

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 34

DATE: May 18, 1999

STAFF: Jackson/Edminster
Shepard

SUBJECT:

Resolution 99-59 Adopting Revisions to the Master Street Plan Regarding the Realignment and Connection of Highcastle Drive with Fossil Creek Parkway Via Roma Valley Drive and Mail Creek Lane.

RECOMMENDATION:

Staff recommends adoption of the Resolution.

FINANCIAL IMPACT:

Adoption of the Resolution does not initially create the need for capital investment. Roadway construction and improvements will occur as property is developed. At that time developers and the City, through the Street Oversizing Program, will share the capital investment.

EXECUTIVE SUMMARY:

The Master Street Plan is a map-based plan identifying the major transportation network within the Urban Growth Area. The Plan was developed using the City Structure Plan as the basic urban form projected to the year 2015. The Structure Plan projects density, transit service, activity centers, and mixed-use corridors. This information is used to predict travel behavior and the demand for transportation infrastructure. The Master Street Plan is the map of that infrastructure.

A recent staff assessment determined that certain changes should be made to the street network within the southeast area of the City. In reviewing several new development projects and corresponding traffic impacts, and responding to more specific conditions, the proposed changes will improve circulation, safety, and avoid impacts on existing natural resources.

Proposed Amendment:

- Realignment of Highcastle Drive (a two-lane Collector), connecting through Roma Valley Drive and Mail Creek Lane to Fossil Creek Parkway (**reference # 1 on "existing and proposed" map and vicinity map**). Delete collector connection on Highcastle Drive extending south of Roma Valley to Fossil Creek Parkway. This change will avoid an additional crossing of Mail Creek and will enhance the existing natural area.

Note: Transportation Board and Planning and Zoning Board have each forwarded recommendation to Council to approve this amendment.

Rationale:

- The proposed realignment establishes east-west connectivity between the neighborhoods involved (Miramont, Huntington Hills, and Fossil Creek Meadows). Currently, the Miramont neighborhood cannot directly access the western side of Werner Elementary School.
- There exist numerous destinations in this area which necessitate an internal-connecting street network (shopping, school, health club, senior care facility). The City has a policy to connect neighborhoods with internal networks of streets so that arterial roadways do not have to be impacted when making internal trips.
- The realignment would eliminate the need for an additional crossing of Mail Creek and a sensitive environmental area. A bridge/culvert crossing of Mail Creek already exists on Mail Creek Lane.
- The current lack of connectivity has resulted in a dangerous drop-off area on the eastern side of Werner Elementary School. The new alignment would enable parents to utilize the proper drop-off area on the western side of the school.

Public Notification:

City and County staff met with individual property owners and their representatives to discuss street system design for development projects throughout the past year. In addition, notice was sent out to surrounding landowners adjacent to the proposed changes for the Transportation Board Meeting held on April 21, 1999.

The Planning and Zoning Board held a public Hearing on April 1 and forwarded a recommendation to City Council to approve the proposed street changes near Huntington Hill Subdivision (**Reference # 1**). At that April 1 meeting, six citizens spoke against the proposed amendment and one citizen spoke in favor of the connection. Other citizen comments that evening spoke to the Huntington Hill PUD in general. The Council Growth Management Committee reviewed this item on May 10.

ATTACHMENTS:

- Master Street Plan map reflecting amendment
- Vicinity map of Miramont, Huntington Hills, and Fossil Creek Meadows area detailing proposed amendment connecting Highcastle Drive to Fossil Creek Parkway via Roma Valley Drive and Mail Creek Lane.

RESOLUTION 99-59
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING REVISIONS TO THE MASTER STREET PLAN REGARDING THE
REALIGNMENT AND CONNECTION OF HIGHCASTLE DRIVE WITH FOSSIL CREEK
PARKWAY VIA ROMA VALLEY DRIVE AND MAIL CREEK LANE

WHEREAS, the City developed and the Council approved a City Master Street Plan, most recently updated in March, 1999, as a component of the City's Transportation Master Plan; and

WHEREAS, City staff has worked with developers to refine the transportation infrastructure in the Huntington Hills, Miramont, and Fossil Creek Meadows area; and

WHEREAS, City staff has prepared proposed revisions to the Master Street Plan that reflect the travel behavior determined to result from projected development in the Huntington Hills Area; and

WHEREAS, the Planning and Zoning Board and the Transportation Board have considered and approved this proposed revision to the Master Street Plan, and both recommend the adoption of the revised Master Street Plan; and

WHEREAS, the Council has determined that said proposed revisions are in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS, that the proposed revised Master Street Plan, dated May 18, 1999, incorporated herein by this reference and on file in the office of the City Clerk, is hereby adopted by the City Council and hereafter maintained in the Office of the City Clerk.

Passed and adopted at a regular meeting of the City Council held this 18th day of May, A.D. 1999.

Mayor

ATTEST:

City Clerk

Proposed Amendment #1:

- Realignment of Highcastle Drive, connecting to Fossil Creek Parkway via Roma Valley Drive and Mail Creek Lane.
- Delete collector connection on Highcastle Drive extending south of Roma Valley to Fossil Creek.
- Provides a street connection between Miramont, Huntington Hills, and Fossil Creek Meadows neighborhoods.
- There already exists a bridge/culvert crossing of Mail Creek on Mail Creek Lane, thus saving an additional bridge crossing of a riparian zone and saving as much open space as possible.
- Allows access from Highcastle Drive to west-side student drop-off area at Werner Elementary (Mail Creek Lane).
- Current Master Street Plan alignment crosses environmentally sensitive area.
- PUD site conflicts with current MSP alignment

