

**Applicant Presentation to
Planning & Zoning Commission
February 15, 2024**

MASON STREET

OVERALL DEVELOPMENT PLAN

PLANNING & ZONING COMMISSION

FEBRUARY 15TH, 2024



Contents/agenda

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2. Site Context
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Why an Overall Development Plan (ODP)?

LUC 2.1.3 (B)(1) Purpose and Effect

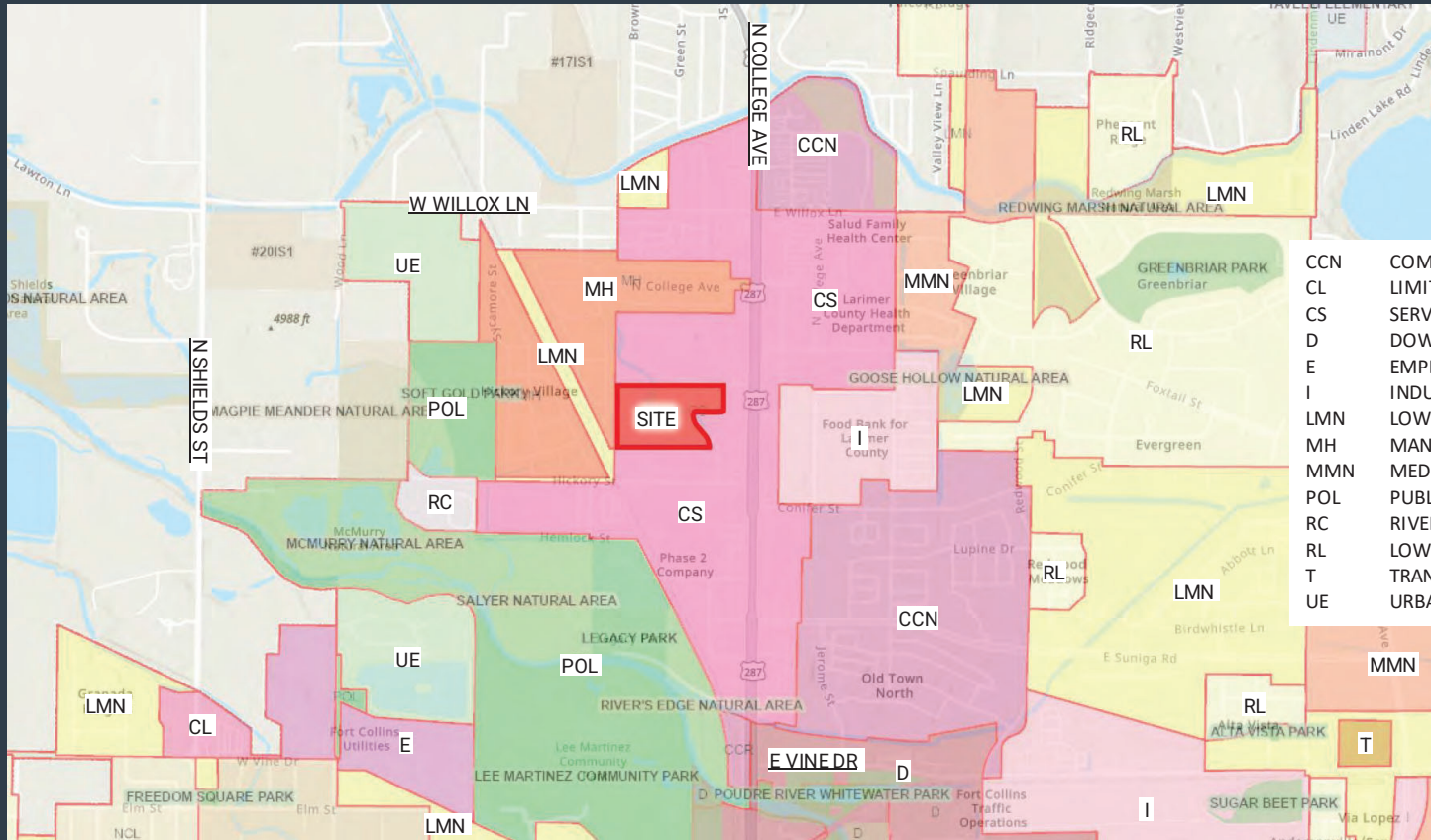
*The purpose of the overall development plan is to **establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals.** Approval of an overall development plan does not establish any vested right to develop property in accordance with the plan.*



