

# Docket #7

## CD-CPC-2024-00038

### Development Plan (Non-residential)

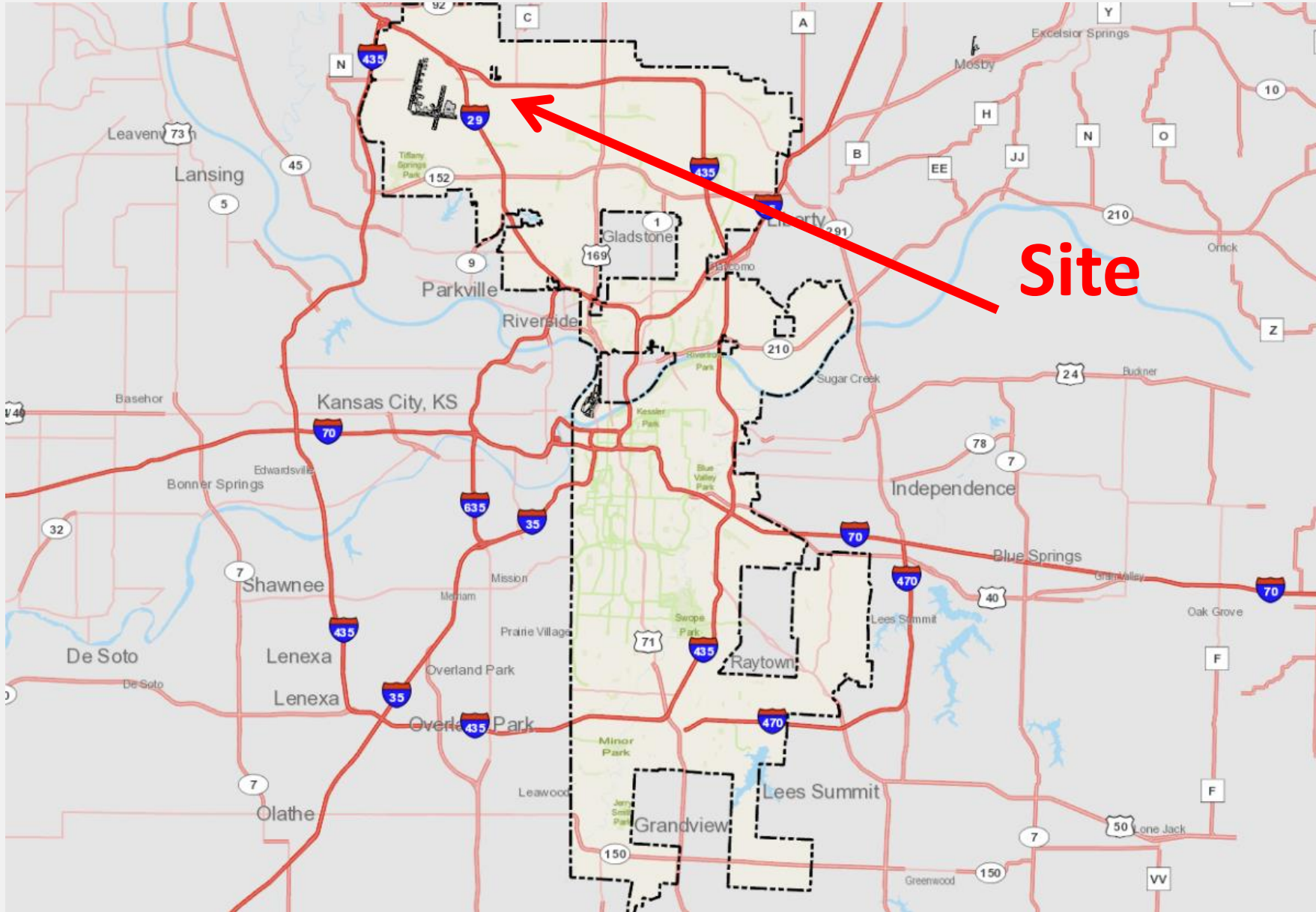
Opus Congress Industrial – 10951 N Congress Ave

