

Docket #2

CD-CPC-2026-00067

Development Plan

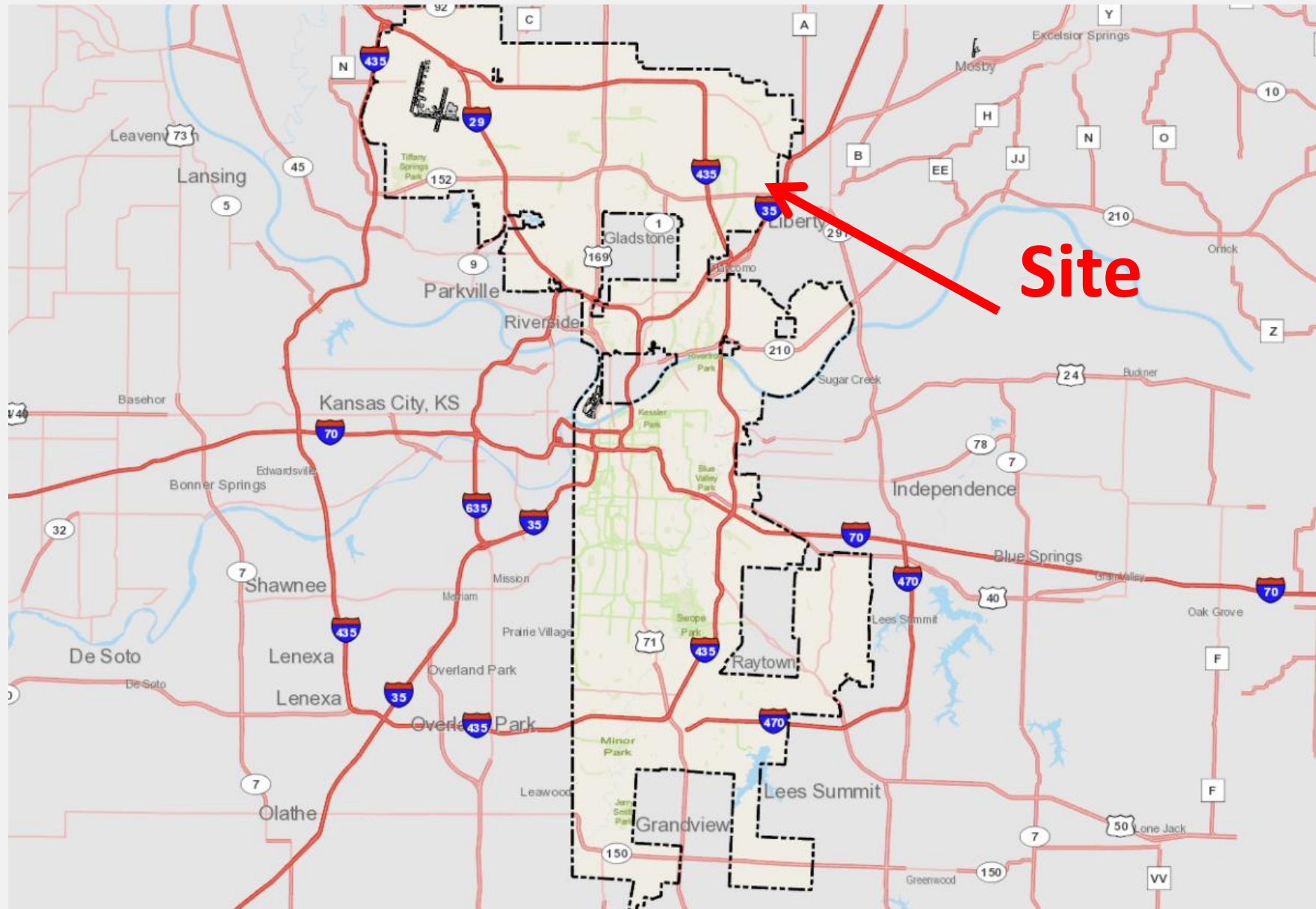
Highland Plaza West Lot 2 – 9840 N Cedar