Site Context



Site Zoning



CCN	COMMUNITY COMMERCIAL – NORTH COLLEGE
CL	LIMITED COMMERCIAL
CS	SERVICE COMMERCIAL
D	DOWNTOWN
E	EMPLOYMENT
I	INDUSTRIAL
LMN	LOW DENSITY MIXED-USE NEIGHBORHOOD
MH	MANUFACTURED HOUSING
MMN	MEDIUM DENSITY MIXED-USE NEIGHBORHOOD
POL	PUBLIC OPEN LANDS
RC	RIVER CONSERVATION
RL	LOW DENSITY RESIDENTIAL
T	TRANSITION
UE	URBAN ESTATE



Site Context /Existing Conditions





Land Use Code – ODP Criteria

LUC 2.3(H) Step 8:
An Overall Development
Plan shall comply with the
following criteria:

- (1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.
- (2) Shall be consistent with the required density range for residential uses for applicable zoning district.
- (3) Shall conform to the Master Streets Plan.
- (4) Shall provide transportation connections to adjoining properties to ensure connectivity.
- (5) Delineate natural features and proposed rough estimate of buffer area.
- (6) Shall be consistent with appropriate Drainage Basin Master Plan.
- (7) Standards related to housing density and mix of uses shall apply over the entire overall development plan.





Land Use Code – ODP Criteria (1)

LUC 2.3 (H)(1) Shall be consistent with the permitted uses and applicable zoning district standards in Article 4 and general standards of Article 3.

- ✓ Any subsequent PDP shall be subject to the development review process. All Zoning District Standards included in Article 4 shall apply. Any subsequent PDP shall also be subject to the general development standards of Article 3.





Land Use Code – ODP Criteria (2)

LUC 2.3 (H)(2) Shall be consistent with the required density range for residential uses with regard to applicable zoning district

- ✓ No Changes to the existing zoning is proposed with this ODP. Any residential development that develops within the boundaries of the ODP shall be subject to the Service Commercial (C-S) standards outlined in Article 4.
 - Residential Uses for C-S are limited to extra occupancy of less than 5 occupants and short-term and non-primary rentals. C-S currently has no limits on density.

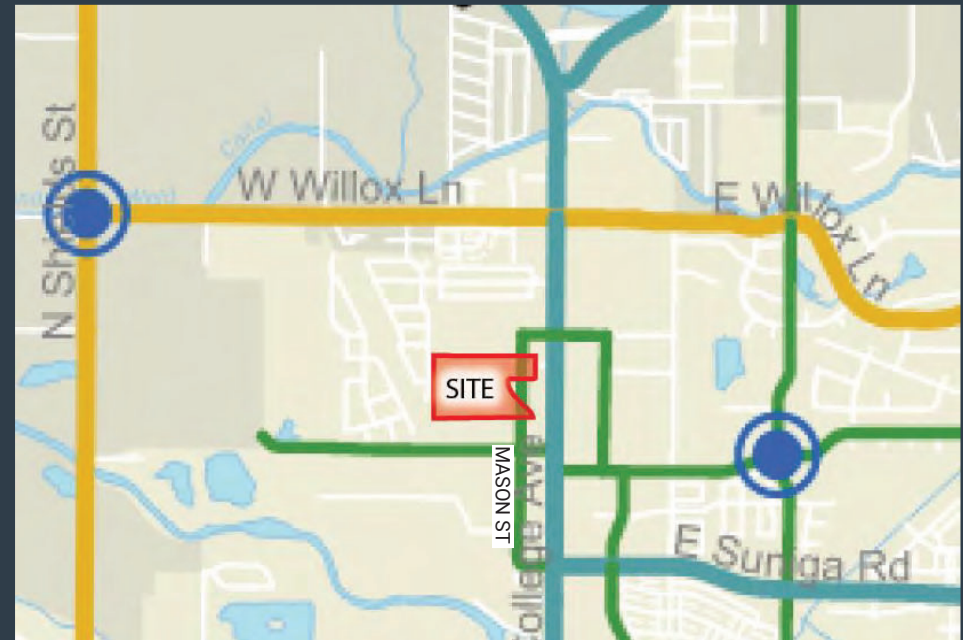




Land Use Code – ODP Criteria (3)

