

BRECKENRIDGE LAND USE GUIDELINES

DISTRICT #13

Desired Character and Function

District 13 is located east of District 12 on the south side of Wellington Road. It is a unique District of isolated service commercial use by public agencies in the middle of residential areas, and has been recognized as such due to the existing Public Service building and transformer, and the Sanitation District facility.

Acceptable Land Uses and Intensities

Land Use Type:	Public Service Commercial or Residential
Intensity of Use:	1:1.5 F.A.R. for Service Commercial 2 UPA for Residential
Structural Type:	Special Review

It is encouraged that service commercial uses be limited to those of public or semipublic agencies, and not for private users.

General Design Criteria

Careful site planning and architectural design are essential components of any development within this District due to its proximity to existing and future residential uses.

Architectural Treatment

Contemporary architectural design which is compatible with the intended use and with surrounding architecture is acceptable.

Building Heights

Acceptable building heights will vary depending upon the proposed land uses and their arrangement on the site. Building heights will be determined through the development review process of the governing jurisdiction.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate building setbacks will be made during the development review process.

Pedestrian Circulation

No generators of pedestrian movement exist within this District.

Vehicular Circulation

Access to the District is by Wellington Road, which runs along the north side of the District. Access roads from Wellington should service individual parcels. Wellington does not have capacity constraints, and none are anticipated.

Public Transit Accommodations. low level of activity within the District is not expected to generate a need for public transit service.

District Improvements

Utility Improvements

Water Facilities. Distribution lines in this District serve only the existing Sanitation District facility. If extended, this line or lines in adjacent Districts may not be adequate to serve the full development potential of this District. Some upgrading of lines may be required, depending upon the type of building proposed. Water supply and treatment capabilities can support the full development of the District.

Sanitation Facilities. System collectors within this District serve only the existing Sanitation District facility. If extended, this collector or collectors in adjacent Districts would be adequate to serve the full development potential of this District. Adequate treatment capacity exists to accommodate full development.

Natural Gas, Electricity, Telephone, Cable Television. Distribution lines for natural gas, electricity, telephone and cable television will require extension to serve undeveloped properties in this District. Utilities will be adequate to serve the District at full development potential. Installation of any new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

Capital Improvements

Capital Improvement Projects. None of the projects described in the Capital Improvements Program are associated with this District, a portion of which is located in the County.

Drainage Improvements

Given the District's acceptable uses and intensities, a surface drainage plan should be prepared prior to development. Potential effects on adjacent properties and Districts should be specifically reviewed.

Relationships to Other Districts

Portions of this District directly abut Land Use Districts 1, 12, 14, and 15. Given the existing and future uses of these Districts, compatibility conflicts could occur between their allowed residential uses and the service commercial uses of this District. Residential uses would be expected to be compatible with residential uses in adjacent Districts, despite differences in intensities.

Land Exchange Policy

No land under Federal jurisdiction was identified within this District.

Annexation Suitability

The portion of District 13 not currently within the Town is eligible for immediate annexation due to its contiguity with existing municipal limits. The final determination of eligibility for specific parcels cannot be made until a proposal for specific lands is made. The portion of this District outside of municipal limits is a low priority for annexation.