

Staff Presentation
to the
Planning & Zoning Commission
February 15, 2024

Mason Street Infrastructure Overall Development Plan (ODP)

Planning and Zoning Commission

Clark Mapes, City Planner

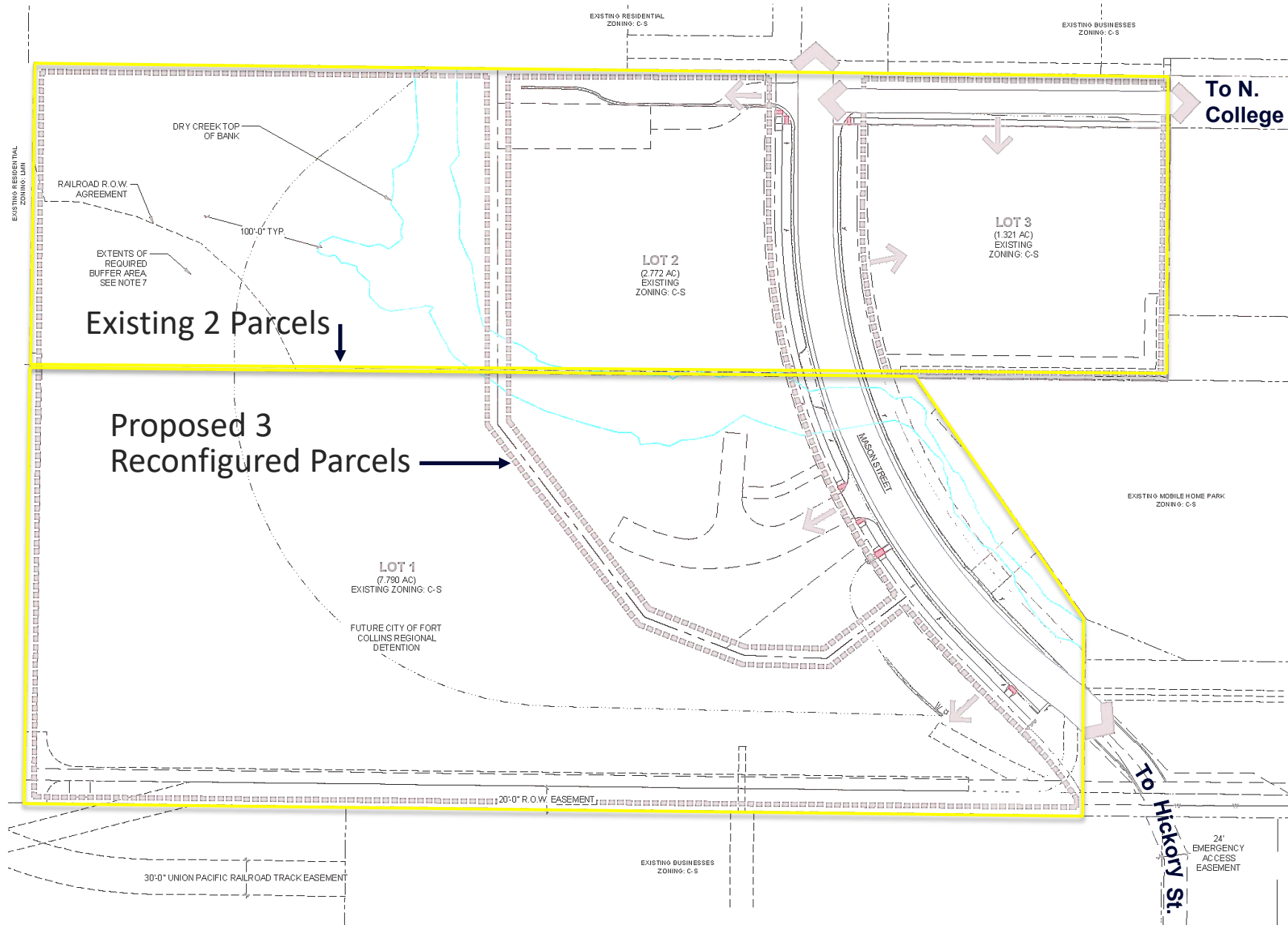




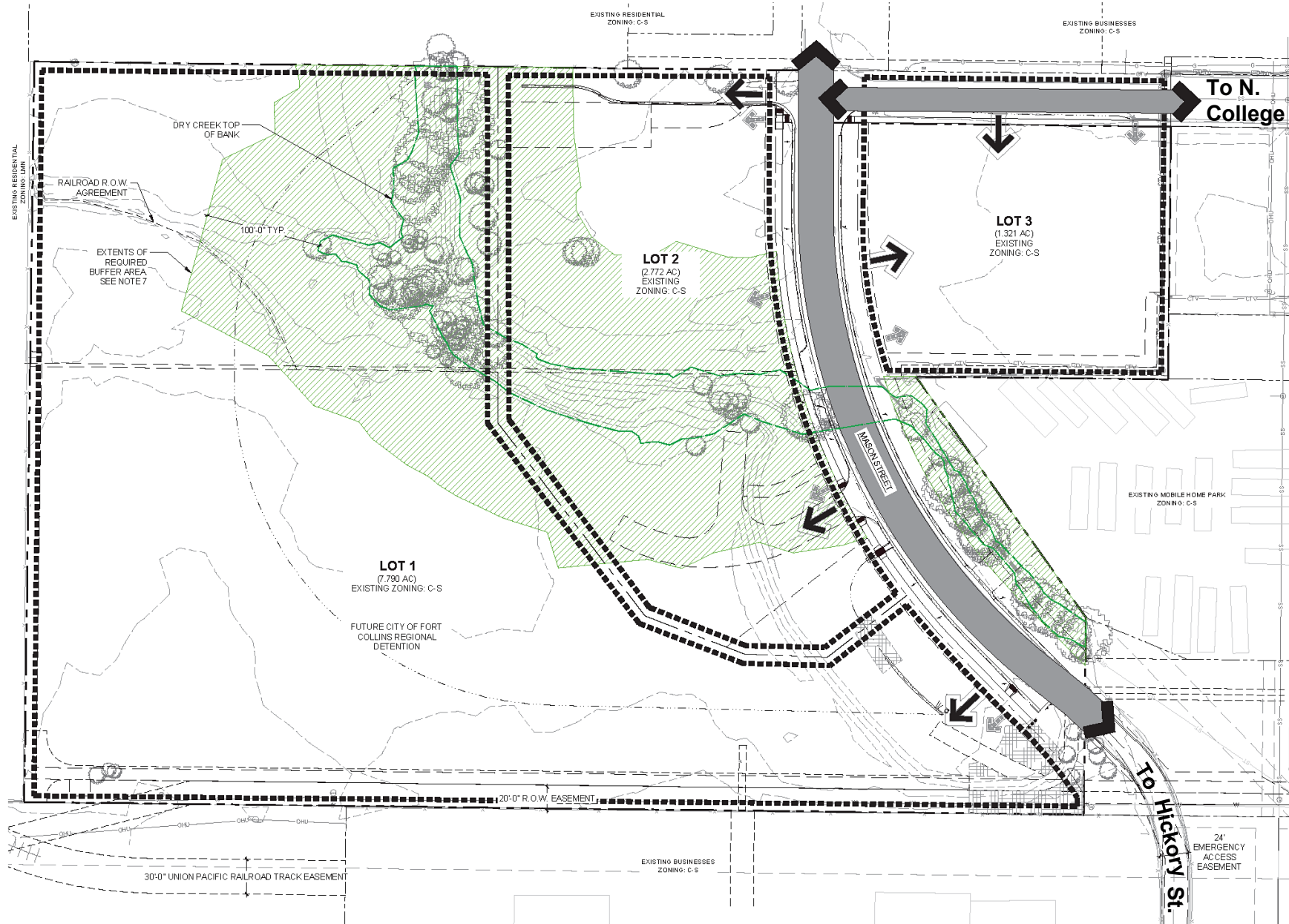
Mason Street Infrastructure
Overall Development Plan
(ODP)



Mason Extension



- 12 acres
- 2 parcels



LEGEND

- ODP BOUNDARY
- PARCEL BOUNDARIES
- EXISTING TREES
- ← FUTURE PUBLIC STREET
- TOP OF BANK
- ▨ REQUIRED NATURAL HABITAT BUFFER
- ↖ VEHICULAR ACCESS POINT
- ↙ PEDESTRIAN ACCESS POINT

UTILITY LEGEND

- FO --- = FIBER OPTIC
 - G --- = GAS
 - SD --- = STORM DRAIN
 - SS --- = SANITARY SEWER
 - T --- = TELEPHONE
 - UE --- = UNDERGROUND ELECTRIC
 - W --- = WATER LINE
 - OHU --- = OVERHEAD UTILITY LINE
 - CTV --- = CABLE TV LINE
- UTILITIES SHOWN FOR REFERENCE ONLY

