

Docket #7

CD-CPC-2024-00038

Development Plan (Non-residential)

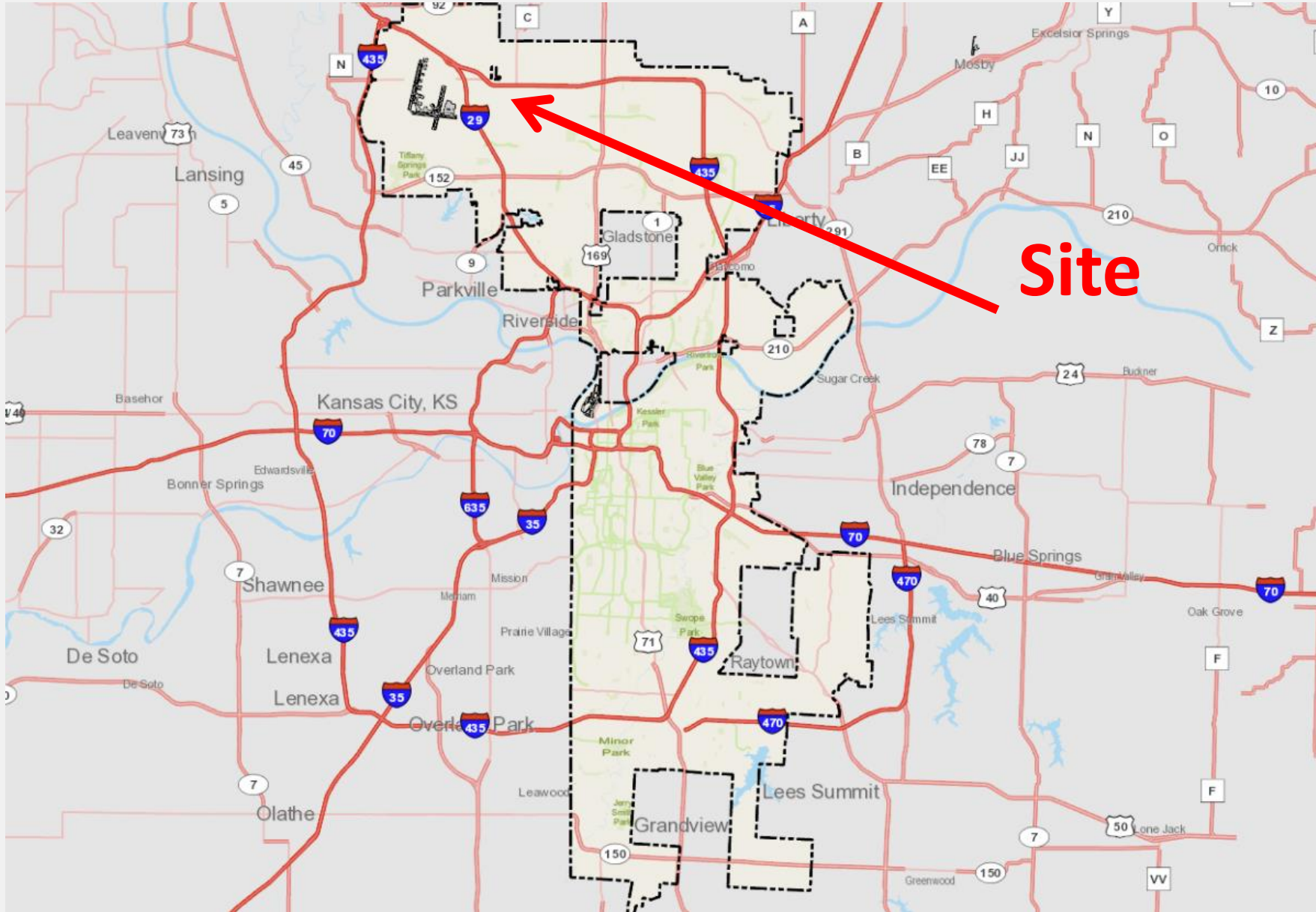
Opus Congress Industrial – 10951 N Congress Ave

