

Docket #7

CD-CPC-2023-00097

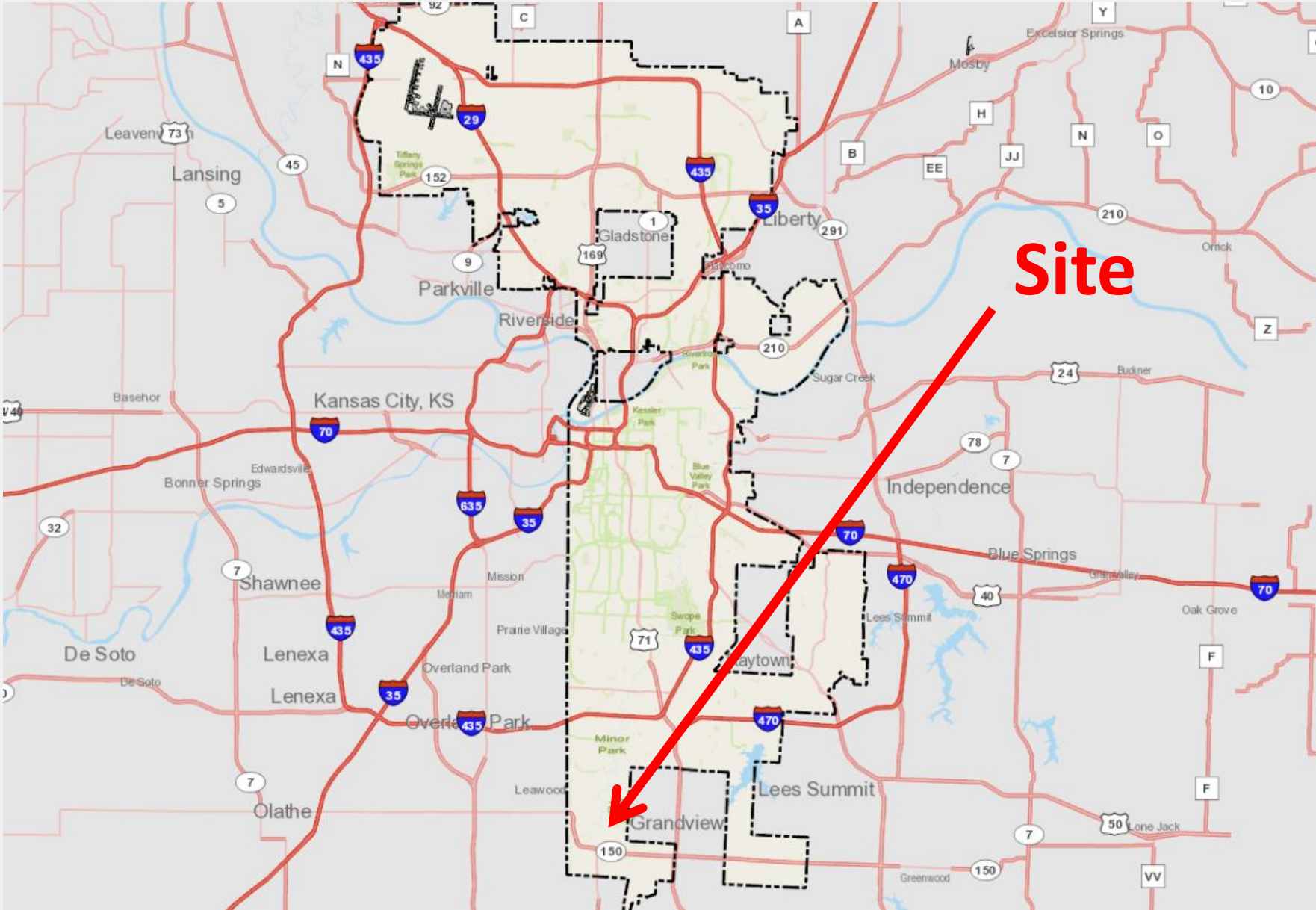
Development Plan - Nonresidential

