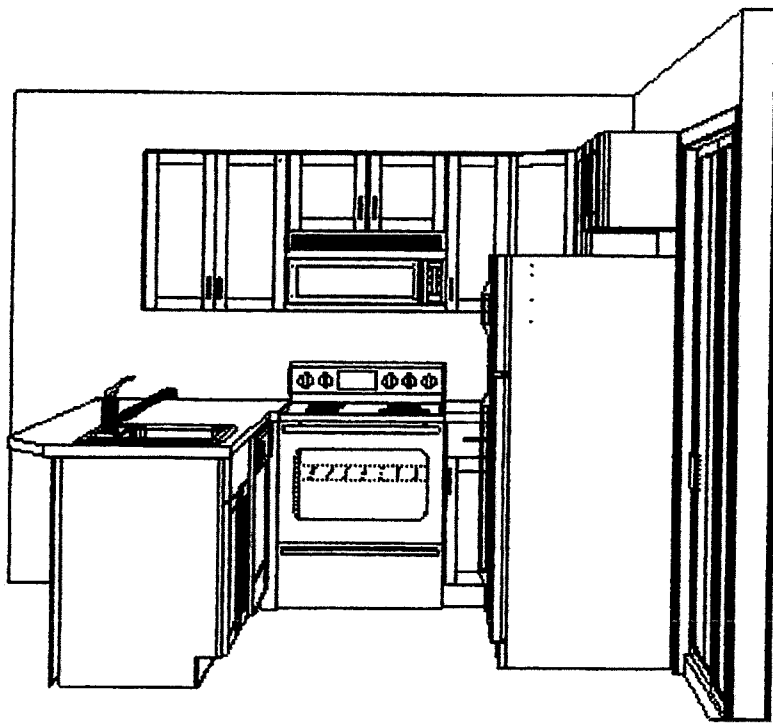
PRIOR TO ISSUANCE OF A BUILDING PERMIT

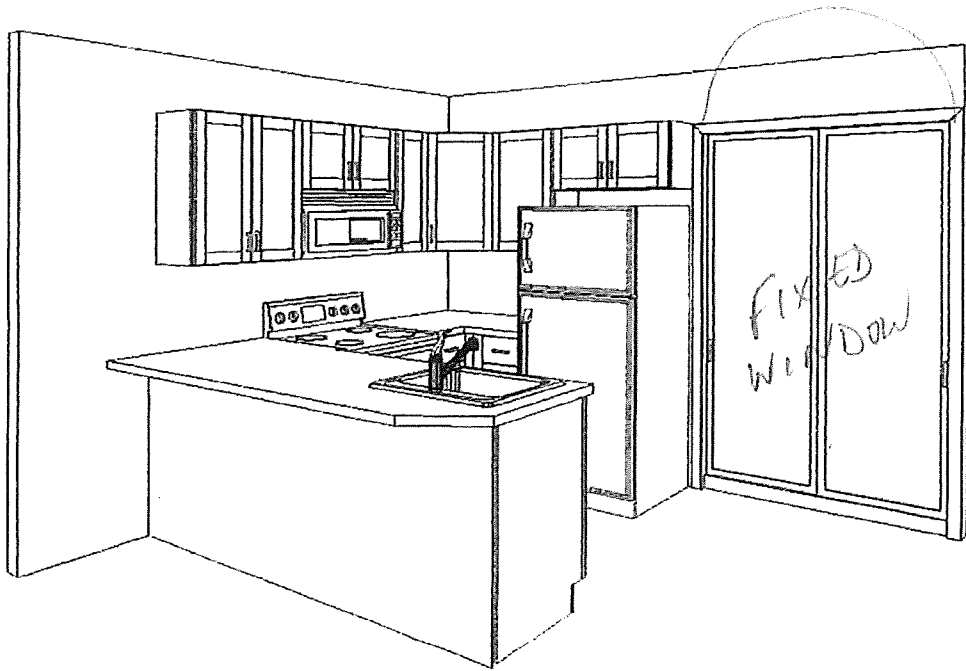
1. **A parking sign must be installed in front of one of the onsite parking spaces on Lot 2, Nethaway Subdivision, to reserve a dedicated parking space for the studio apartment.**
2. Upper Blue Sanitation District sewer tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property.
3. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
4. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied.
5. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



PROPOSED CONVERSION TO
RESIDENTIAL STUDIO W 3/4 BTH







Planning Commission Staff Report

- Subject:** Denison Placer, Lot 7 Site Grading
(Town Project Hearing; PL-2018-0066)
- Proposal:** The proposal is to have a phased, limited term site grading work for the lot. The purpose of the grading is to move ground material to the McCain property for future use and for preliminary site work for future development of workforce housing on Lot 7. The depth of material removed will be between 2 and 5 feet, depending on the location on the site. Phased grading is scheduled to begin on May 1, 2018 and go through August 19, 2018. The work will be intermittent depending on the need to provide public parking on site for specific special events in Town during which parking will shift locations on the site according to the phasing schedule. Future plans on the workforce housing development are to start in Summer 2018.
- Date:** April 4, 2018 (For meeting of April 12, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Applicant/Owner:** Town of Breckenridge
- Address:** 1760 Airport Road/ TBD Flora Dora Road
- Legal Description:** Lot 7, Denison Placer Subdivision
- Site Area:** 18.51 acres
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** Lot 7 is a vacant rectangular tract of land that was originally part of Block 11 and located east of Airport Road. Lot 7 connects to Airport Road via Flora Dora Drive on the north end of the property. It also has a connection to Airport Road on the southern end of the property via Fraction Road. Other uses on Lot 7 include: a Freeride stop/turnaround, Summer wood chipping, snow storage, employee/overnight parking.