LUC 2.3 (H)(3) Shall conform to the Master Streets Plan

- ✓ In the North College Corridor, the Master Streets Plan identifies Mason Street as a 2-lane collector. Mason Street is identified as such on the ODP.



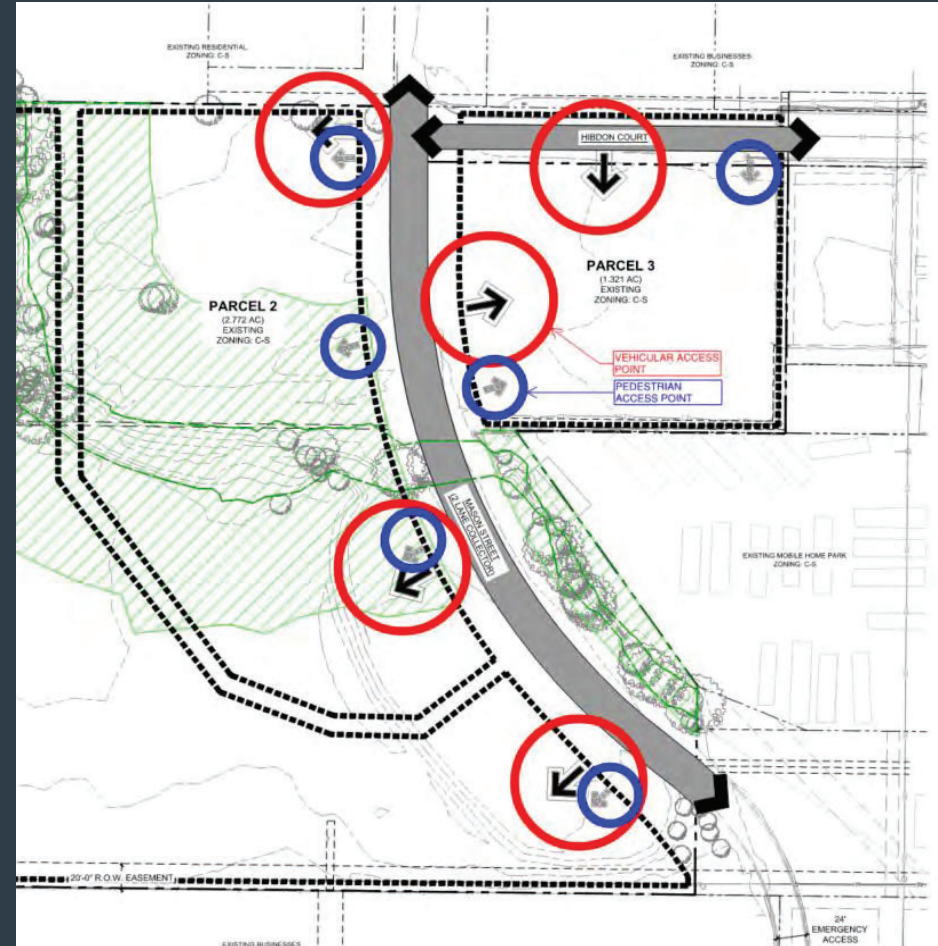
Collector 2 Lanes	Arterial 2 Lanes - Outside GMA	Potential Roundabout
Arterial 2 Lanes	Arterial 4 Lanes - Outside GMA	City Limits
Arterial 4 Lanes	Major Arterial 6 Lanes - Outside GMA	Growth Management Area
Major Arterial 6 Lanes	Interstate	Larimer County
Collector 2 Lanes - Outside GMA	Potential Grade Separated Rail Crossing	



Land Use Code – ODP Criteria (4)