May 22, 2024

*Prepared for*

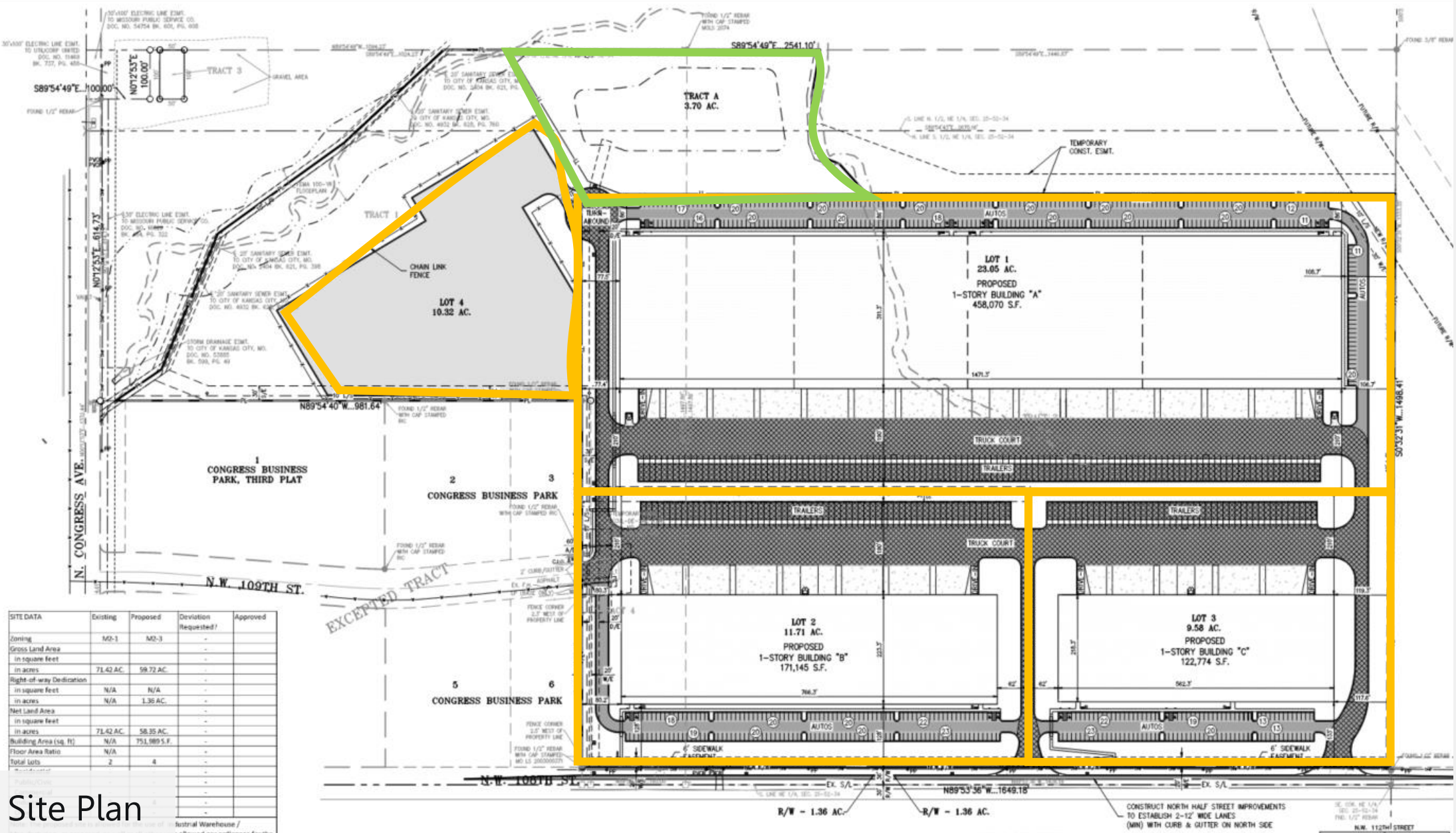
City Plan Commission