Adjacent Uses: North: Blue 52 Townhomes Project
South: Undeveloped Land
East: Blue River-Town owned Open Space/ Hwy 9
West: Commercial Businesses fronting Airport Road

Item History

The Town's development of workforce housing on Block 11 began with Denison Commons (30 apartments) just south of the Colorado Mountain College property, approved on April 26, 2016 and completed in 2017. On June 28, 2016 a Town Project (PL-2016-0220) was approved that authorized rock crushing on the northern portion of Block 11 to prepare the site for development of workforce housing. On February 28, 2017 a Town Project was approved (PL-2017-0014) for the next tract to the south, which is Blue 52 (52 townhomes and 20 apartment units). This project will be completed this year. In mid-2017, the Town began soliciting proposals from developers for the build out of the remaining 18 +/- acres of Block 11. Corum Real Estate group was selected, and Town staff has begun working with them on a plan for the remainder of Block 11. We expect to present that plan to the Planning Commission and the Council this Summer. In the meantime, there is excess rock on Block 11 that can be exported to the McCain property where fill is needed for the future development of that property. This removal of overburden from the Block 11 property will bring the grade closer to final grade for future housing development while also providing needed fill elsewhere. The proposed plans show a preliminary road layout, which is similar to the layout shown in the Block 11 Vision Plan that was approved in 2009.

As required by Town Code, Staff provided public notice on this project per Chapter 14, Title 9. Additionally, Staff posted public notification on the property and sent public notice to property owners within 300 feet of the subject property.

Staff Comments

Land Use (2/A & 2/R): Land Use District 31 allows Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. The District was modified in 2007 to allow employee housing but only on Block 11 with density transfers. The proposed site work is related to the construction of future phases of workforce housing. Staff has no concerns.

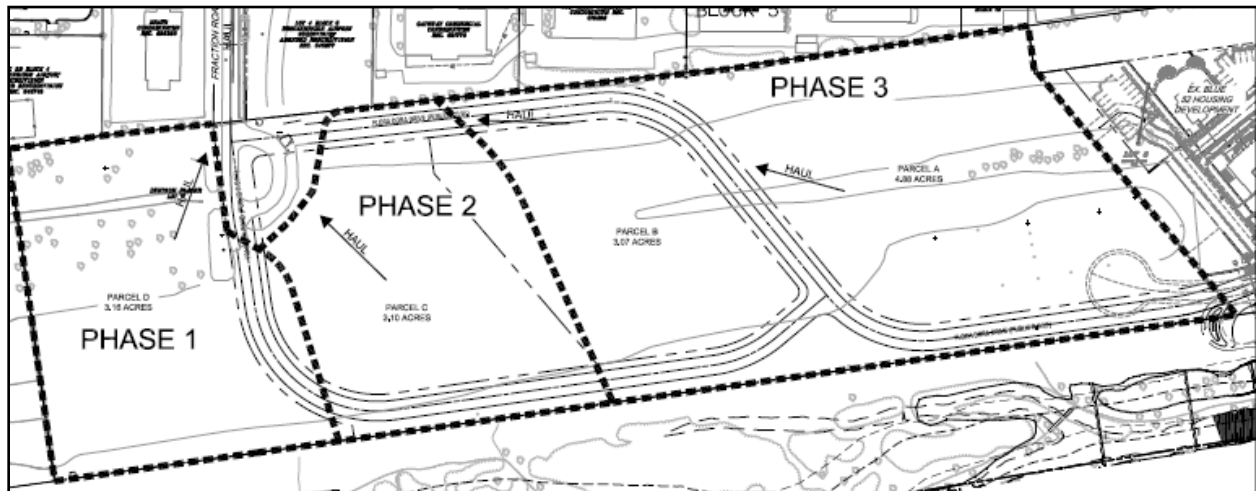
Site and Environmental Design (7/A & 7/R): The site is generally flat, with a grade change of 4% sloping south to north and 2% west to east. Site work is proposed on the entire site. The soil materials to be removed will be at a depth of 2 to 5 feet, depending on the location on the site. A silt fence will be located on the perimeter of the site to limit impacts from adjacent sites. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The property is accessed from Airport Road via both Flora Dora Road and Fraction Road. The material removed from the site is to be hauled to Town property north of Coyne Valley Road via Fraction Road, Airport Road, Coyne Valley Road, and State Highway 9. Staff has no concerns.