LUC 2.3 (H)(4)(4) Shall provide transportation connections to adjoining properties to ensure connectivity

- ✓ Each of proposed lots have adequate access to Mason Street. Access is provided in such a way that no development shall preclude another from gaining access to the public street.
- ✓ Detached sidewalk is provided along the west side of Mason
- ✓ Detached Sidewalk shall be provided along south side of Hibdon Court

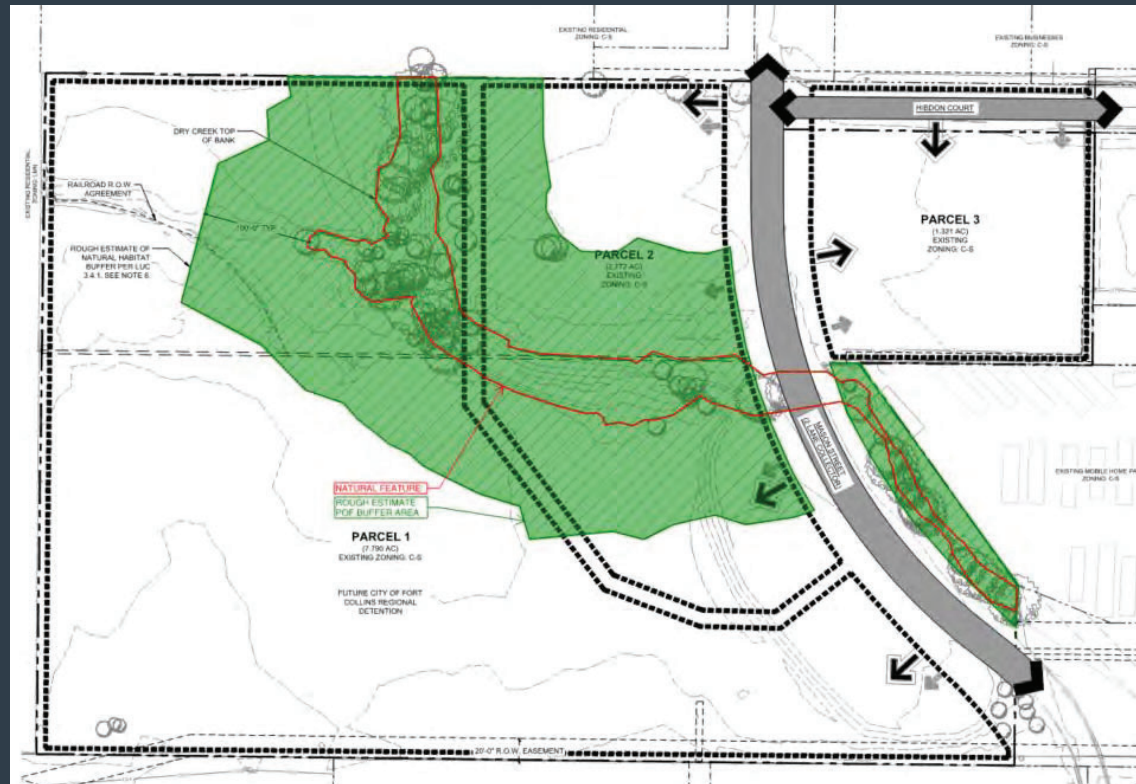




Land Use Code – ODP Criteria (5)

LUC 2.3 (H)(5) Delineate natural features and proposed rough estimate of buffer area

- ✓ The Dry Creek Remnant has been identified on the plans (Top of Bank)
- ✓ Rough Estimate of buffer has been provided. Buffer is calculated at 100' from Top of Bank





Land Use Code – ODP Criteria (6)

LUC 2.3 (H)(6) Shall be consistent with appropriate Drainage Basin Master Plan

- ✓ Located within the Dry Creek Master Drainage Basin
- ✓ Shall comply with required release rates
- ✓ Begins to address facilities that were identified in the North College Infrastructure Funding Projects
 - Hickory Regional Detention Area
 - Provides drainage corridors for future storm pipes





Land Use Code – ODP Criteria (7)

LUC 2.3 (H)(7) Standards related to housing density and mix of uses shall apply over the entire overall development plan

- ✓ No changes to the existing zoning is proposed with this ODP. Any residential development that develops within the boundaries of the ODP shall be subject to the Service Commercial (C-S) standards outlined in Article 4 and general development standards in Article 3 and both shall apply over the entire overall development plan.
 - Residential Uses for C-S are limited to extra occupancy of less than 5 occupants and short-term and non-primary rentals.