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20__

DIRECTOR SIGNATURE _____

OWNER'S CERTIFICATE

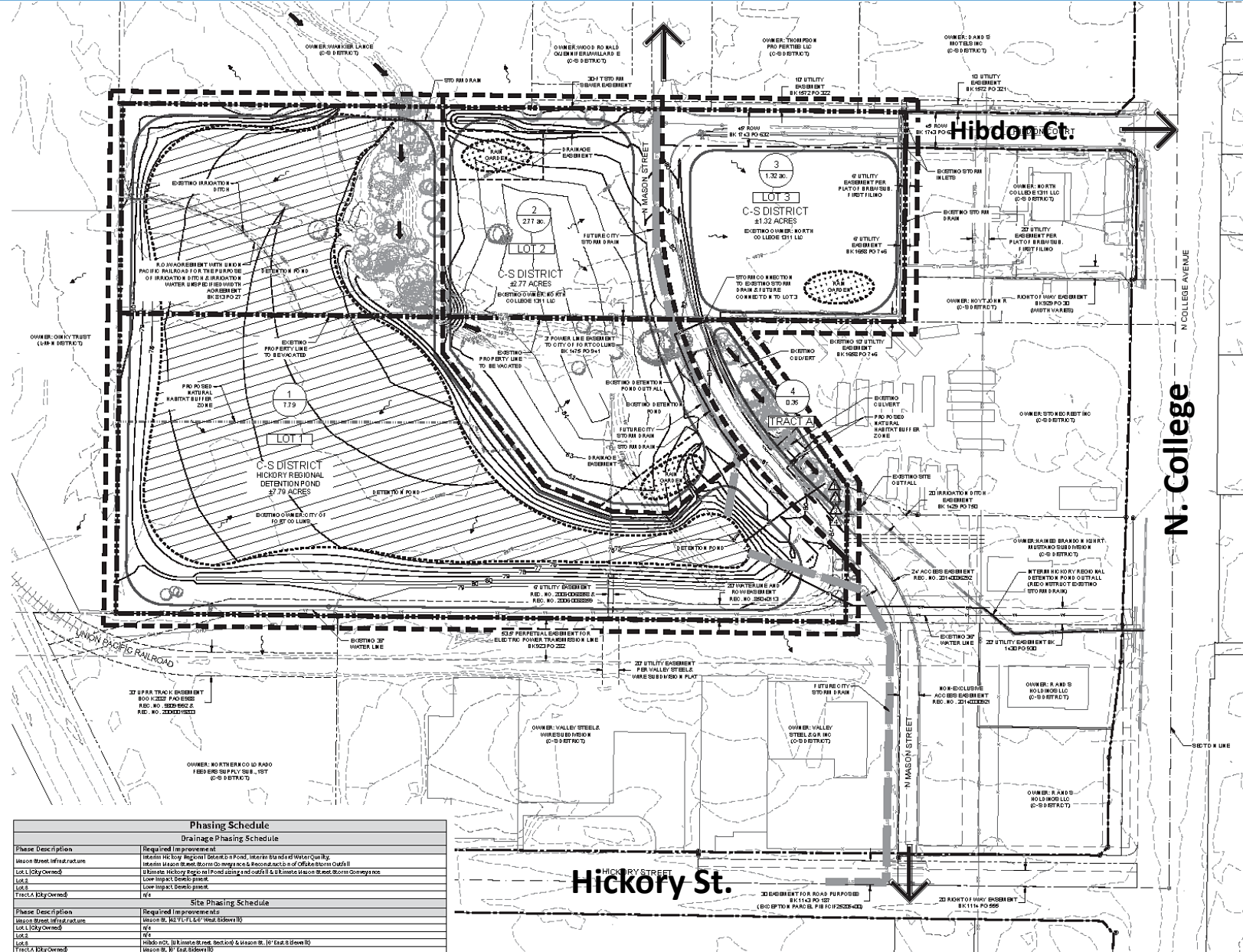
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACKNOWLEDGE AND ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ Date _____

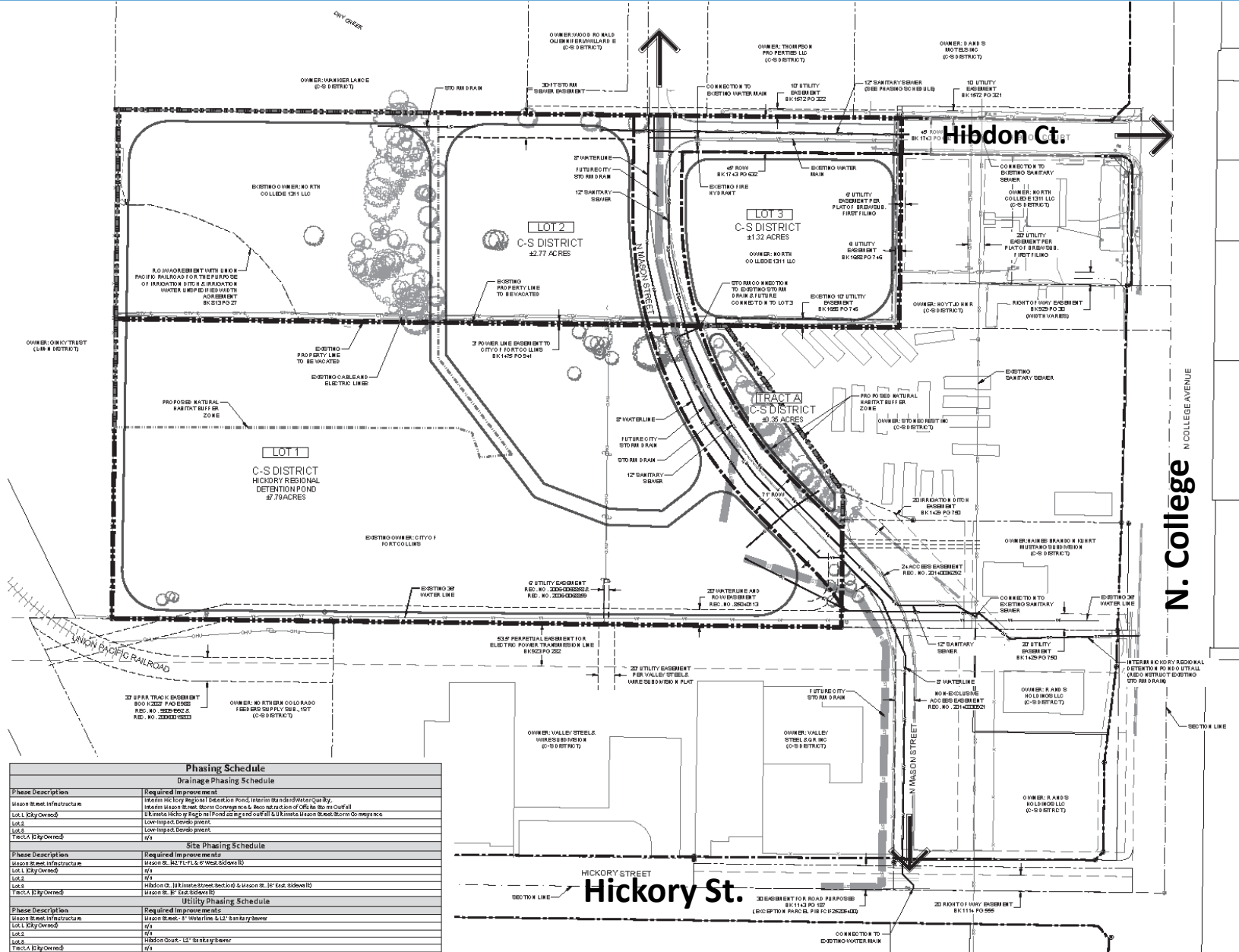
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, A.D., 20__ BY _____