Drainage (27/A & 27/R): There is a temporary water quality pond proposed as part of the project. This temporary pond will accommodate drainage of Parcels B, C, and D. Storm water runoff for Parcel A will be captured by the existing Blue 52 pond. This pond will be increased in size to accommodate the

additional storm water runoff as identified on the grading plan. As development plans move forward, the water quality pond will be modified and/or removed. Staff has no concerns.

Phasing: Phased grading is scheduled to begin on May 1, 2018 and go through August 19, 2018. According to the provided schedule on page C6 on the attached plans, work will be intermittent depending on specific special events in Town and parking will shift locations on the site. Temporary fences will be installed along all boundaries of the construction limits.



Hours of Work: The plans state that the work shall not be conducted before 7AM or after 6PM, Monday through Friday or before 8:00 A.M. and after 5:00 P.M. on Saturdays. Work will not be allowed on Sundays or Holidays. The Town of Breckenridge reserves the right to further restrict or modify these hours of operation if conditions warrant. Town Code section 5-8-6 requires construction noise to be within the hours of 7:00 A.M. and 6:59 P.M. This proposal meets the requirements.

Lighting: There is no proposed lighting for this project as the hours of work will be during daylight hours only. There are existing lights near the bus stop which will not be modified.

Point Analysis (Section: 9-1-17-3): Staff does not recommend any positive or negative points under any Relative policies.

Staff Recommendation

Staff recommends that the Planning Commission approve the Denison Placer, Lot 7 Site Grading located at 1760 Airport Road, PL-2018-0066 with a passing point analysis of zero (0) points and the attached Findings.

Town Project Hearing Impact Analysis				
Project:	Denison Placer, Lot 7 Grading	Positive	Points	0
PL:	PL-2018-0066			
Date:	4/12/2018	Negative	Points	0
Staff:	Jeremy Lott, Planer II, AICP			
		Total	Allocation:	0
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		Site work for future development of recommended uses-workforce housing
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	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	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/Multi-family 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/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)		Grading is for future development
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	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	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	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	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	External Circulation	Complies		Traffic limited to Airport Road, Highway 9, Coyne Valley
18/A	Parking	Complies		Existing Parking will be maintained
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	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	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)		
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 - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	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	Water Quality	Complies		On-site, temporary water quality pond for detention
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation			
	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	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		

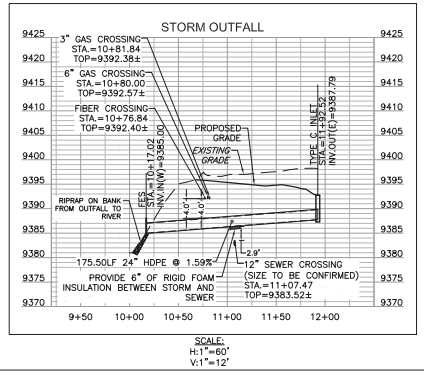
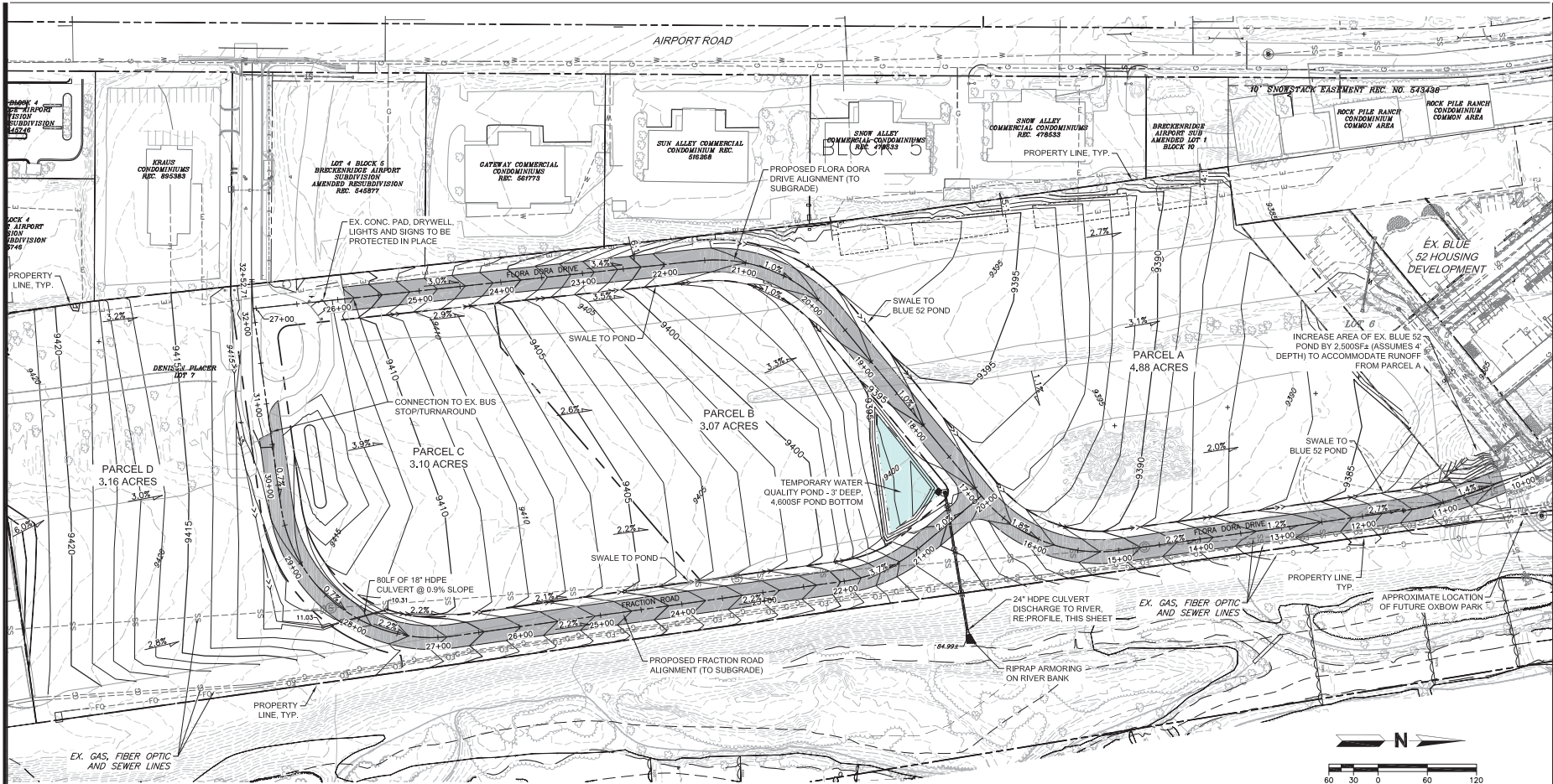
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communications Facilities	Complies		

