



September 4, 2015

**PROJECT STATEMENT  
VOYAGER BUSINESS PARK FILING NO. 2**

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**Project Description:**

The overall Voyager Business Park project includes approximately 7.6-acres at the southwest corner of Voyager Parkway and Ridgeline Drive in the Northgate Master Plan area. The site was platted into Lots 1-3 Voyager Business Park on March 10<sup>th</sup>, 2008. A multi-tenant office/warehouse condominium building has since been built on a portion of the original Lot 1 along with associated parking lot, drive aisles, utilities, landscaping, and a permanent stormwater quality facility.

This current submittal seeks to replat 3 of the lots into 5 lots and change the zoning on 3 of the lots. There are 4 Land Use applications associated with this submittal:

**I. Concept Plan Amendment**

The Concept Plan shows how the replatted lots can work with the existing building and potential future development on each lot.

**II. Final Plat (replat)**

The Final Plat shows the 'as-platted' and 'as-replatted' lot configurations for the parcels.

**III. Zone Change**

The Zone Change request is for the 3 lots with Voyager Parkway frontage. This request is to change the zone on these 3 lots (2.3-acres total) from PIP-1 CU to PBC. The remaining portion of the site will remain PIP-1 CU. Because the 3 lots proposed for the Zone Change are not contiguous, the submittal includes 2 separate Zone Change maps/requests.

**IV. Master Plan Amendment**

The Master Plan Amendment is to reflect the 2.3 acre zone change from O/I (office/industrial) to NC (neighborhood commercial).

## **Project Justification:**

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The following is offered as justification for the Concept Plan review criteria:

### **Concept Plan Amendment & Zone Change Statement**

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

*The project will not be detrimental to the neighborhood. The site was originally Master Planned for Office-Industrial Park. The majority of the site is consistent with this (office/industrial) with a portion being rezoned to PBC. The development has the potential to offer services and employment to the neighborhood.*

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?

*The buildings meet all setbacks on the site. The building size and use are limited by the needs of parking, access, landscaping, drainage, and utilities, maintaining adequate light and air on and around the site.*

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

*The layout meets all landscape and building setbacks. The details of landscape design will be approved at the Development Plan level. The uses are consistent with the industrial to the east, commercial to the northwest, and the Master Plan. The nearest PUD residential building is located approximately 180' north across Ridgeline Drive.*

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

*There are 2 main existing access points for the site. The first is an existing shared access from Ridgeline Drive into the site. The second is an existing curb cut on Voyager Parkway at the southwest corner of the site. In addition, this Concept Plan recommends modifications to the center median of Voyager Parkway to allow a southbound left-turn into the site (3/4 movement intersection) along with a right in/out secondary access at about the midway point along Voyager Parkway.*

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

*This is a commercial development so it will not add to the demand for school attendance. The site was Master Planned for some level of commercial/industrial/office development and the surrounding infrastructure was planned and designed accordingly. There already exist public utilities through the site anticipating the demand from full development of the site.*

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

*The development promotes stabilization and preservation of the adjacent residential by providing services and employment to the neighborhood. The*

*nearest adjacent residential buildings are located approximately 180' away and 30' vertical feet above this site. As the existing Ridgeline Drive roadway is located between the site and the residential, the site will not disturb the grading or access to the residential. The development on the site continues to utilize the shared access with the adjacent industrial sites to the east. Stormwater discharge from the site is routed through an existing detention and stormwater quality facility minimizing the runoff impact to the existing creek.*

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

*Due to the 30' vertical grade change between the residential and this site (residential is above site), the required building and landscaping setbacks along the north boundary, and the Ridgeline Drive road and right-of-way the nearest buildings on the site are approximately 180' away from the nearest residential buildings. The large vertical difference of the residential being 30' above the site means that proposed buildings on the site will not affect the view corridors of the residential neighborhood.*

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

*The proposed Concept Plan, along with the other Land Use applications being submitted, are in conformance with the City Zoning Code, Subdivision Code, and applicable elements of the Comprehensive Plan.*