May 22, 2024

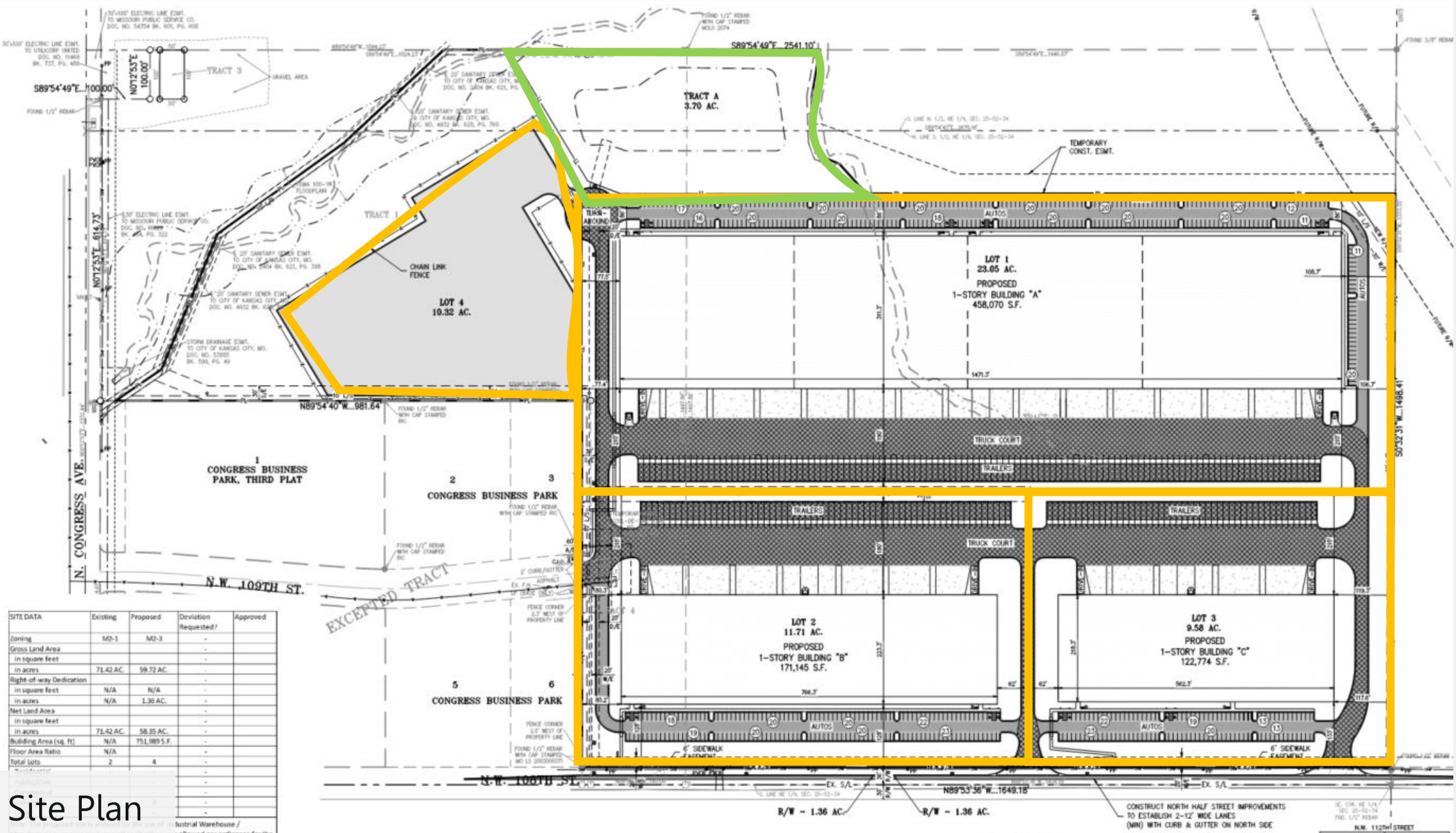
Prepared for

City Plan Commission