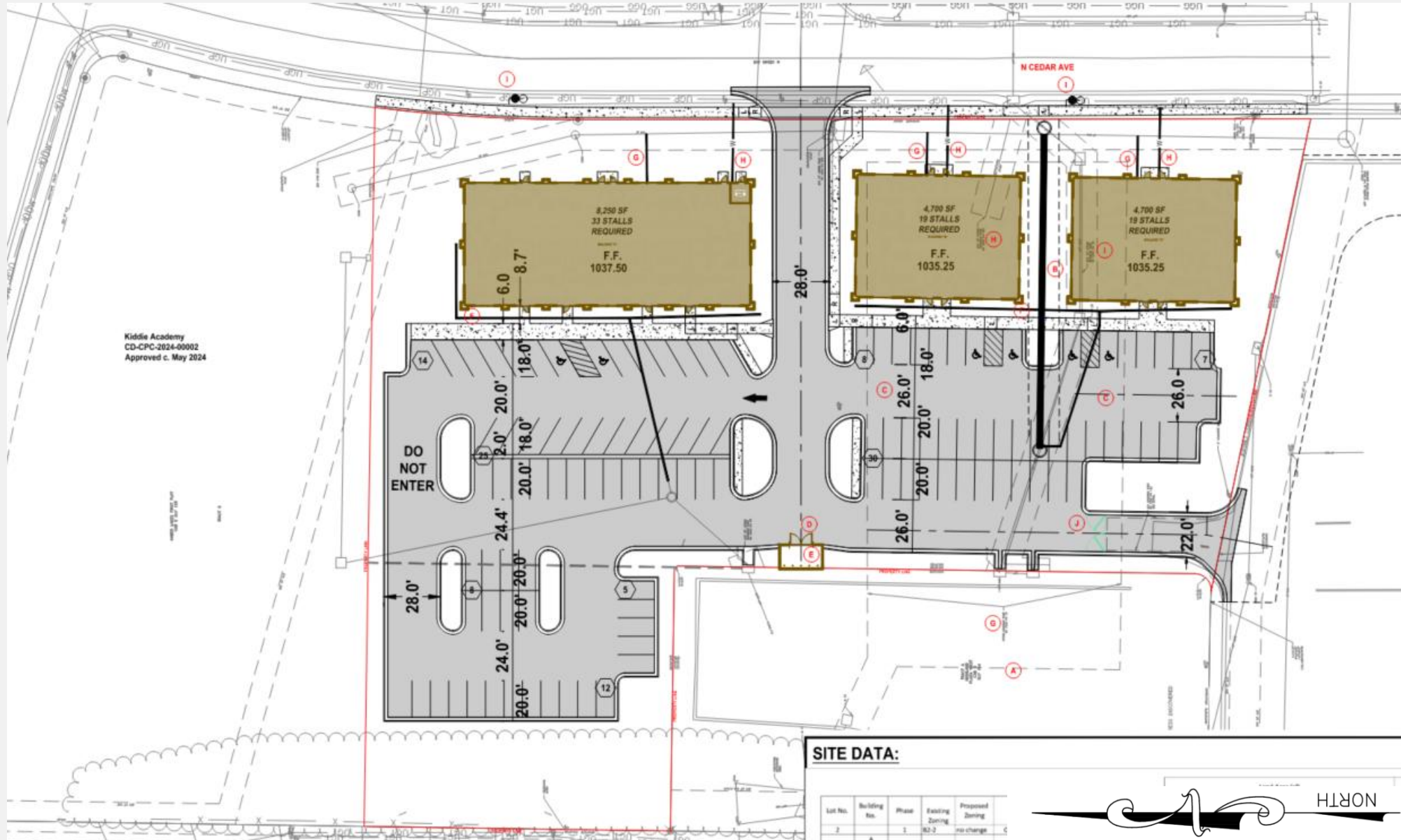
July 17, 2026

Prepared for

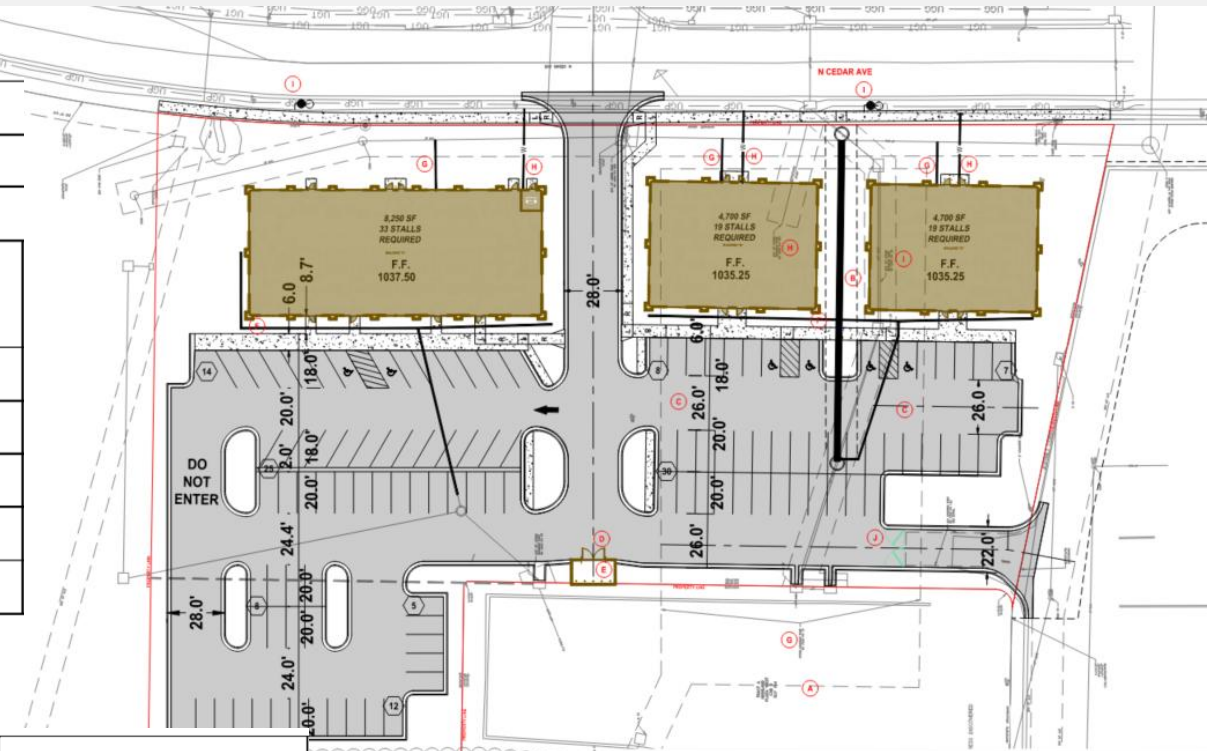
City Plan Commission







Parking Data					
Vehicular					
required				provided	
min	notes	max	notes	off-street	notes
33.00	@ 4 per	66.00	@ 8 per	51	
18.80	@ 4 per	37.60	@ 8 per	29	
18.80	@ 4 per	37.60	@ 8 per	29	
70.60		141.20		109	