(PRINT NAME)



Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Install the long regional Detention Pond, Water Storage and Water Quality
Lot 1 (City Owned)	Install Mason Street Storm Sewer to Detention Pond and outfall to ultimate Mason Street Storm Sewer Conveyance
Lot 2	Ultimate Detention Pond design and outfall to ultimate Mason Street Storm Sewer Conveyance
Lot 3	Low Impact Detention Pond
Tract A (City Owned)	NA
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. 24" V.C.F.L. 6" Veal Sidewalk
Lot 1 (City Owned)	NA
Lot 2	NA
Lot 3	Hibdon St. (18" Water St. Sect. and Mason St. 18" (18" & 24" Sewer))
Tract A (City Owned)	Mason St. 18" (18" & 24" Sewer))



Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Realign Hickory Regional Detention Pond, Interim Mainline at Conkley, Interim Mason Street Storm Conveyance, Reconstruct on Off to the Main Outfall
Lot 1 (City Owned)	Realign Hickory Regional Detention Pond and outfall to Hickory Mason Street Storm Conveyance
Lot 2	Low Impact Storm Drain
Lot 3	Low Impact Storm Drain
TRACT A (City Owned)	NA
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. 42' FC-FL & 6' West Sidewalk
Lot 1 (City Owned)	NA
Lot 2	Hickory St. 12' Mason Street Section & Mason St. 10' East Sidewalk
Lot 3	Mason St. 10' East Sidewalk
TRACT A (City Owned)	NA
Utility Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason Street 24" Waterline & 12" Sanitary Sewer
Lot 1 (City Owned)	NA
Lot 2	Hickory Street 12" Sanitary Sewer
Lot 3	Hickory Street 12" Sanitary Sewer
TRACT A (City Owned)	NA

Land Use Code Subsections 2.3.2 (H)(1) and (3)-(6):

- (1) The ODP shall be consistent with the permitted uses and pertinent zone district standards in Article 4 and pertinent general development standards in Article 3 that can be applied at the level of detail required for an overall development plan submittal.
- (3) The ODP shall conform to the Master Street Plan requirements and street pattern/connectivity standards, and demonstrate how the development, when fully constructed, will meet the Transportation Level of Service Requirements in Section 3.6.4, with submittal of a Master Plan Level Transportation Impact Study (TIS).
- (4) The ODP shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement.
- (5) The ODP shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to Section 3.4.1(E).
- (6) The plan shall be consistent with the appropriate Drainage Basin Master Plan.

~ paraphrased

Mason Street Infrastructure Overall Development Plan (ODP)