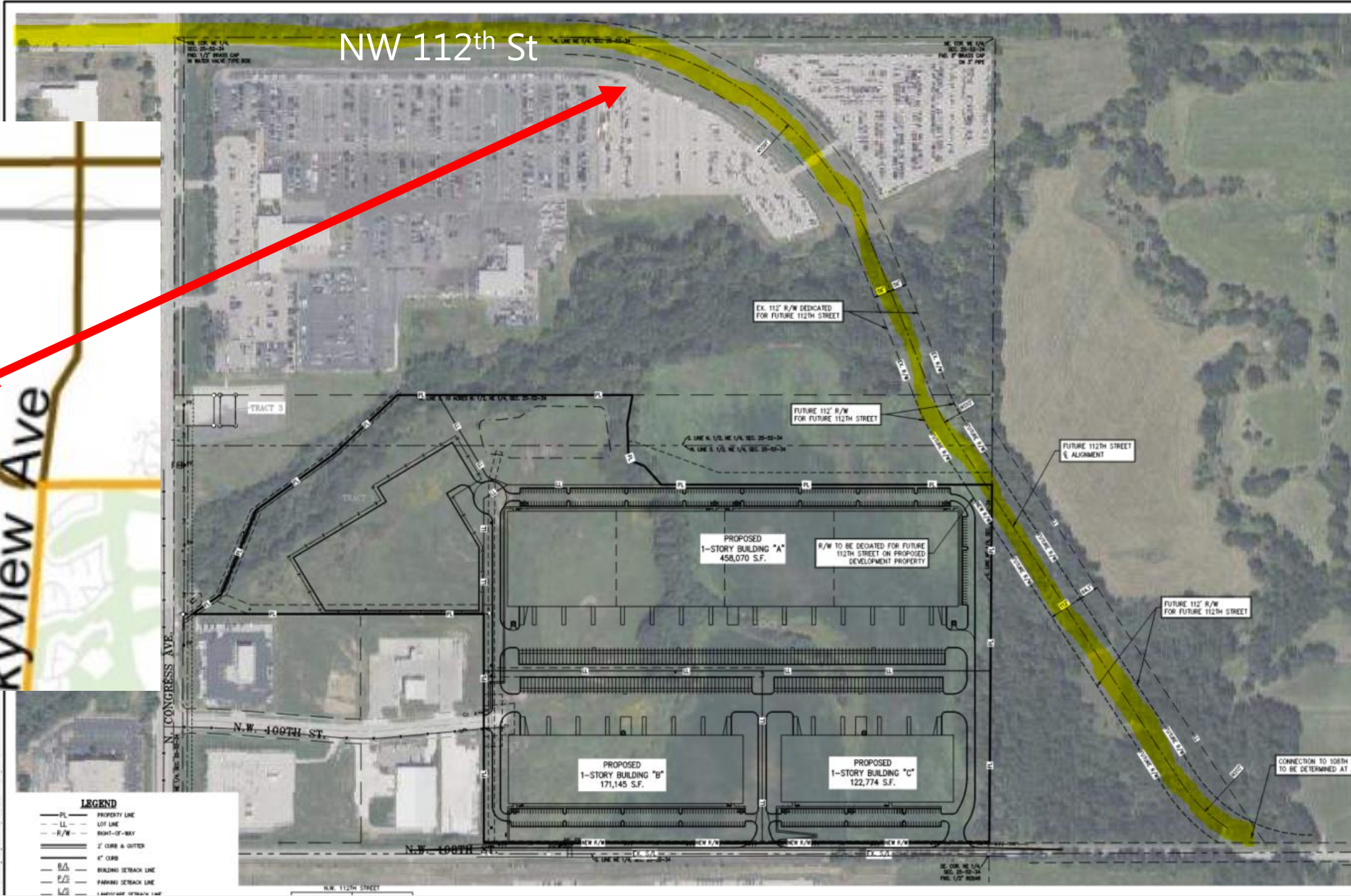
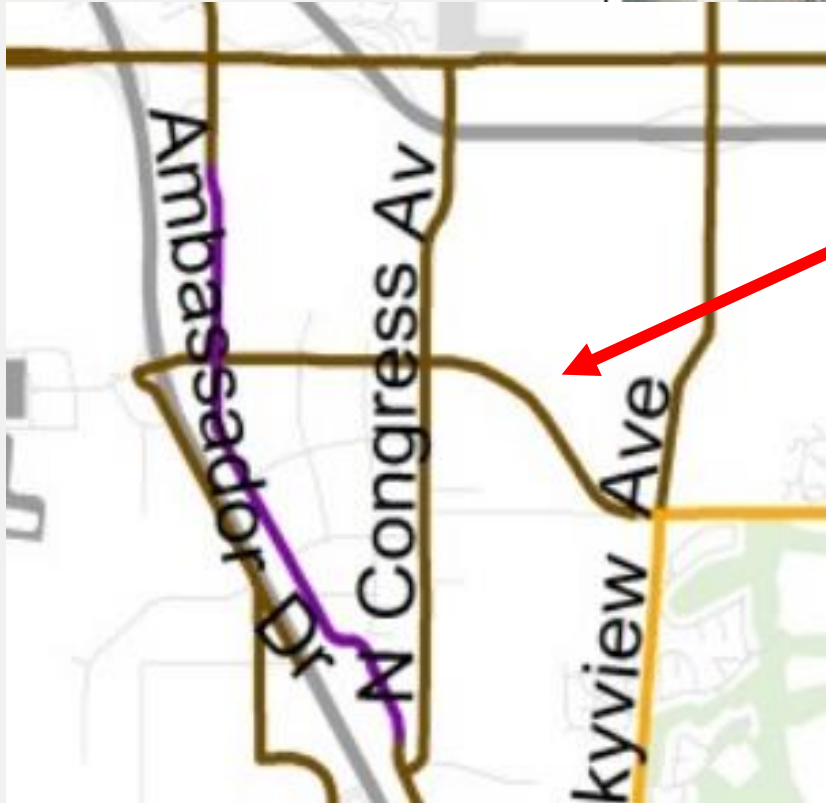