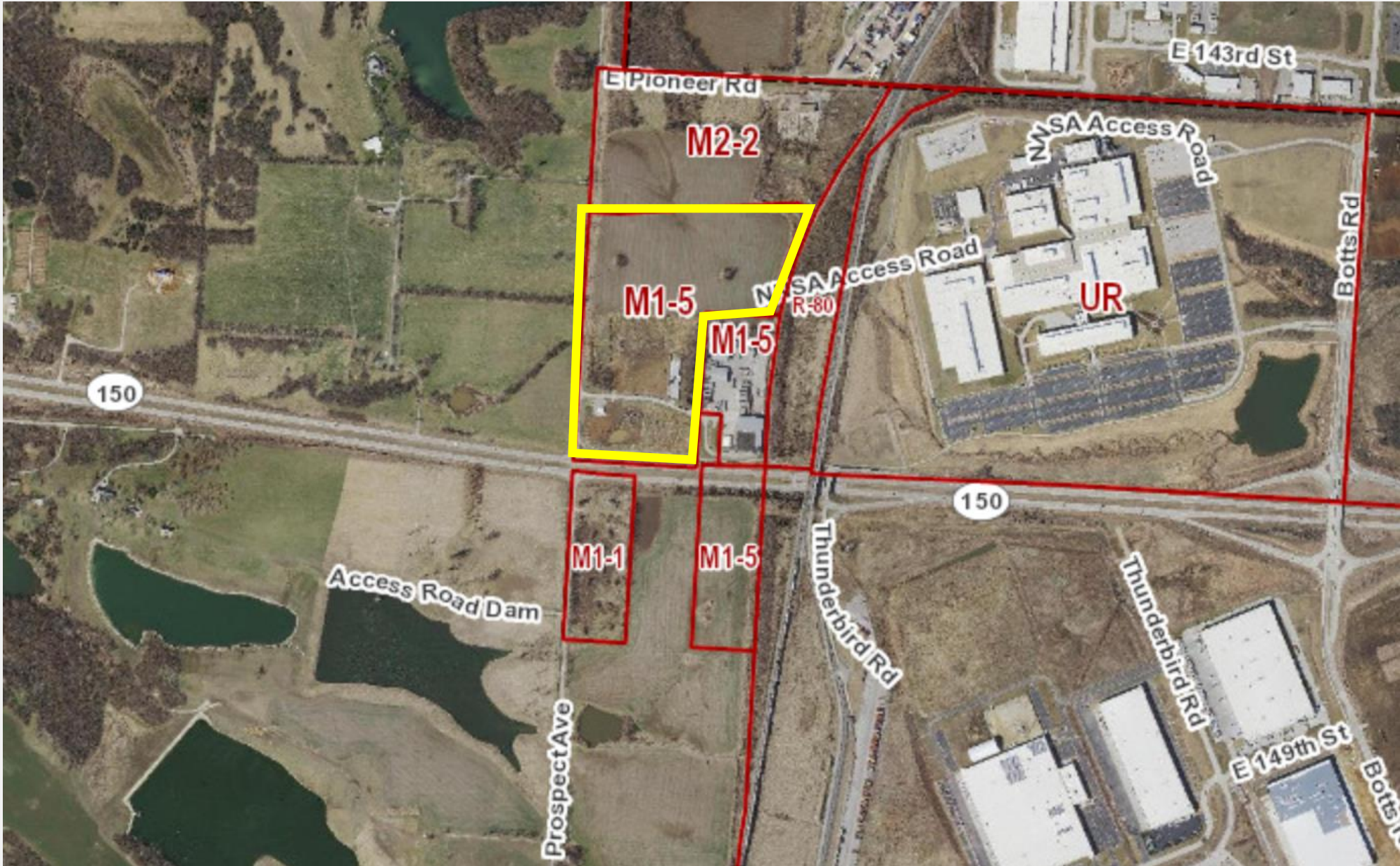
Master's Transportation - 14677 Prospect Ave