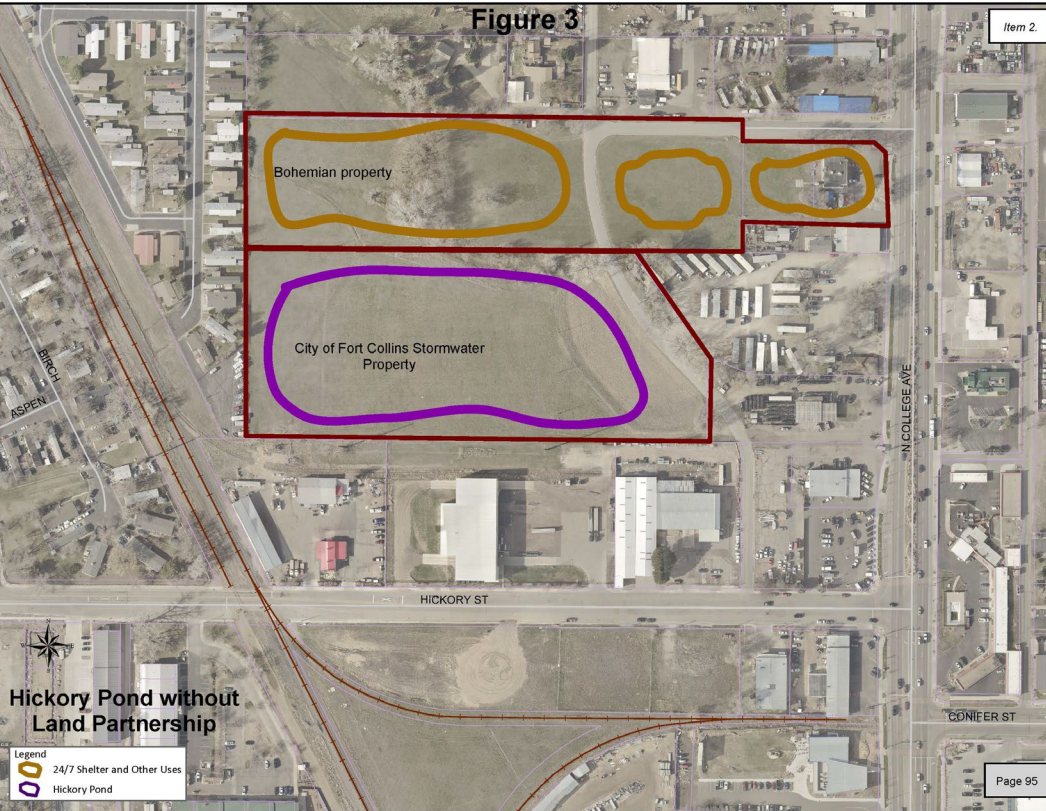
Planning and Zoning Commission

Clark Mapes, City Planner

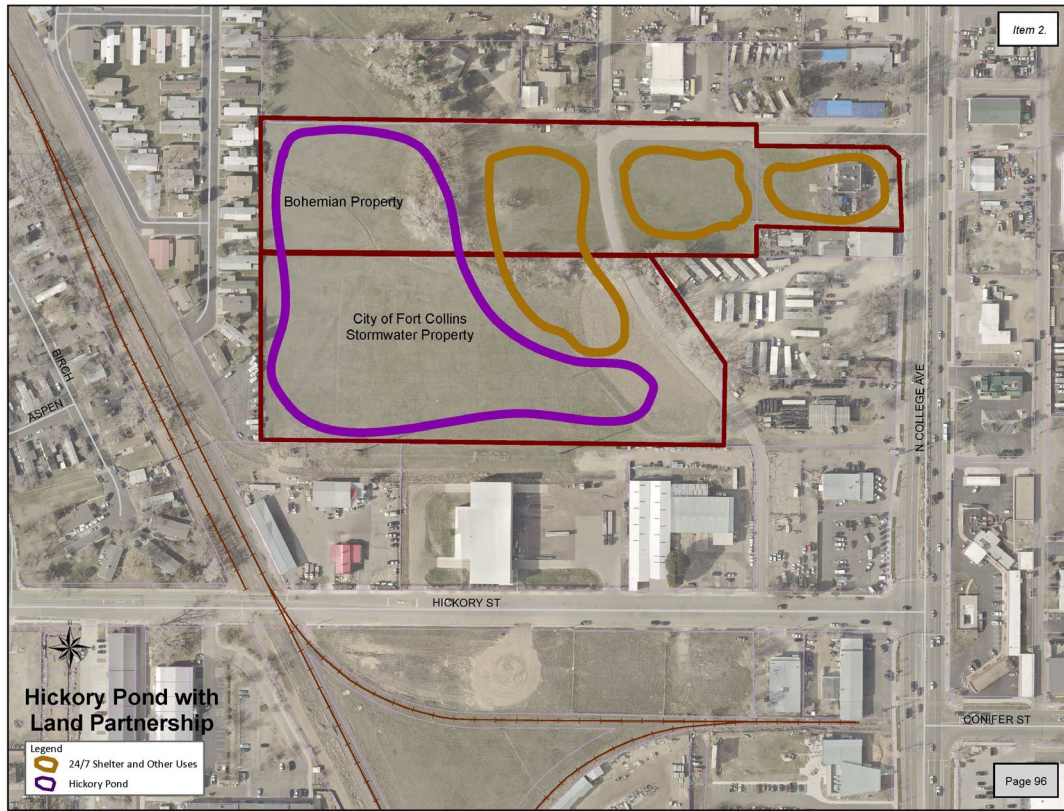


Figure 3

Item 2.