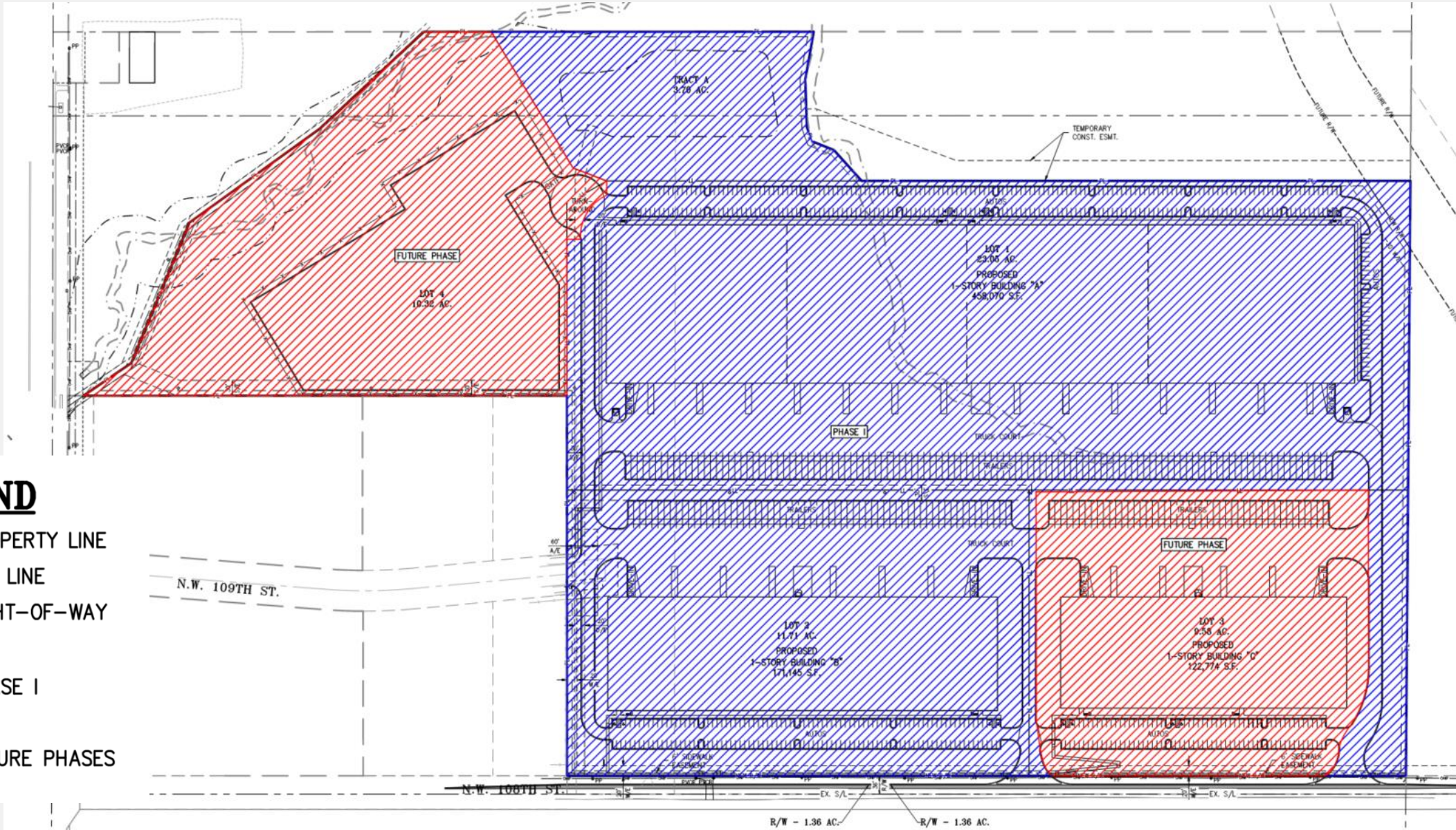
| SITE DATA | Existing | Proposed | Deviation Requested? | Approved |
|-------------------------|-----------|--------------|----------------------|----------|
| Zoning | M2-1 | M2-3 | - | - |
| Gross Land Area | - | - | - | - |
| in square feet | - | - | - | - |
| in acres | 71.42 AC. | 58.72 AC. | - | - |
| Right-of-way Dedication | - | - | - | - |
| in square feet | N/A | N/A | - | - |
| in acres | N/A | 1.36 AC. | - | - |
| Net Land Area | - | - | - | - |
| in square feet | - | - | - | - |
| in acres | 71.42 AC. | 58.35 AC. | - | - |
| Building Area (sq. ft.) | N/A | 751,989 S.F. | - | - |
| Floor Area Ratio | N/A | N/A | - | - |
| Total Lots | 2 | 4 | - | - |

