

11305 Voyager

Minor Master Plan Amendment, Zone Change and Concept Plan

City File Numbers

CPC MPA 05-00278-A2MN14 - Quasi-Judicial

CPC PUZ 14-00066 - Quasi-Judicial

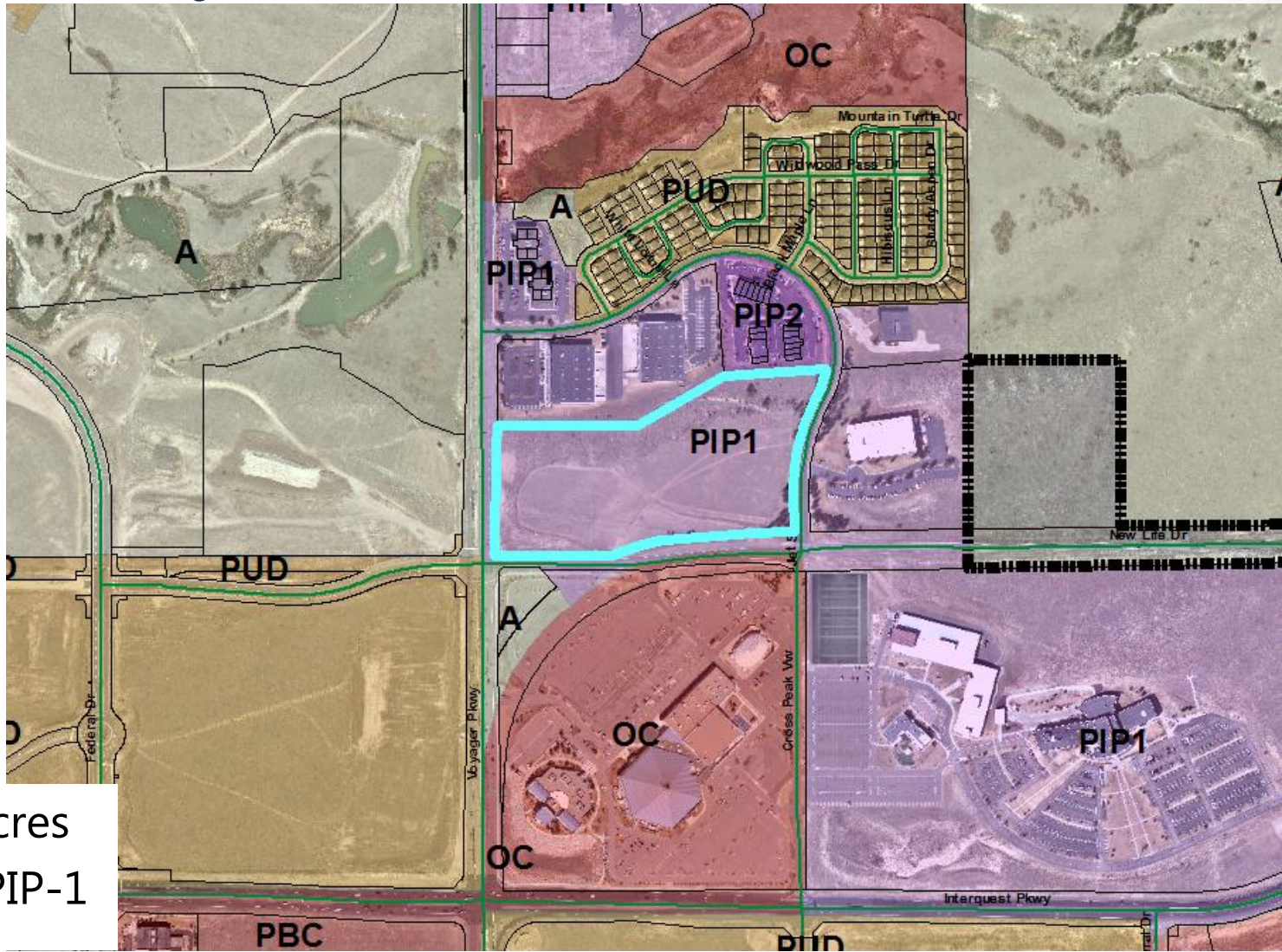
CPC PUP 14-00070 - Quasi-Judicial

City Council, October 28, 2014

Meggan Herington, AICP

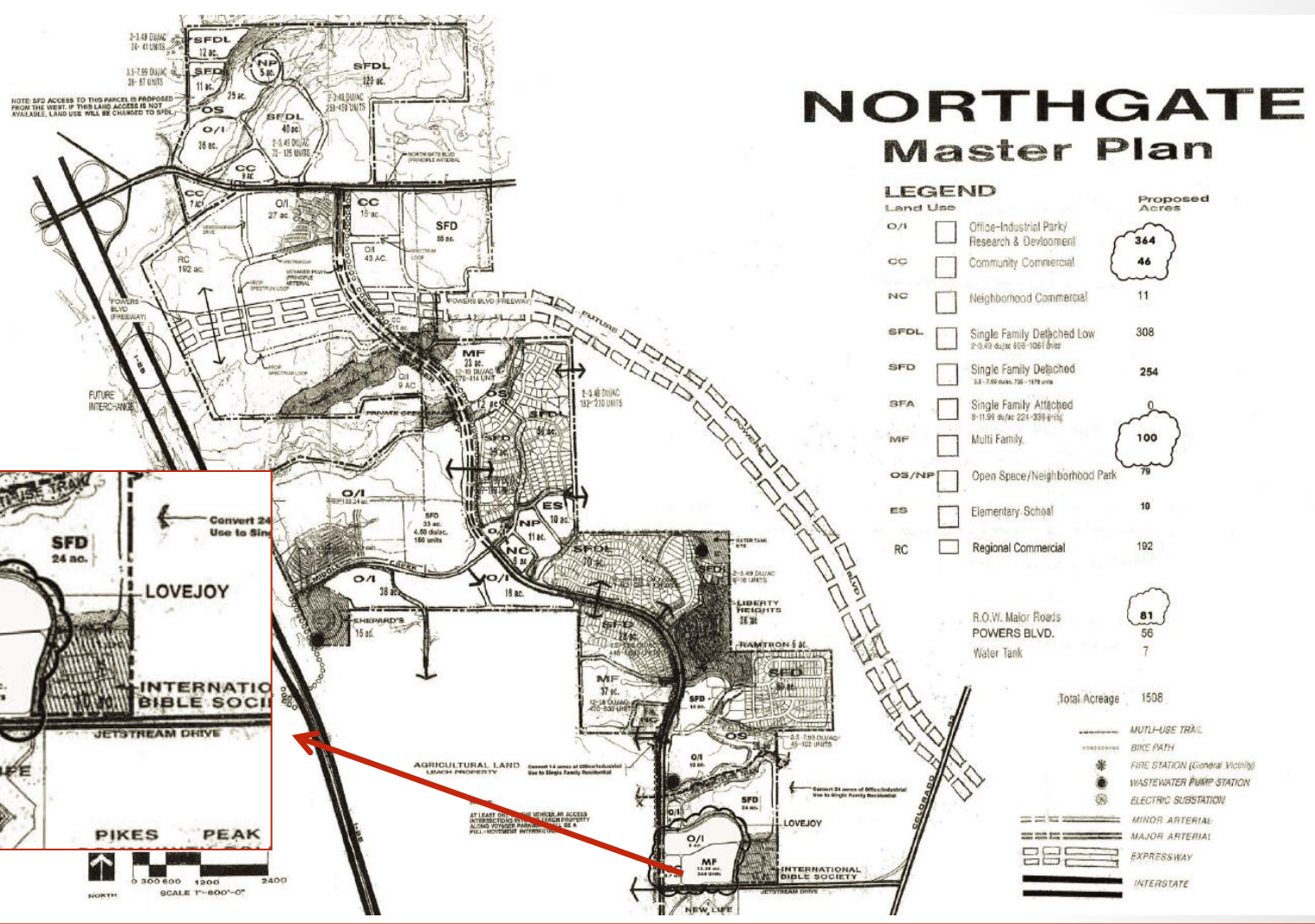
Principal Planner

Vicinity Map



17.05 Acres
Zoned PIP-1

Northgate Master Plan Amendment

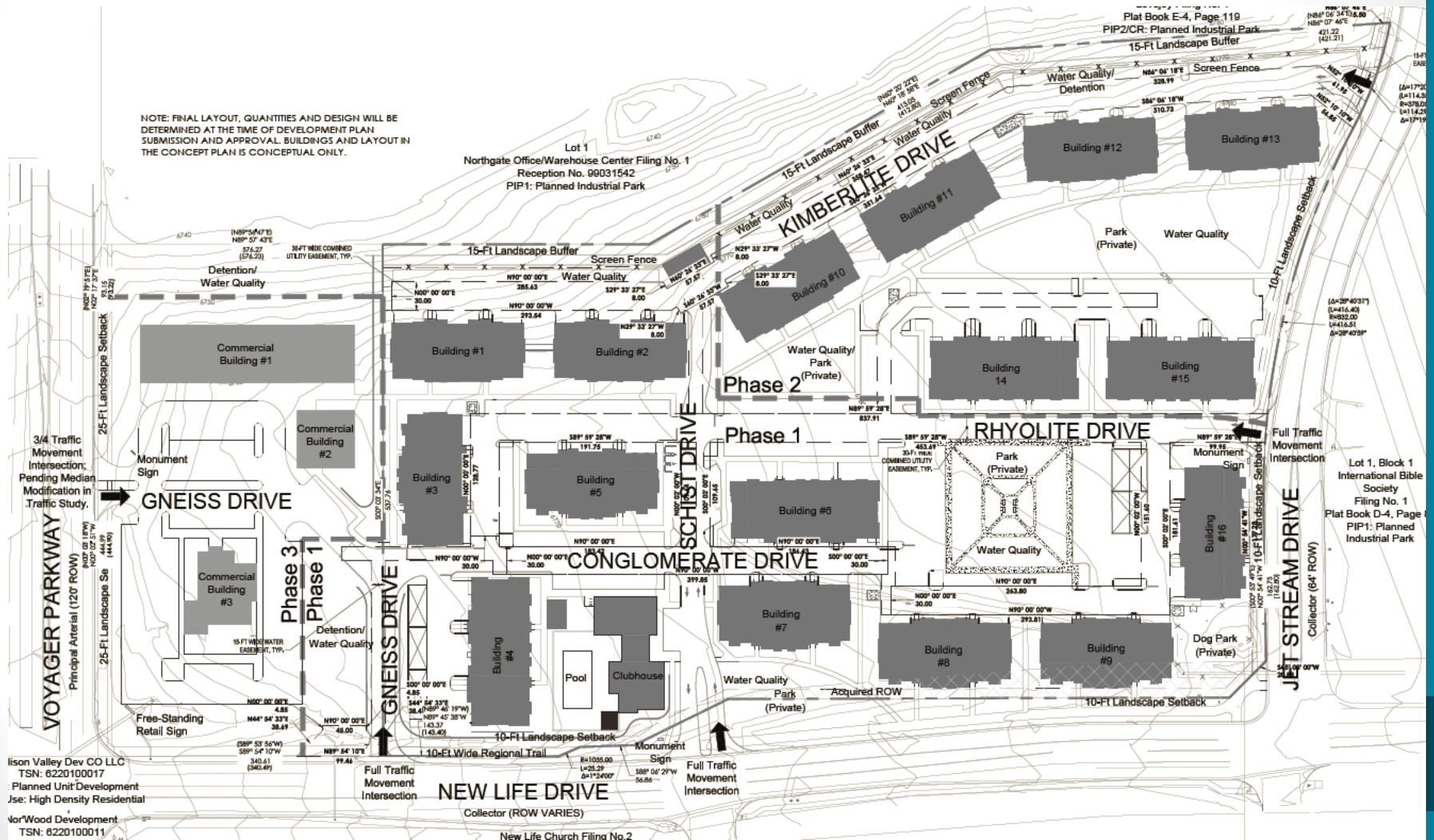


Zone Change

- Rezone from PIP-1 to PUD
- PUD
 - All uses in PBC excluding:
 - Marijuana Centers
 - Motor Vehicle Service Station
 - Sexually Oriented Business
 - 45 Foot Height Maximum

Concept Plan

NOTE: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMISSION AND APPROVAL. BUILDINGS AND LAYOUT IN THE CONCEPT PLAN IS CONCEPTUAL ONLY.



Stakeholder Process

- Notification to 35 property owners
- Received comments in both support and opposition
- Opposition from property owner to the north
 - Concerned about the impact of multi-family on the existing industrial properties

Recommendation

- Staff's recommendation to CPC was denial
- City Planning Commission disagreed with staff and found that the applications did meet the City Code review criteria
- City Planning Commission Recommended:
 - Approval of the Master Plan on a 7-1 vote
 - Approval of the PUD Zone Change on a 7-1 vote
 - Approval of the PUD Concept Plan on a 6-2 vote
- Proposed motions in the Council packet are based on the CPC recommendation

Questions?