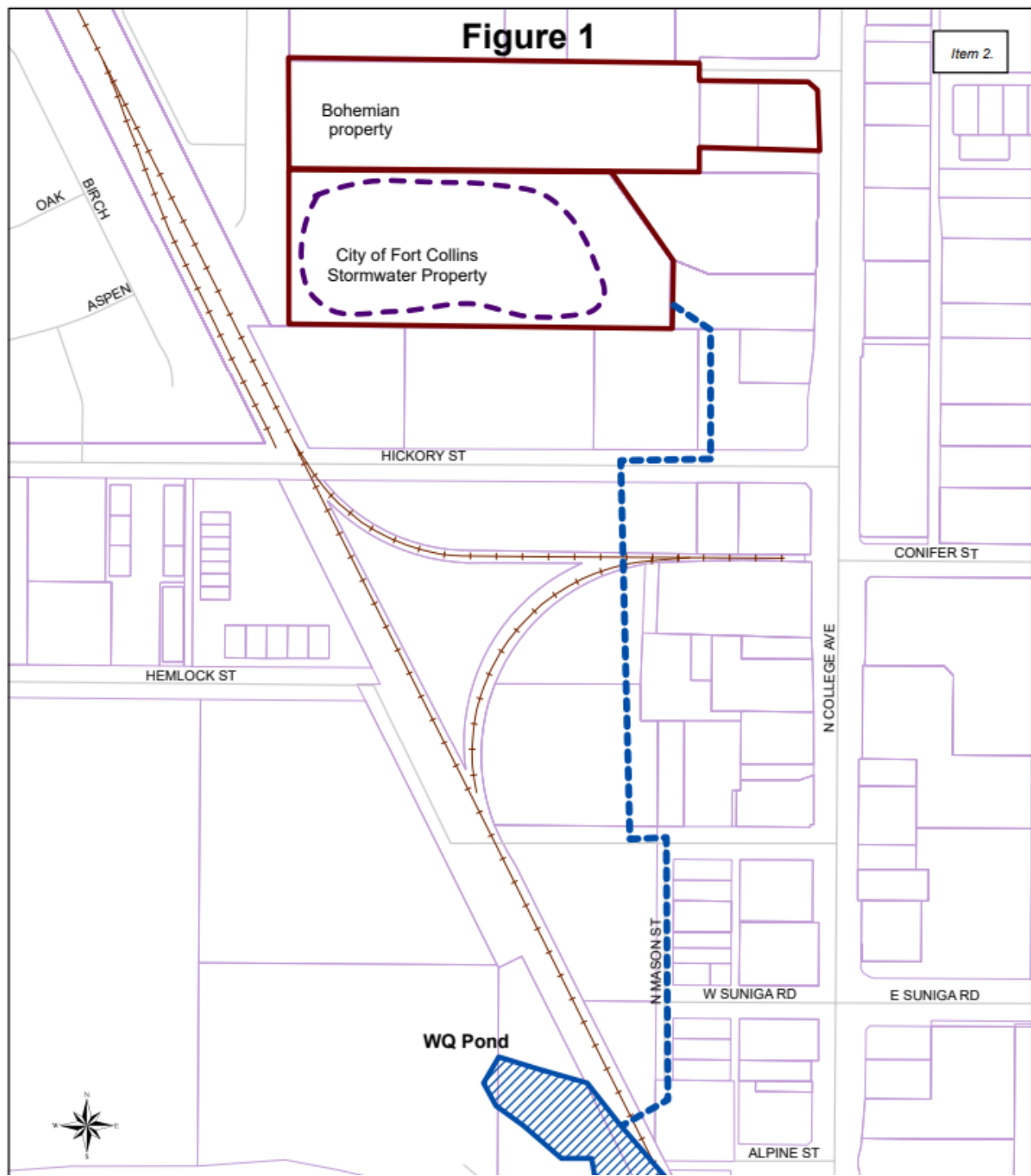


Item 2.