Site Plan

Industrial Warehouse / allowed near reference for the



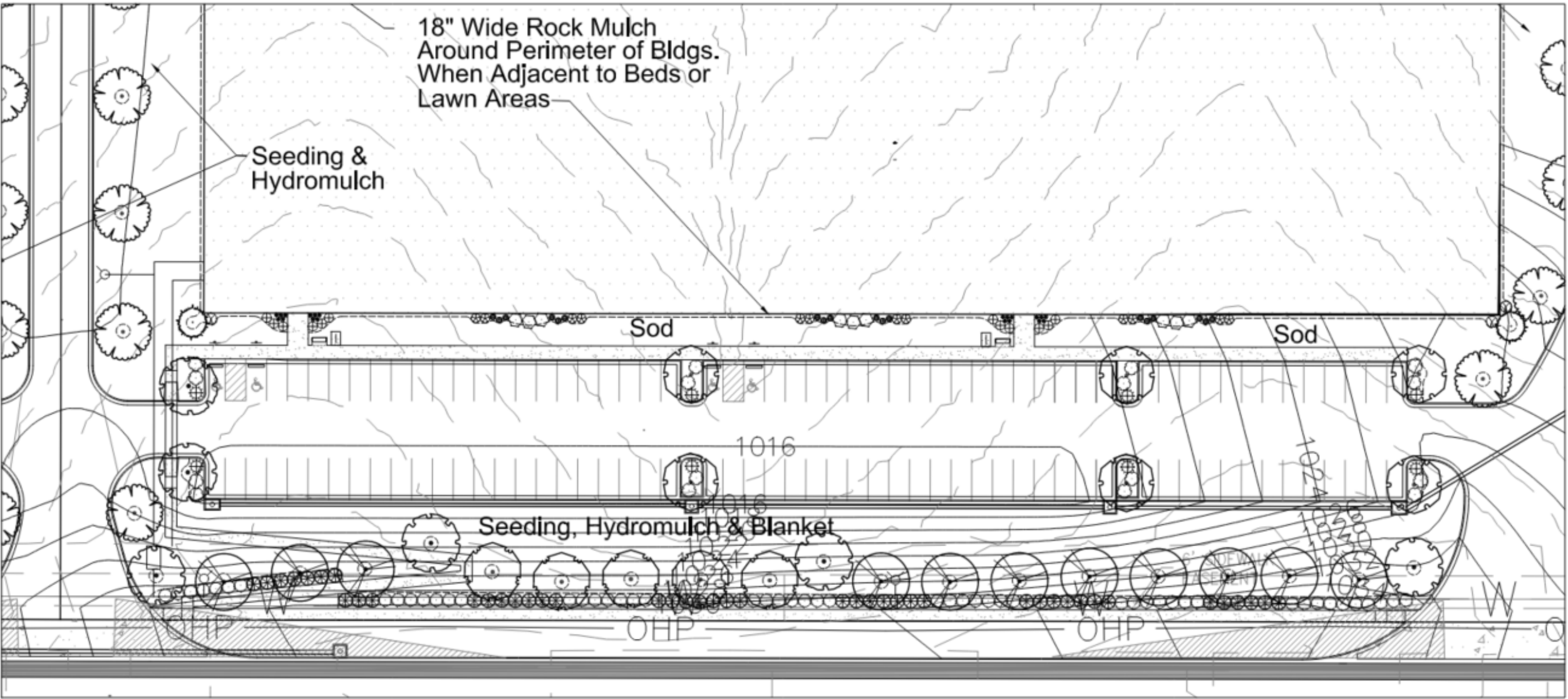
Major Street Plan (112th St)