TOWN OF BRECKENRIDGE

**Denison Placer, Lot 7 Site Grading
Denison Placer, Lot 7
1760 Airport Road
PL-2018-0066**

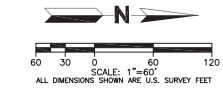
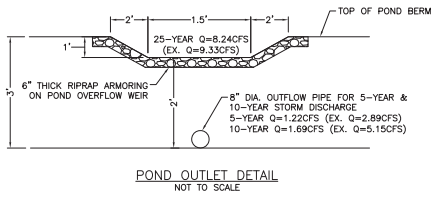
FINDINGS

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 April 12, 2018. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on April 12, 2018, 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 April 24, 2018. This Town Project was listed on the Town Council’s agenda for the April 24, 2018 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.



- GENERAL NOTES:**
1. GRADING FOR ROADS AND SITE AS SHOWN IS TO SUBGRADE STATE ONLY, AND DOES NOT INCLUDE BASE COURSE, ASPHALT, CURB AND GUTTER OR LANDSCAPE CAPPING MATERIAL. ALL FUTURE SURFACING MATERIALS SHALL BE PLACED ON FINISHED SUBGRADE ELEVATION AS SHOWN PER PLAN.
 2. REFER TO SHEETS C2-C5 FOR PLAN AND PROFILES OF FLORA DORA DRIVE AND FRACTION ROAD.
 3. REFER TO SHEETS C7-C8 FOR SITE CROSS SECTIONS.
 4. REFER TO SHEET C9-C10 FOR EROSION CONTROL PLAN.
 5. TEMPORARY WATER QUALITY POND HAS BEEN DESIGNED TO ACCOMMODATE PARCELS B, C AND D FOR THE 5-YEAR STORM EVENT FOR WATER QUALITY. 10-YEAR STORM EVENTS AND WILL DISCHARGE THESE STORMS VIA AN 8" OUTFLOW PIPE TO THE 24" DISCHARGE PIPE TO THE RIVER AS SHOWN PER PLAN. THE POND HAS ALSO BEEN DESIGNED WITH AN ARMORED OVERFLOW WEIR TO ATTENUATE THE FLOWS FROM THE 25-YEAR STORM EVENT. POND DISCHARGE RATES WILL BE AT OR BELOW THE PRE-DEVELOPED FLOW RATES.

5-YEAR STORM VOLUME REQUIRED: 2,962CF	10-YEAR STORM VOLUME REQUIRED: 4,965CF	25-YEAR STORM VOLUME REQUIRED: 11,636CF
VOLUME PROVIDED: 12,100CF	VOLUME PROVIDED: 12,100CF	VOLUME PROVIDED: 12,100CF
 6. STORMWATER RUNOFF FROM PARCEL A WILL BE CAPTURED BY THE EXISTING BLUE 52 POND. THE POND WILL BE INCREASED IN SIZE TO ACCOMMODATE THE ADDITIONAL STORMWATER RUNOFF AS IDENTIFIED ON THE GRADING PLAN.



EARTHWORK QUANTITIES:

CUT: 53,891CY
 FILL: 3,891CY
 NET: 50,000CY (EXPORT)

EARTHWORK DISCLAIMER:
 EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR SHRINK, SWELL, COMPACTION, PAVING, UTILITY SPOILS, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EARTHWORK.