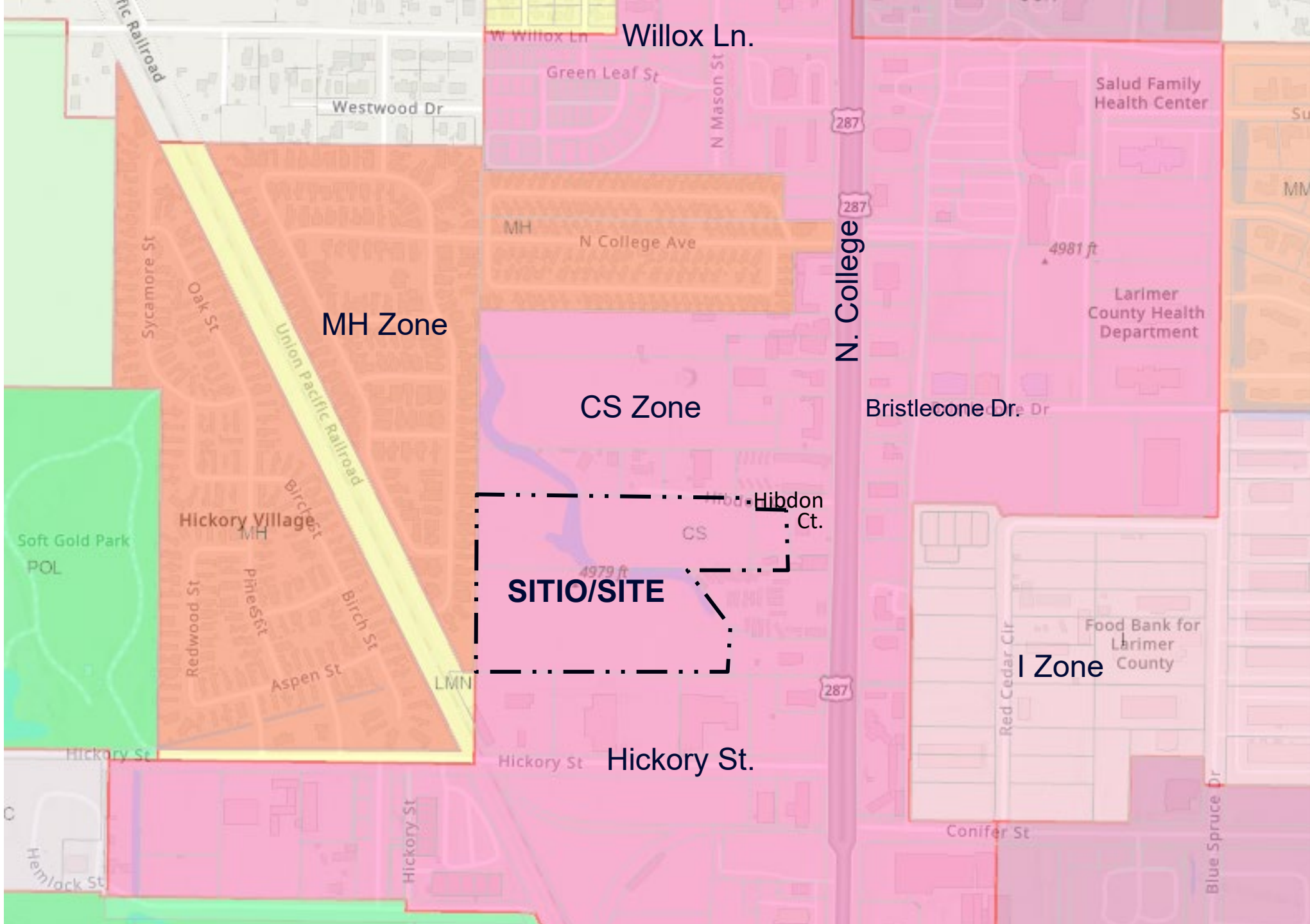
Intercambio de la Tierra

Land "Trade"