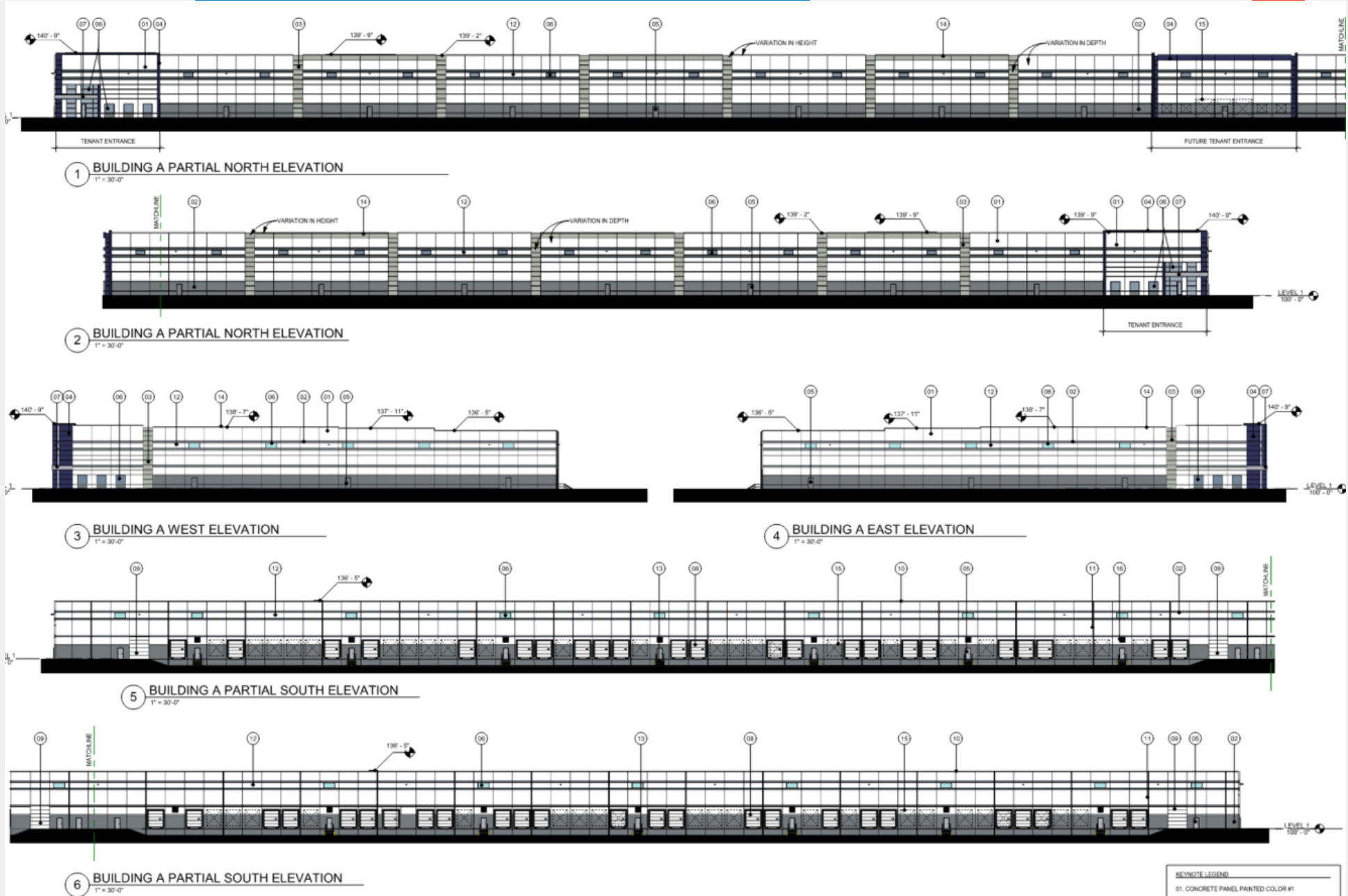
LEGEND

- 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 108th St. Subject site on left (Nov 2023)



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

Staff Recommendation

Case No. CD-CPC-2024-00038

Approval with Conditions