Conclusion

- This land use application and presentation only pertains to the ODP.
- The ODP provides framework by which multiple parcels within this same property shall develop. It also allows for each parcel to be developed at different times.
- The proposed Mason Street ODP Complies with all seven (7) Criteria listed in the Land Use Code.
- All site-specific parameters shall be reviewed against Articles 3 and 4 of the code with subsequent Project Development Plan applications.

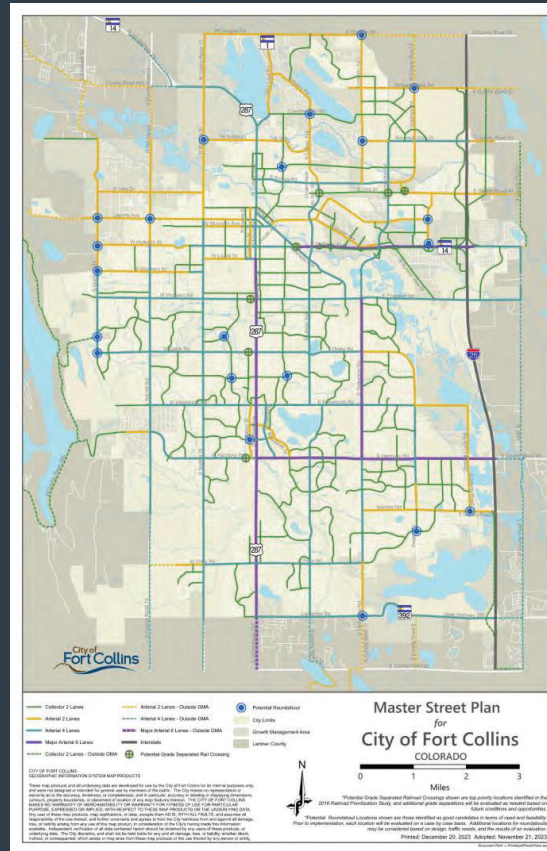


THANK YOU



APPENDIX A

MASTER STREETS PLAN



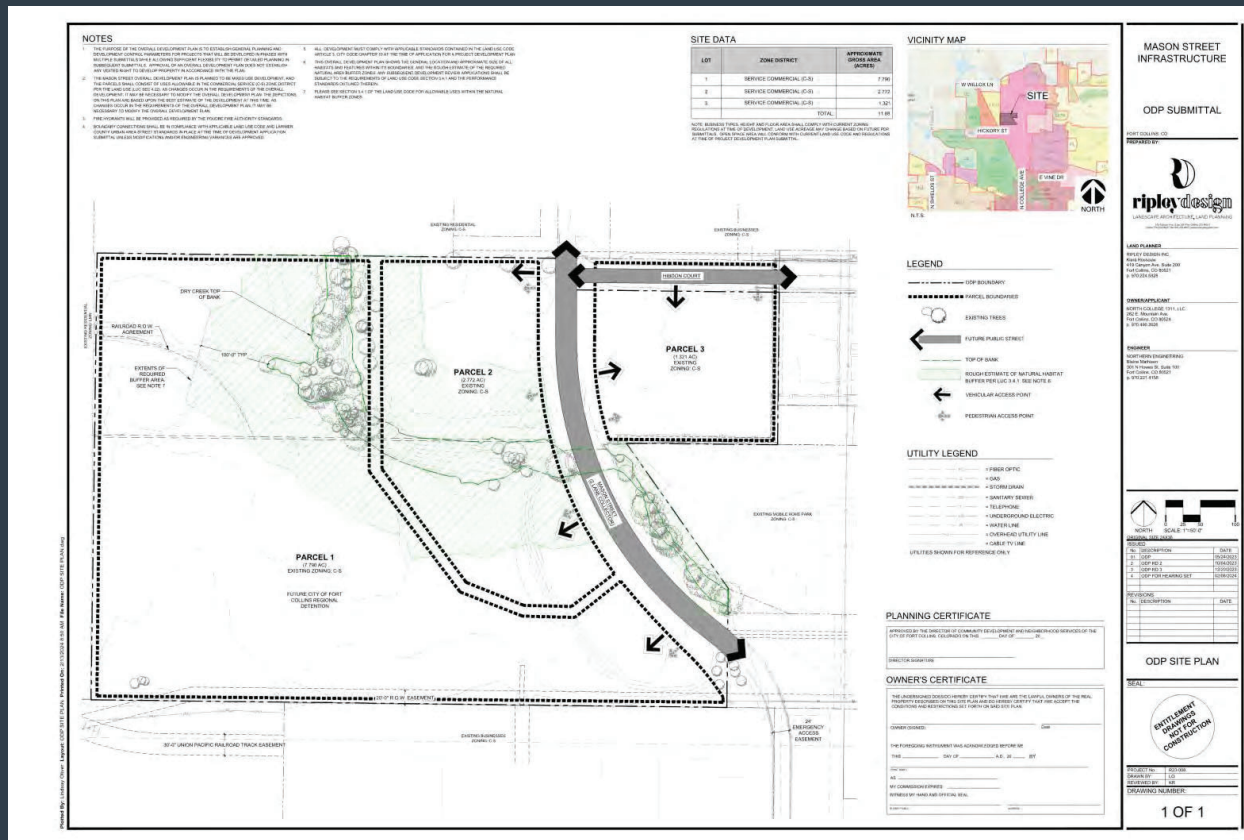
APPENDIX B

MASTER STREETS PLAN



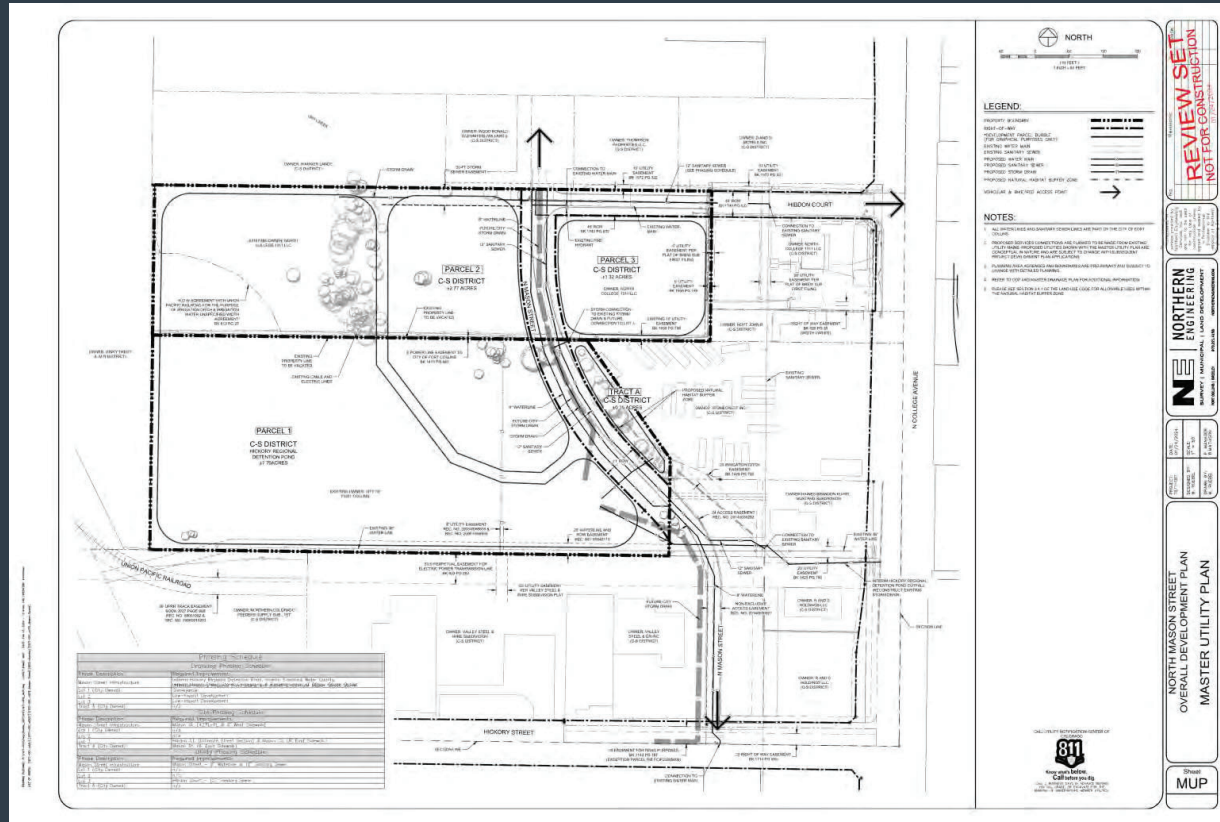
APPENDIX D

ODP



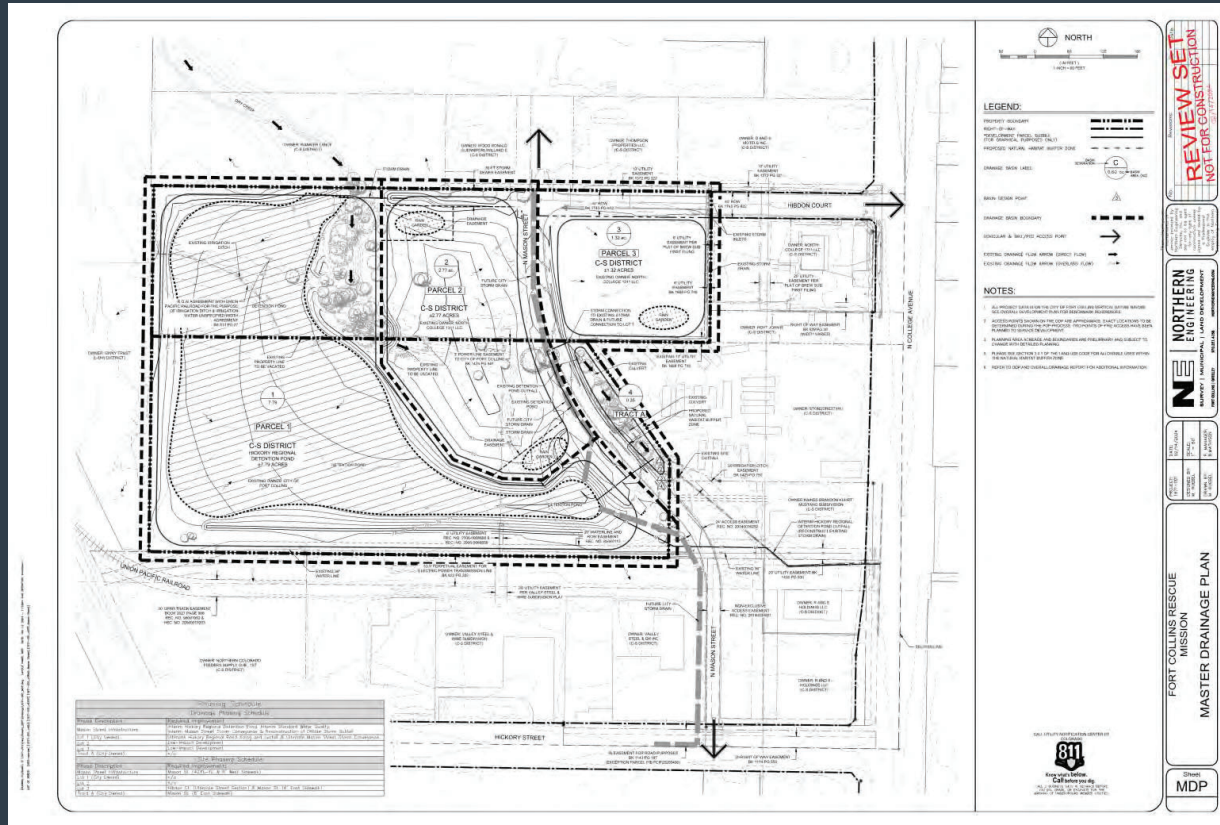
APPENDIX E

UTILITY PLAN



APPENDIX F

DRAINAGE PLAN



APPENDIX H

PHASING SCHEDULE

Phasing Schedule	
Drainage Phasing Schedule	
Phase Description	Required Improvement
Mason Street Infrastructure	Interim Hickory Regional Detention Pond, Interim Standard Water Quality, Interim Mason Street Storm Conveyance & Reconstruction of Offsite Storm Outfall