CALL 811 2-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 CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



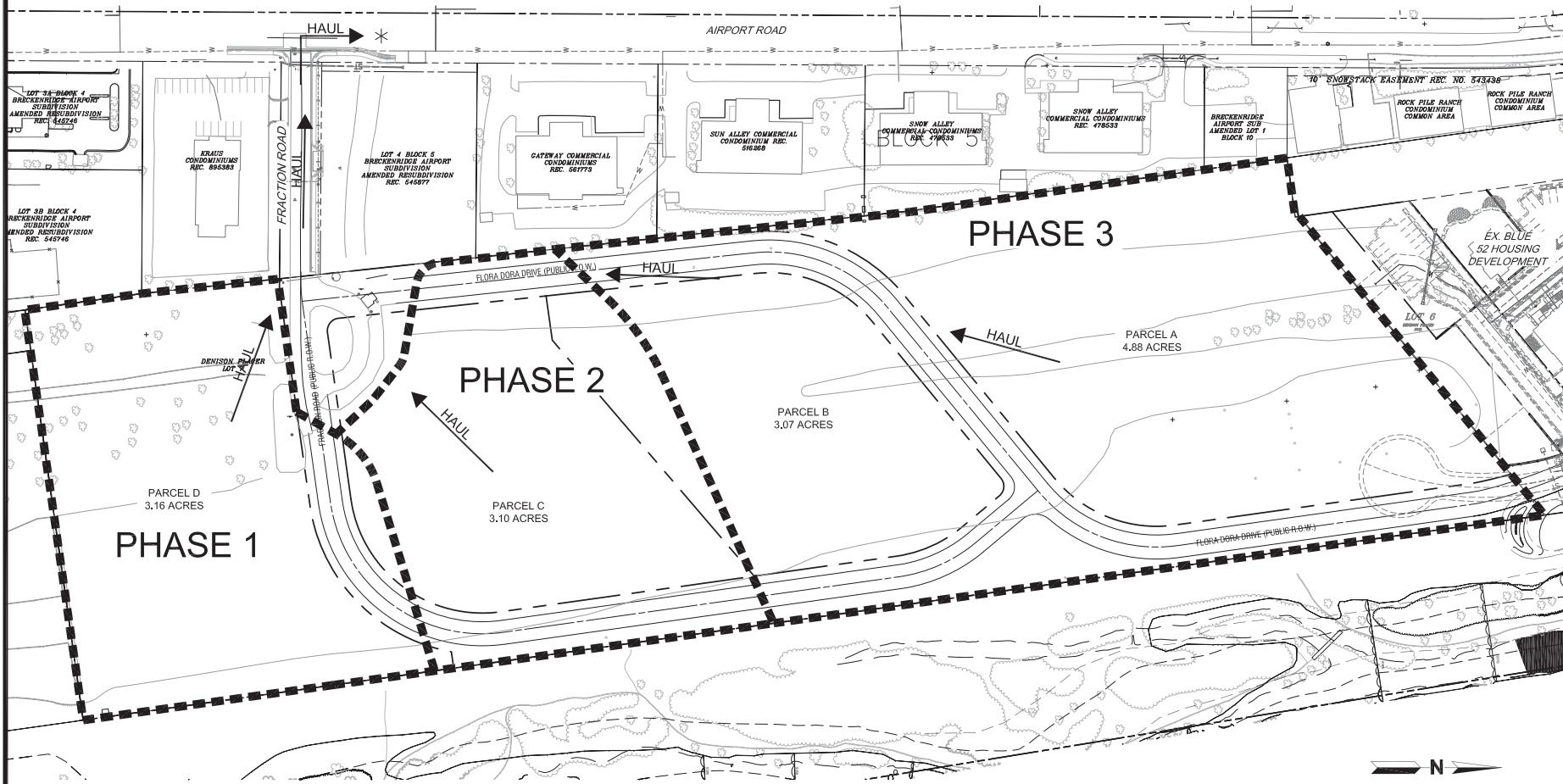
**BRECKENRIDGE BLOCK 11
 OVERLOT GRADING**

No.	Issue / Revision	Date	Name

Job Number: MCD150211
 Project Manager: IMAT
 Design By: IMAT
 Drawn By: IMAT
 Principal in Charge: LML

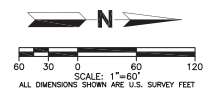
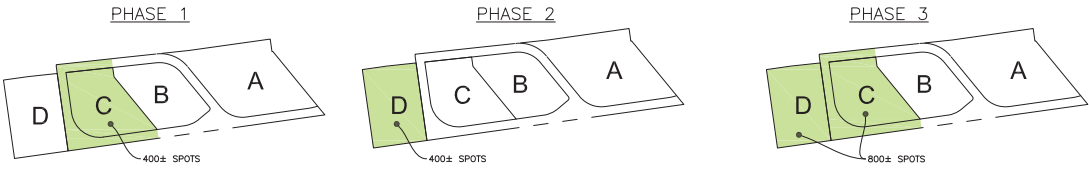
Sheet Number: **C1**