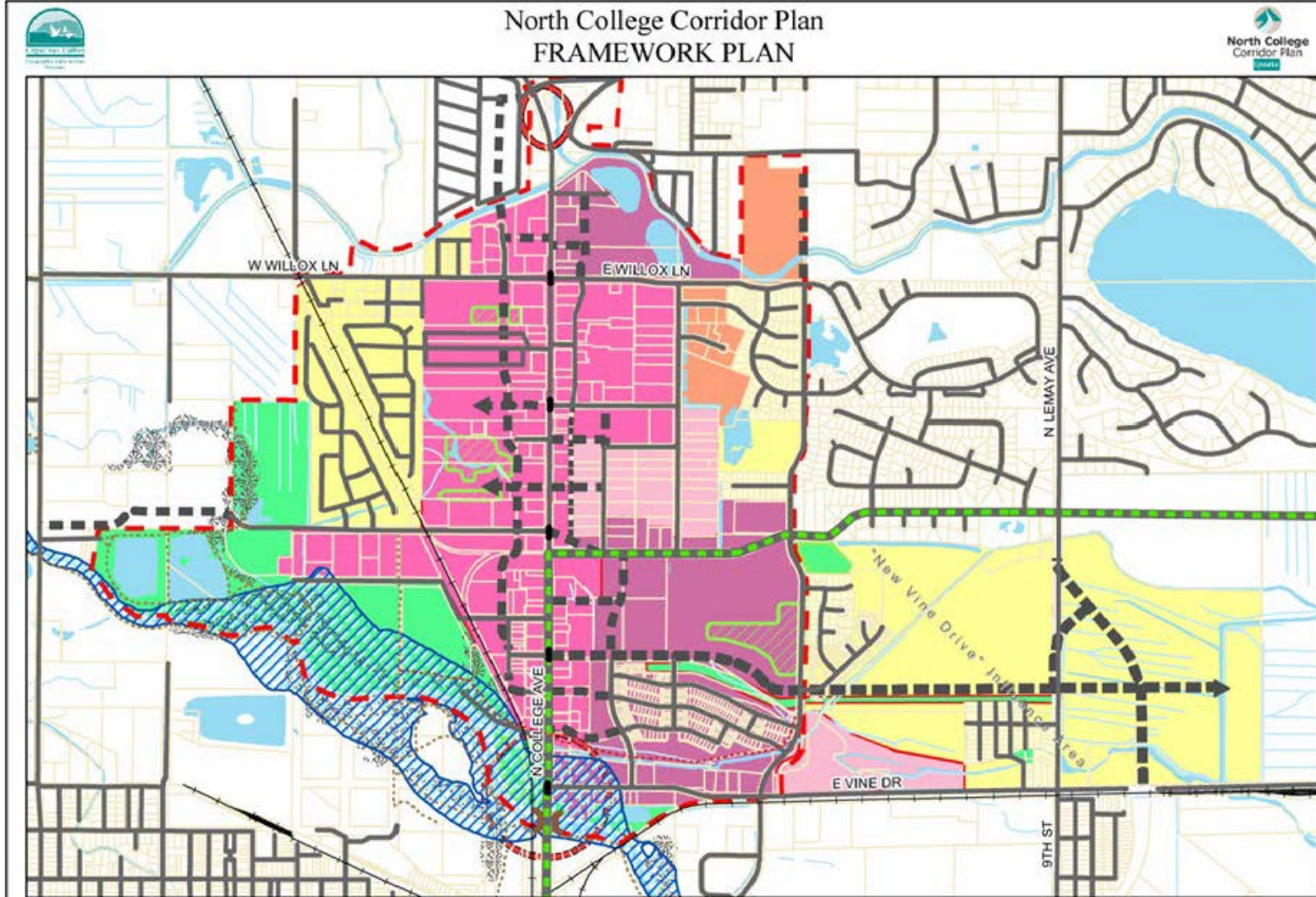


**Detención de
aguas
pluviales**

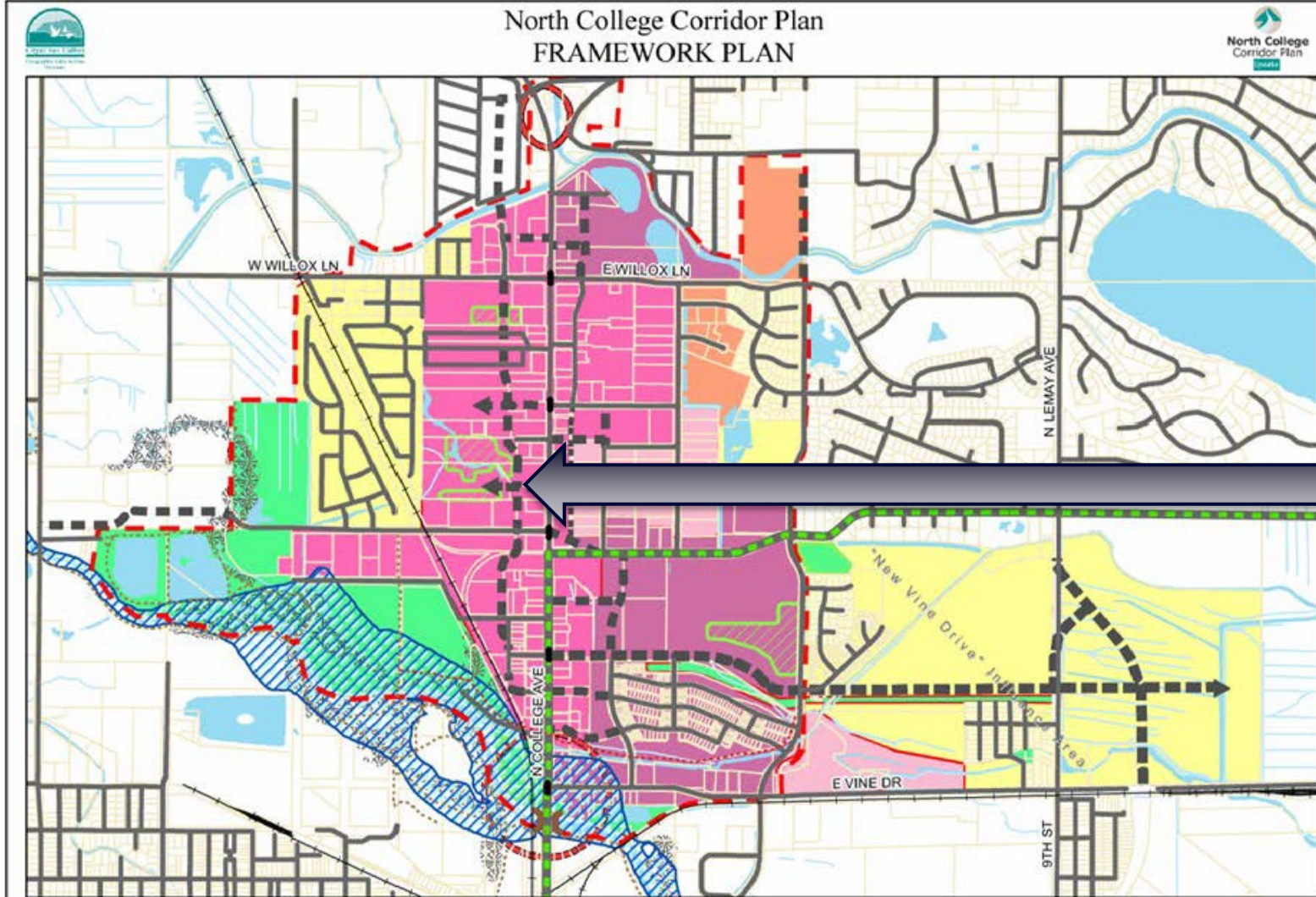
**Stormwater
Detention**



Zonificación/ Zoning



**North College
Corridor Plan
Framework Plan
2006**



**North College
Corridor Plan
Framework Plan
2006**