



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding adoption of Ordinance 2026-13 granting a Conditional Use Permit for placement of a Manufactured Home on Property Known as 309 Dallas which is in a Single-Family Residential (SF 7.5) Zoning District.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The discussion of this item is contingent upon the approval of the Ordinance adding Manufactured Homes as Permissible Uses with a Conditional Use Permit in the Single-Family Residential (7,500 square feet) (SF 7.5) Zoning District.

The property owner of 4.78 acres located at 309 Dallas is requesting amending Table 2 “Residential Uses,” Section 7.E, “Use Tables” of Chapter 22 “Zoning” of the Breckenridge Code of Ordinances to allow Manufactured Homes in Single Family Residential zoning districts with a Conditional Use Permit, specifically, SF 7.5, stating the property is intended for exclusively for a SF residence, stating there are no other properties located within 200 feet of the subject track thus providing ample separation and is consistent with the rural and low-density character of the area.

Pursuant to Article III, Section 24 of the Zoning Ordinance, the following factors must be considered when determining whether to grant a conditional use permit:

- (1) That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to, or endanger, the public health, safety, morals, or general welfare;
- (2) That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use;
- (3) That the establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have

- been or are being provided;
- (5) That adequate measures have been or will be taken to provide ingress or egress, so designed as to minimize traffic congestion in the public streets; and
 - (6) That the conditional use shall conform to all applicable yard area regulations of the district in which it is located.

The Planning and Zoning Commission met on Monday, August 3, 2026, and voted 5-0 to recommend approval of Ordinance No. 2026-11, approving a Conditional Use Permit for the placement of a manufactured home. The recommendation included an amendment to allow the property owner 120 days to place the manufactured home on the property and to permit the sale of the property and manufactured home to the Sparkmans.

Following the Planning and Zoning Commission meeting the City Attorney revised the proposed ordinance to incorporate the amendments requested by the Commission. The ordinance presented for consideration tonight reflects those requested revisions.

FINANCIAL IMPACT:

If applicable, enter financial impact.

STAFF RECOMMENDATION:

Consider approval of Ordinance 2026-13 granting a Conditional Use Permit for a Manufactured Home on property known as 309 Dallas in Single-Family Residential (7.5) Zoning District as presented.