* MATERIAL TO BE HAULED TO TOWN PROPERTY NORTH OF COYNE VALLEY ROAD VIA AIRPORT ROAD, COYNE VALLEY ROAD AND STATE HIGHWAY 9



PHASING NOTES:

- PHASE 1**
REMOVAL OF MATERIAL MAY 1-MAY 15.
PARKING TO BE LOCATED AT PARCEL C.
- PHASE 2**
REMOVAL OF MATERIAL MAY 15-MAY 25.
PARKING TO BE LOCATED AT PARCEL D.
- PHASE 3**
REMOVAL OF MATERIAL MAY 29-JUNE 22.
PARKING TO BE LOCATED AT PARCELS C&D.
NOTE: NO WORK ON SITE JUNE 29-AUGUST 19.
PARKING AVAILABLE ON PARCELS C & D.



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 CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**BRECKENRIDGE BLOCK 11
OVERLOT GRADING**
STAGING PLAN

No.	Issue / Revision	Date	Name

Job Number: MC16.0211
 Project Manager: MAT
 Design By: MAT
 Drawn By: MAT
 Principal in Charge: LML
THE RECORD SHOWN HEREIN IS A PRELIMINARY RECORD. ALL UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE RECORD DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. PROFESSIONAL ENGINEER: JOHN MARTIN/MARTIN, INC.

Sheet Number: **C6**

PLOT DATE: Friday, March 30, 2018 2:01 PM. LAST SAVED BY: MFLKININGTON. DRAWING LOCATION: H:\MC16.0211-Breckenridge Block 11 - Overlot Grading Utilities\PLANS\CD\STAGING PLAN.dwg



Memo

To: Breckenridge Planning Commission
From: Julia Puester, Planning Manager
Date: 4/3/2018 (For April 12, 2018 Meeting)
Subject: Approved Class D Majors Quarterly Report (Q1 2018)

BACKGROUND

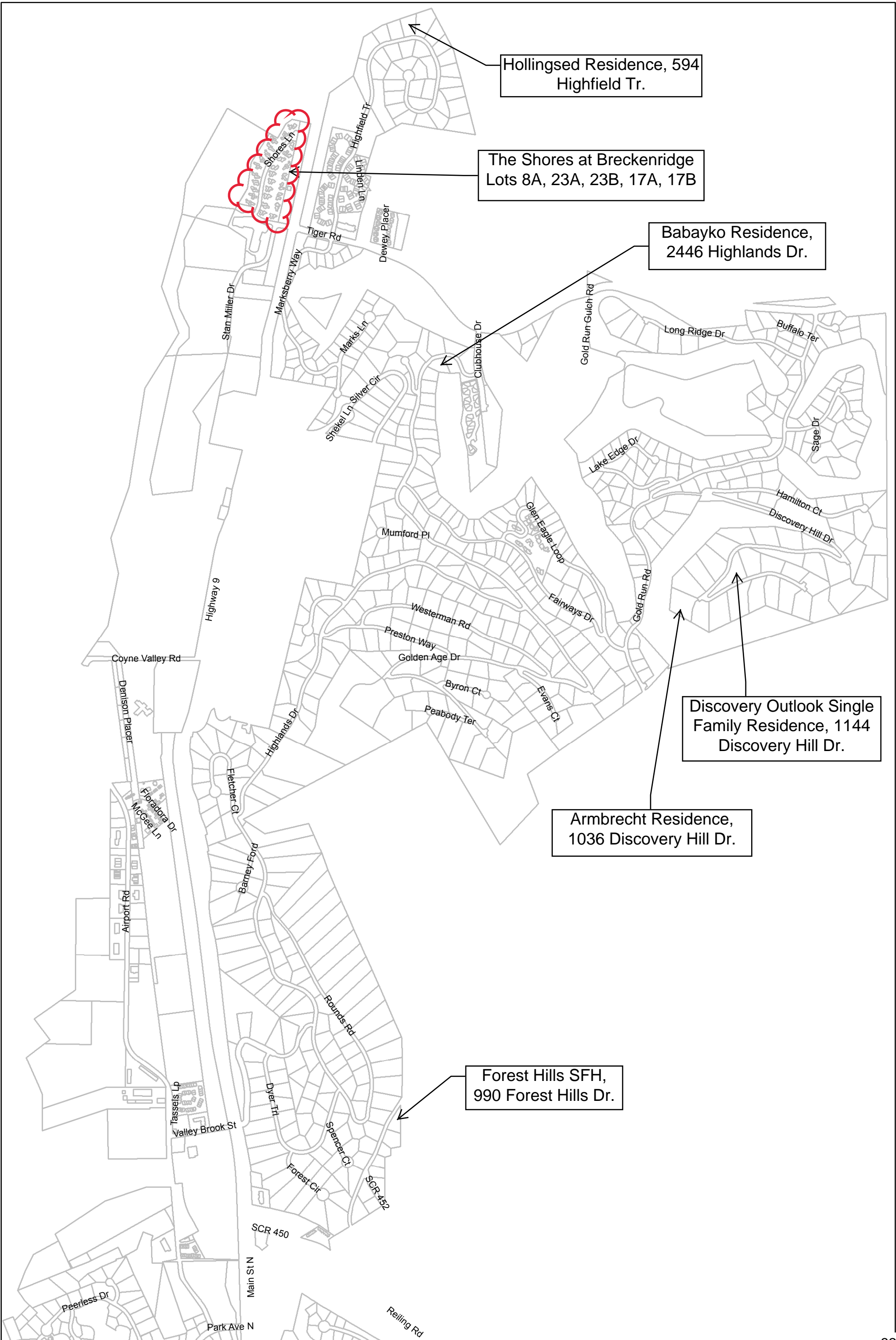
Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application 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 first quarter of 2018 since we last reported to you in January of 2018.