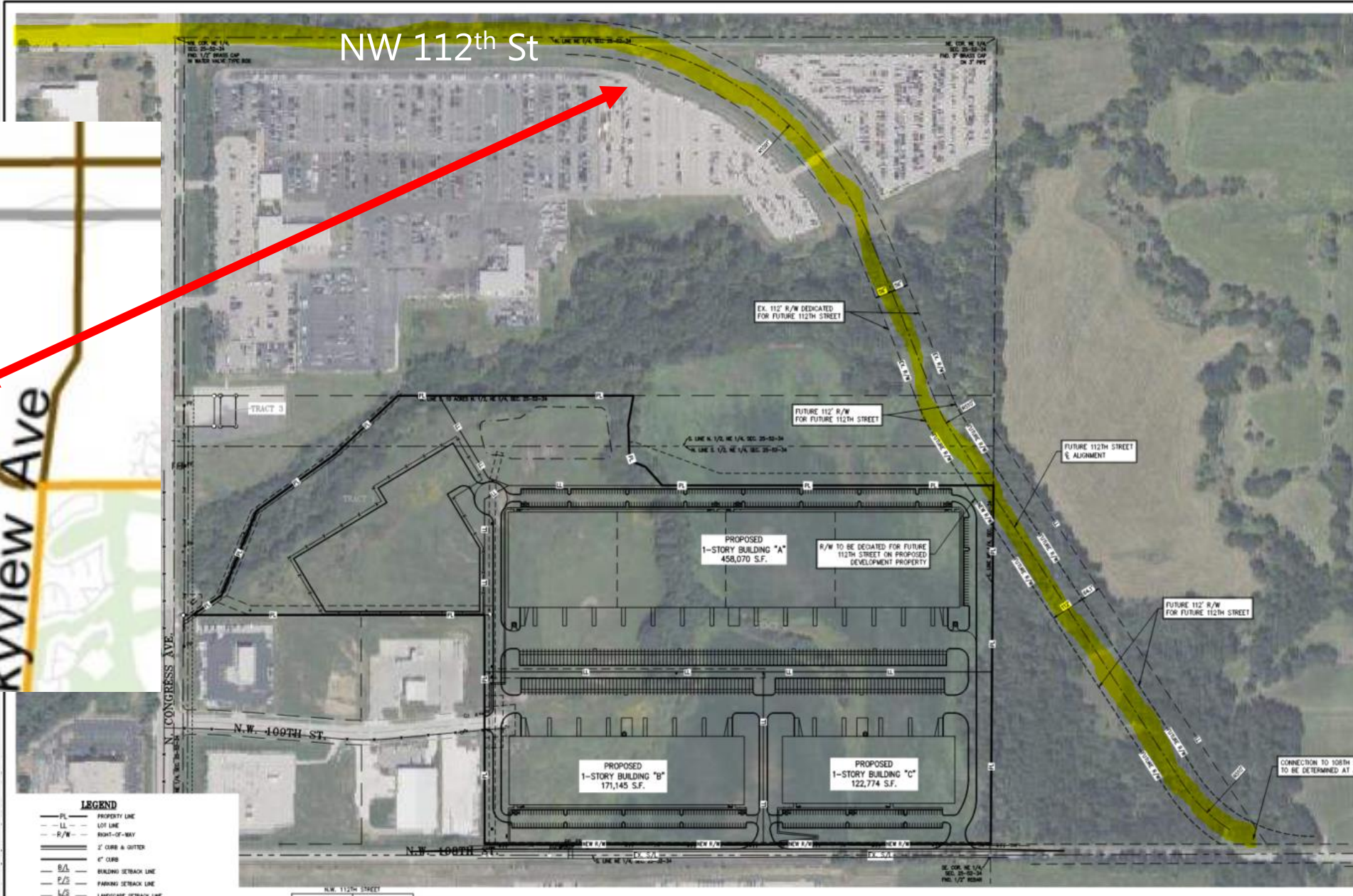
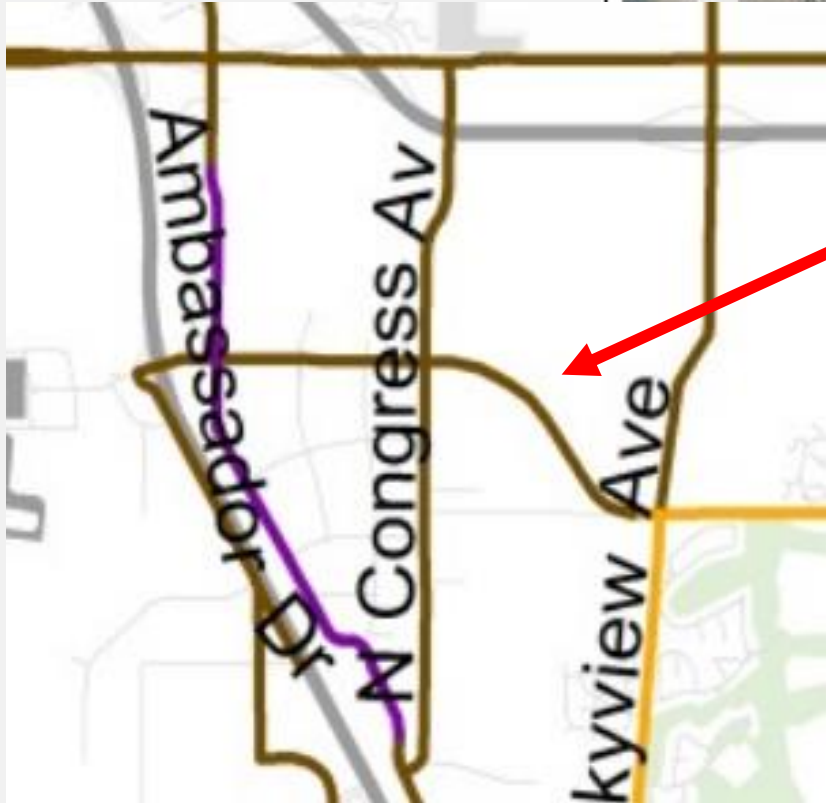