Building Data	
Building Area (sf)	FAR
17,650	0.153
8,250	
4,700	
4,700	

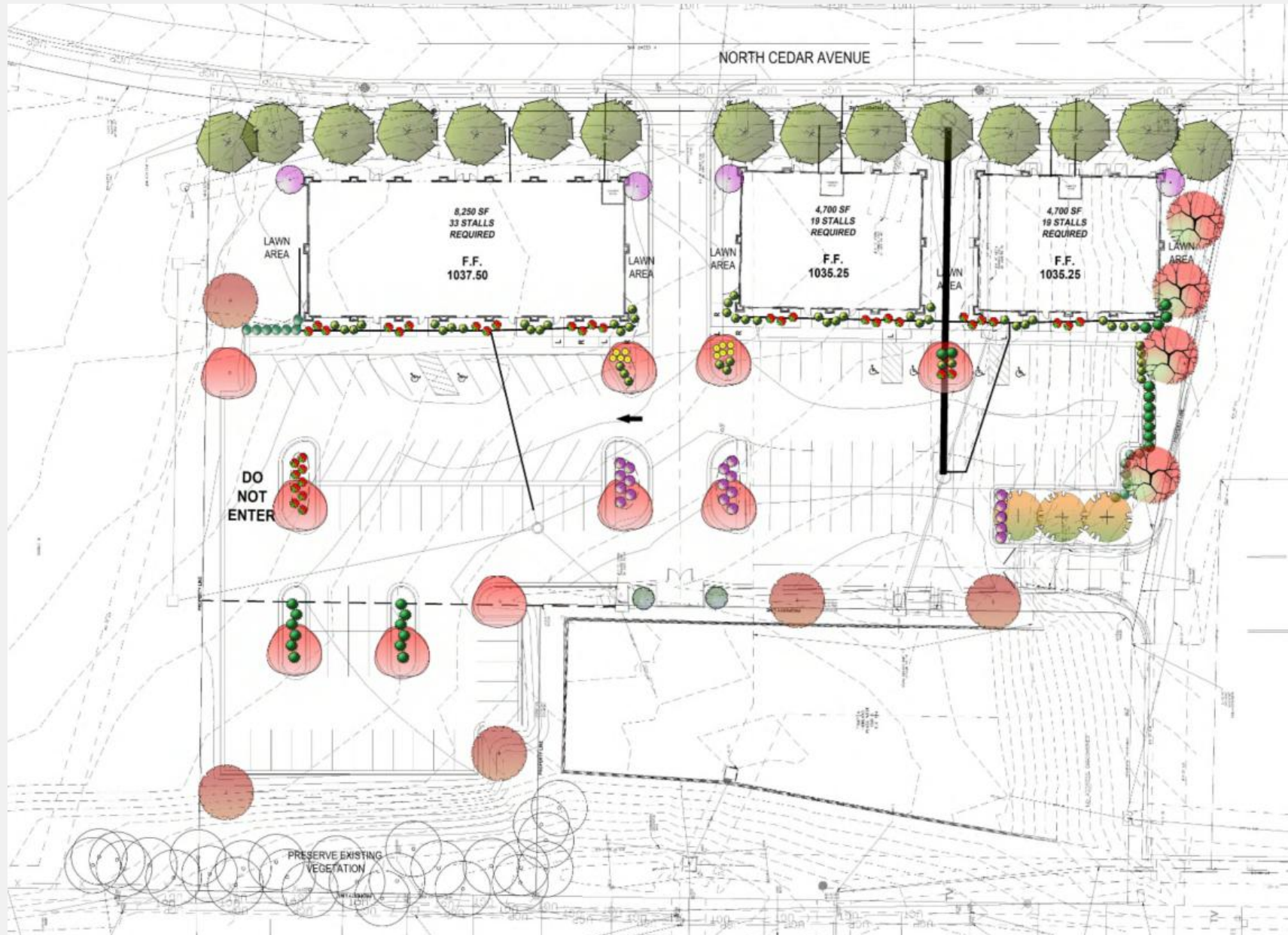
SITE DATA:

Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Office Use
2	A	1	B2-2	no change	Office Use



Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Proposed Use	Building Area (sf)	FAR
2		1	B2-2	no change	Office-Medical (see Note #2 below)	17,650	0.153
	A					8,250	
	B					4,700	
	C					4,700	

2. Building uses between Retail Sales, Office (Admin, Professional, or General), or Office-Medical can be substituted as market demands allow so long as min. required parking stalls are available.





EIFS BODY COLOR:
#113 AMARILLO WHITE



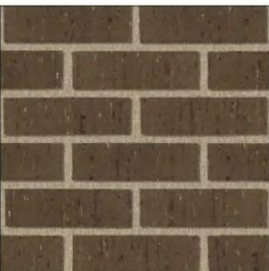
EIFS ACCENT COLOR:
#142 SPECTRUM BROWN



BRICK COLOR:
KC BRICK - CORONADO GREY



BRICK COLOR:
KC BRICK - 500 COCOA



EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



View west towards subject site (Dec 2023)



View southwest towards site from N Cedar Ave (Oct 2024)

Staff Recommendation

Case No. CD-CPC-2026-00067

Approval with Conditions