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-2017-0694	147, 159 Shores Lane	The Shores Lot 23A & 23B	New duplex; Unit A to be 2,478 sq. ft with 3 bedrooms and 3.5 bathrooms, Unit B to be 2,416 sq. ft. with 3 bedrooms and 3.5 bathrooms	January 3, 2018	Chris Kulick
PL-2018-0019	1144 Discovery Hill Dr.	Discovery Outlook Single Family Residence	New 8,413 sq. ft. single family residence with 5 bedrooms and 7.5 bathrooms	February 12, 2018	Chapin LaChance
PL-2018-0032	990 Forest Hills Dr.	Forest Hills SFH	New 3,370 sq. ft. single family residence with 4 bedrooms and 4 bathrooms	February 12, 2018	Chris Kulick
PL-2018-0038	96 Red Quill Ln.	The Shores at Breckenridge Lot 8A	New 3,033 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	February 15, 2018	Chris Kulick
PL-2018-0022	594 Highfield Tr.	Hollingsed Single Family Residence and Accessory Apartment	New 4,487 sq. ft. single family residence with 3 bedrooms, 4 bathrooms, and an accessory apartment	February 20, 2018	Chapin LaChance
PL-2018-0037	246 Shores Ln.	The Shores at Breckenridge Lot 17A	New 3,033 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	February 27, 2018	Chris Kulick
PL-2018-0025	1036 Discovery Hill Dr.	Armbrecht Residence	New 5,417 sq. ft. single family residence with 4 bedrooms and 5 bathrooms	March 5, 2018	Jeremy Lott
PL-2018-0040	14 Wire Patch Green	Lincoln Park F4 B4 L2	New 1,953 sq. ft., deed restricted single family residence with 3 bedrooms and 2 bathrooms	March 5, 2018	Chapin LaChance
PL-2018-0041	18 Wire Patch Green	Lincoln Park F4 B4 L3	New 1,718 sq. ft. deed restricted single family residence with 3 bedrooms and 2 bathrooms	March 5, 2018	Chapin LaChance
PL-2018-0042	32 Wire Patch Green	Lincoln Park F4 B4 L5	New 2,028 sq. ft. deed restricted single family residence with 3 bedrooms and 2.5 bathrooms	March 6, 2018	Jeremy Lott
PL-2018-0043	19 & 27 Wire Patch Green	Lincoln Park F4 B4 L6	New deed restricted duplex, Unit A to be 1,287 sq. ft. and have 3 bedrooms and 2 bathrooms; Unit B to be 1,008 sq. ft. and have 2 bedrooms and 1.5 bathrooms	March 6, 2018	Jeremy Lott

PL-2018-0044	181 Bridge Street	Lincoln Park F4 B4 L7	New 2,989 sq. ft. single family residence with 4 bedrooms, 3 bathrooms, and garage	March 6, 2018	Jeremy Lott
PL-2018-0039	26 Wire Patch Green	Lincoln Park F4 B4 L4	New 1,758 sq. ft. deed restricted single family residence with 3 bedrooms, 2 bathrooms, and garage	March 13, 2018	Chapin LaChance
PL-2018-0046	157 Bridge Street	Lincoln Park F4 B4 L9	New 2,269 sq. ft. deed restricted single family residence with 3 bedrooms, 2.5 bathrooms and garage	March 16, 2018	Jeremy Lott
PL-2018-0047	153 Bridge Street	Lincoln Park F4 B4 L10	New 2,237 sq. ft. deed restricted single family residence with 3 bedrooms and 2 bathrooms and garage	March 16, 2018	Jeremy Lott
PL-2018-0062	208 Bridge Street	Lincoln Park F4 B4 L1	New 3,098 sq. ft. single family residence with 4 bedrooms and 3 bathrooms, and garage	March 19, 2018	Jeremy Lott
PL-2018-0059	115 Red Quill Lane	The Shores at Breckenridge Lot 17B	New 3,033 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	March 19, 2018	Chris Kulick
PL-2018-0048	2446 Highlands Drive	Babayko Residence	New 8,413 sq. ft. single family residence with 5 bedrooms and 6.5 bathrooms	March 23, 2018	Jeremy Lott



Hollingsed Residence, 594 Highfield Tr.

The Shores at Breckenridge Lots 8A, 23A, 23B, 17A, 17B

Babayko Residence, 2446 Highlands Dr.