Site Plan

Industrial Warehouse / allowed near reference for the



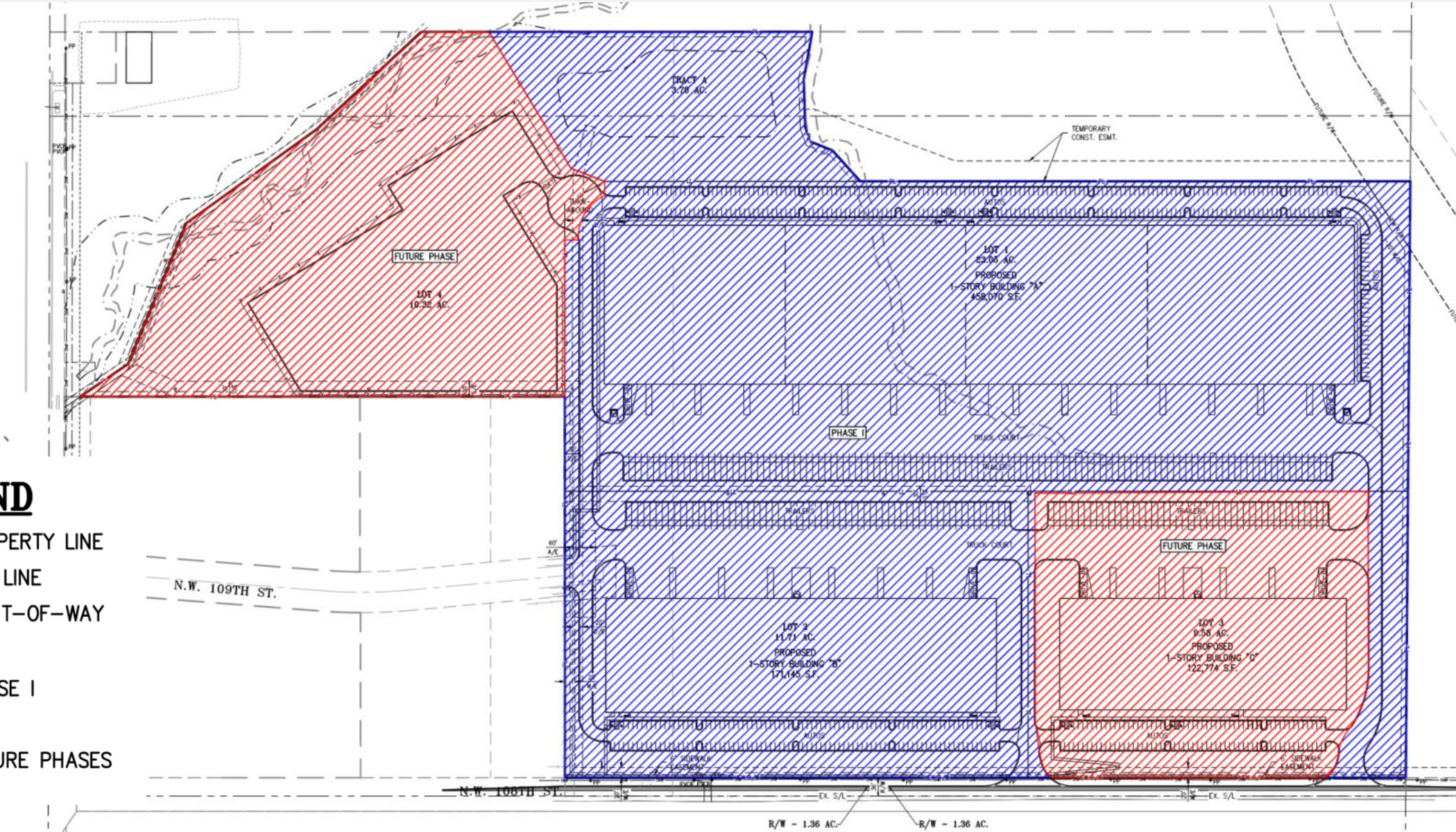


**LEGEND**






— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER	
— 4" CURB	
— B/L —	BENDING STRACK LINE
— P/S —	PARKING STRACK LINE
— L/S —	LANDSCAPE STRACK LINE

Major Street Plan (112th St)