Lot 1 (City Owned)	Ultimate Hickory Regional Pond sizing and outfall & Ultimate Mason Street Storm Conveyance
Lot 2	Low-Impact Development
Lot 3	Low-Impact Development
Tract A (City Owned)	n/a
Site Phasing Schedule	
Phase Description	Required Improvements
Mason Street Infrastructure	Mason St. (42' FL-FL & 6' West Sidewalk)
Lot 1 (City Owned)	n/a
Lot 2	n/a
Lot 3	Hibdon Ct. (Ultimate Street Section) & Mason St. (6' East Sidewalk)
Tract A (City Owned)	Mason St. (6' East Sidewalk)



APPENDIX I

(H) **Step 8** (Standards): Applicable. An overall development plan shall comply with the following criteria:

- (1) The overall development plan shall be consistent with the permitted uses and applicable zone district standards (Article 4) of all zone districts contained within the boundaries of the overall development plan. The plan shall also be consistent with any zone district standards (Article 4) and general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal. Only one (1) application for an overall development plan for any specific parcel or portion thereof may be pending for approval at any given time. Such application shall also be subject to the provisions for delay set out in [Section 2.2.11](#).
- (2) The overall development plan shall be consistent with the required density range of residential uses (including lot sizes and housing types) with regard to any land which is part of the overall development plan and which is included in the following districts:
 - (a) The Rural Land District (R-U-L). [Section 4.1\(D\)\(1\)](#).
 - (b) The Urban Estate District (U-E). See [Section 4.2\(D\)\(1\)](#).
 - (c) The Residential Foothills District (R-F). See [Section 4.3\(D\)\(1\)](#).
 - (d) The Low Density Mixed-Use Neighborhood District (L-M-N). See [Section 4.5\(D\)\(1\)](#).
 - (e) The Medium Density Mixed-Use Neighborhood District (M-M-N). See [Section 4.6\(D\)\(1\)](#).
 - (f) The High Density Mixed-Use Neighborhood District (H-M-N). See [Section 4.10\(D\)\(1\)](#).
 - (g) The Manufactured Housing District (M-H). See [Section 4.11\(D\)\(1\)](#).
 - (h) The Community Commercial - North College District (C-C-N). See [Section 4.19\(D\)\(1\)](#).
 - (i) The Harmony Corridor District (H-C). See [Section 4.26\(D\)\(4\)](#).
 - (j) The Employment District (E). See [Section 4.27\(D\)\(5\)](#).



APPENDIX I

- (3) The overall development plan shall conform to the Master Street Plan requirements and the street pattern/connectivity standards both within and adjacent to the boundaries of the plan as required pursuant to Sections [3.6.1](#) and [3.6.3\(A\)](#) through (F). The overall development plan shall identify appropriate transportation improvements to be constructed and shall demonstrate how the development, when fully constructed, will conform to the Transportation Level of Service Requirements as contained in [Section 3.6.4](#) by submittal of a Master Level Transportation Impact Study.
- (4) The overall development plan 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, as required pursuant to [Section 3.6.3\(F\)](#) and [Section 3.2.2\(C\)\(6\)](#).
- (5) The overall development plan 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 overall development plan shall be consistent with the appropriate Drainage Basin Master Plan.
- (7) Any standards relating to housing density and mix of uses will be applied over the entire overall development plan, not on each individual project development plan review.