Discovery Outlook Single Family Residence, 1144 Discovery Hill Dr.

Armbrecht Residence, 1036 Discovery Hill Dr.

Forest Hills SFH, 990 Forest Hills Dr.



Lincoln Park Filing 4, Block
4, Lots 1-10



NOT TO SCALE

Breckenridge South





Memo

To: Breckenridge Planning Commission
 From: Julia Puester, Planning Manager
 Date: 4/3/2018 (For April 12, 2018 Meeting)
 Subject: Approved Class C Subdivision Quarterly Report (Q1 2018)

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:

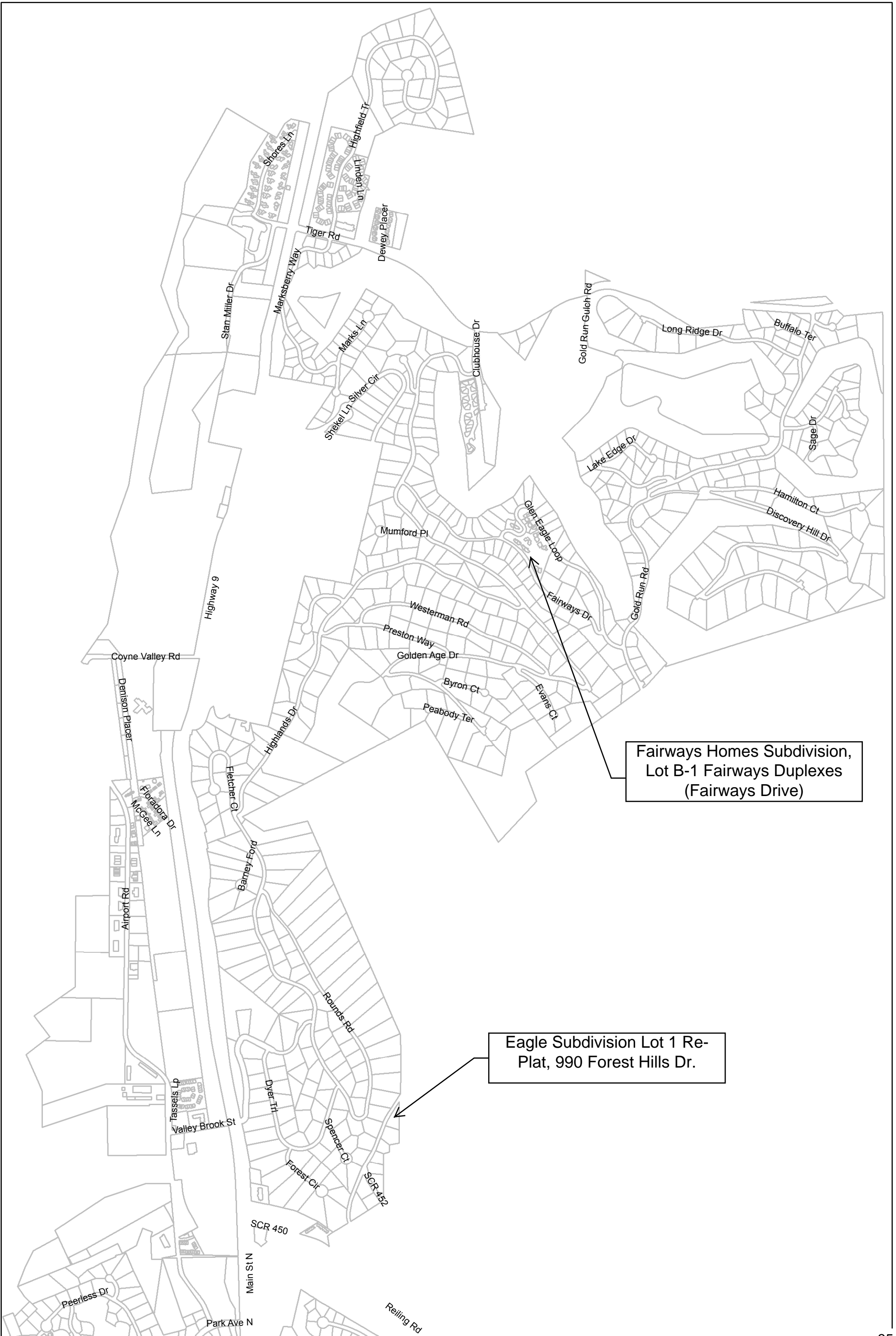
“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved 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 January 2018. 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-2018-0003	Eagle Subdivision Lot 1 Re-Plat	990 Forest Hills Dr.	Resubdivision to remove a previous access restriction	January 22, 2018	Chris Kulick
PL-2018-0045	Fairways Homes Subdivision	Lot B-1 Fairways Duplexes	Resubdivision of Fairways Duplexes Filing 2, Lot B1 to create Fairways Homes Subdivision Lots 1-4	March 20, 2018	Julia Puester



Fairways Homes Subdivision,
 Lot B-1 Fairways Duplexes
 (Fairways Drive)

Eagle Subdivision Lot 1 Re-
 Plat, 990 Forest Hills Dr.