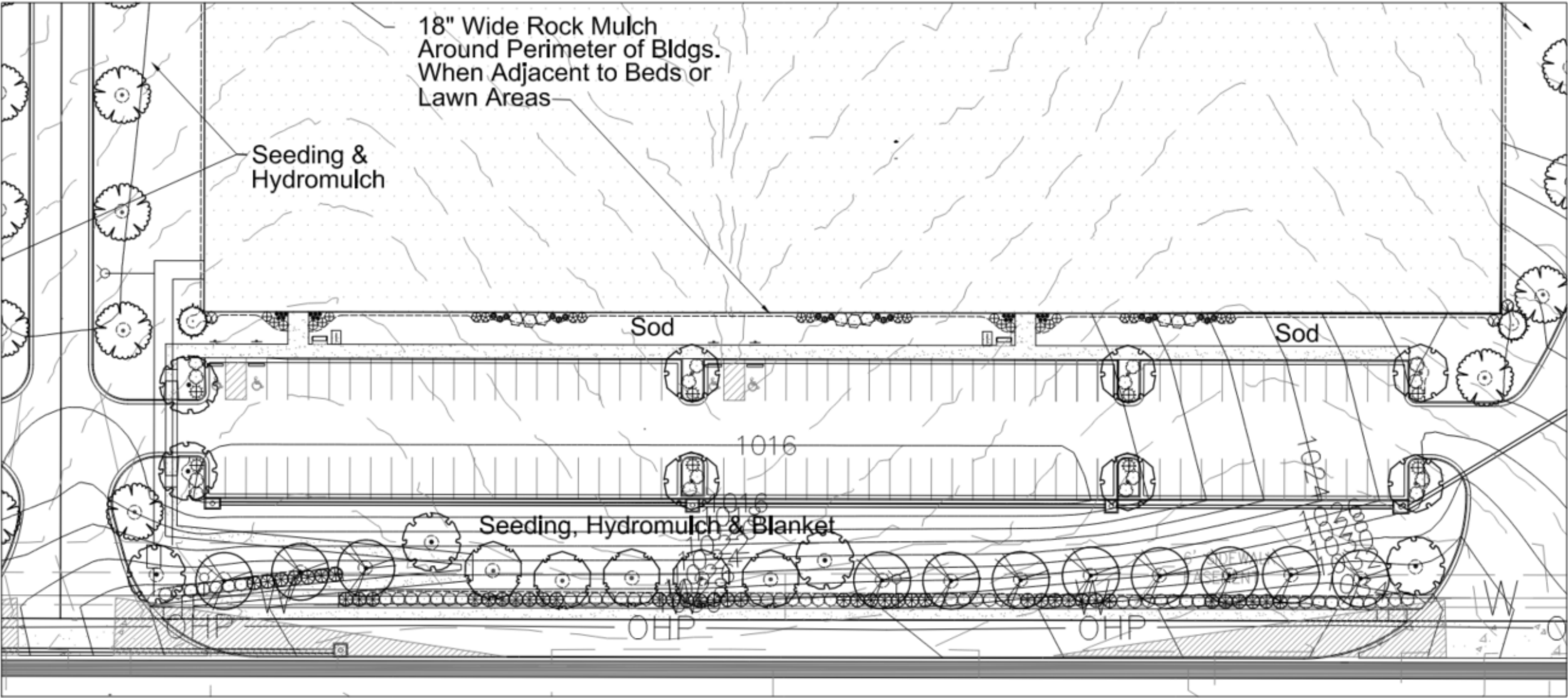


**LEGEND**

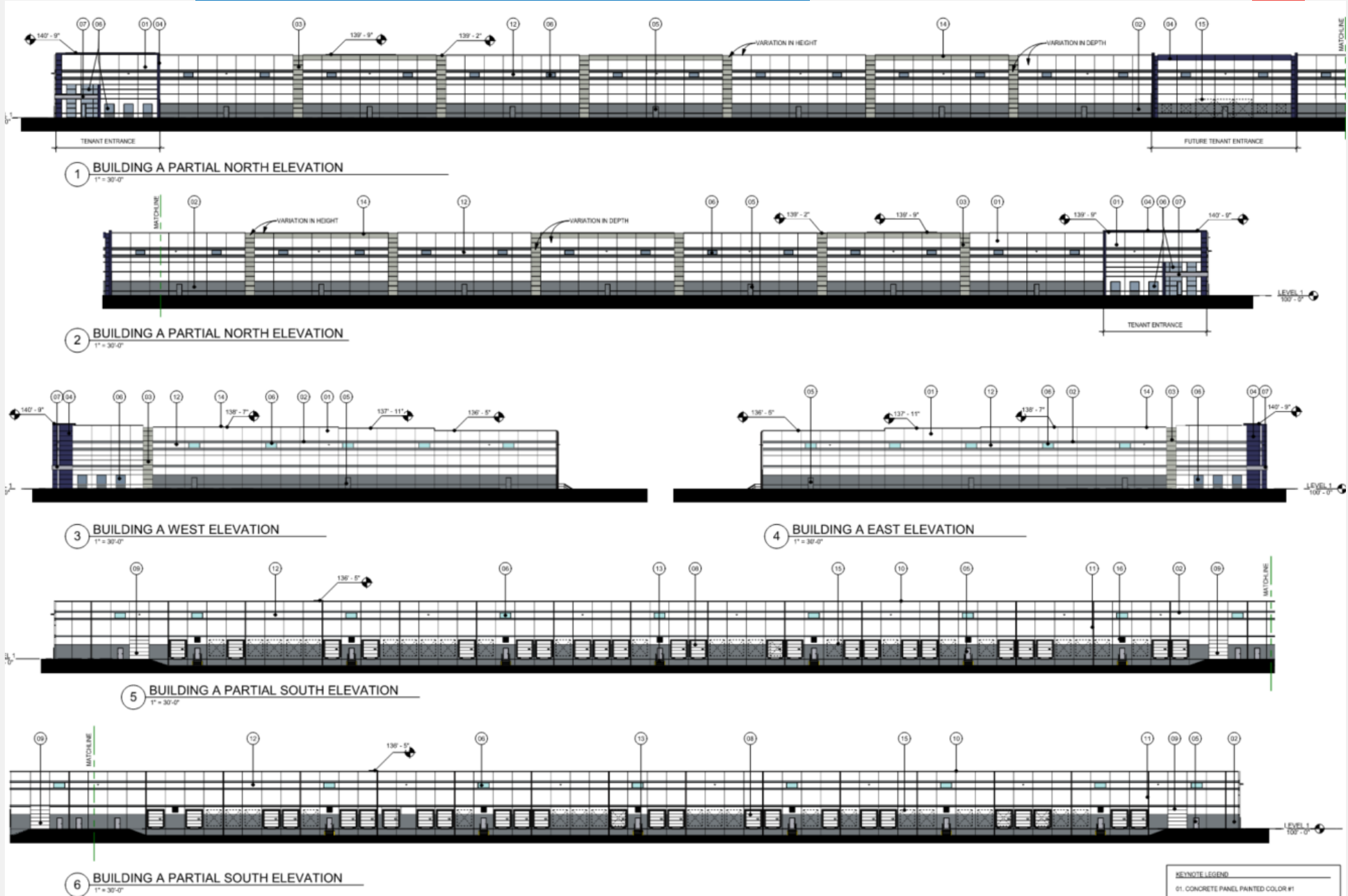
-  PL — PROPERTY LINE
-  LL — LOT LINE
-  R/W — RIGHT-OF-WAY
-  PHASE I
-  FUTURE PHASES

Phasing Plan





Landscape Plan



Building Elevations





View east from NW 108<sup>th</sup> St. Subject site on left (Nov 2023)





View west from NW 108<sup>th</sup> St. Subject site on right (Nov 2023)



# Staff Recommendation

**Case No. CD-CPC-2024-00038**

Approval with Conditions