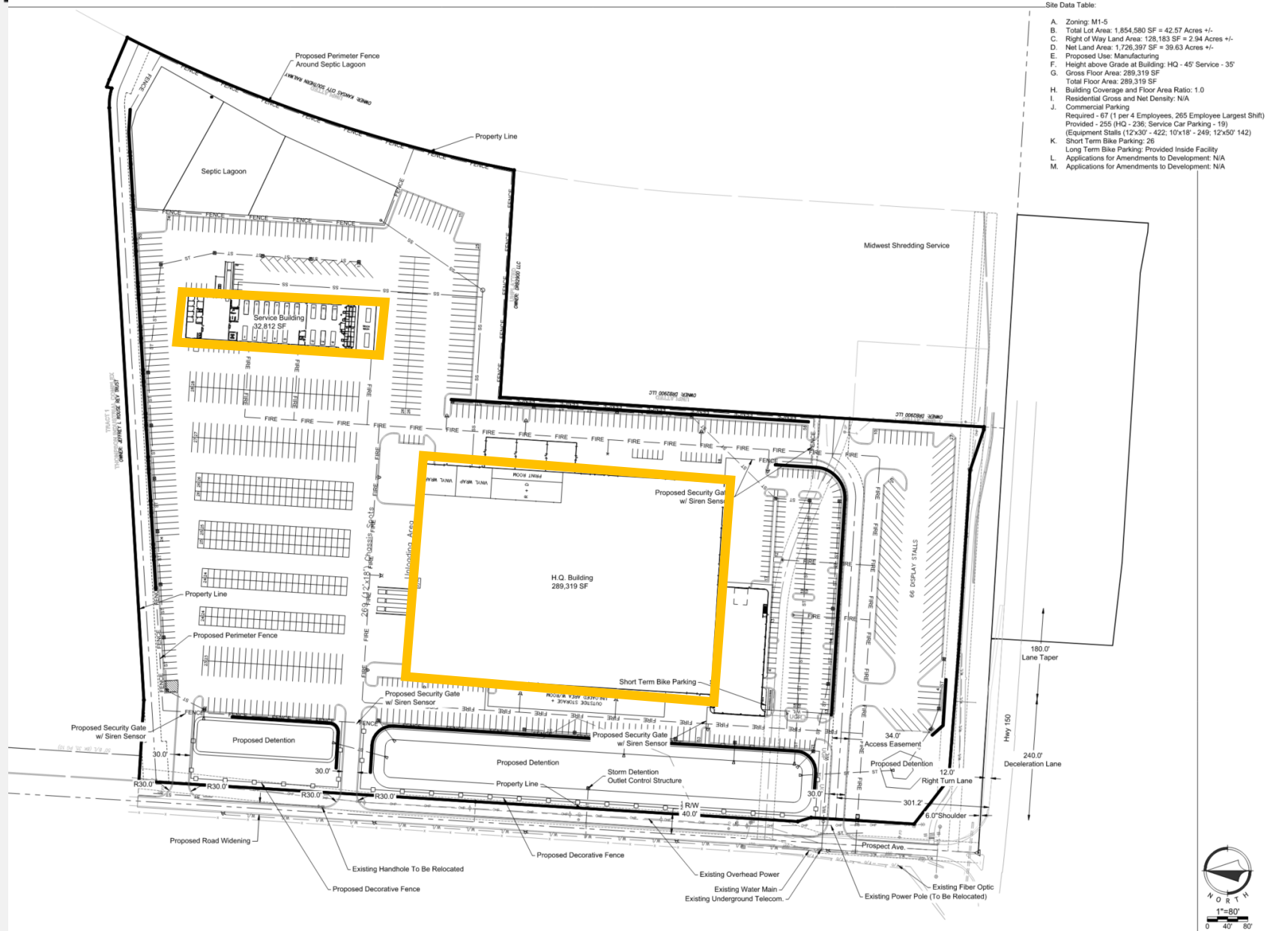
8-1-2023

City Plan Commission





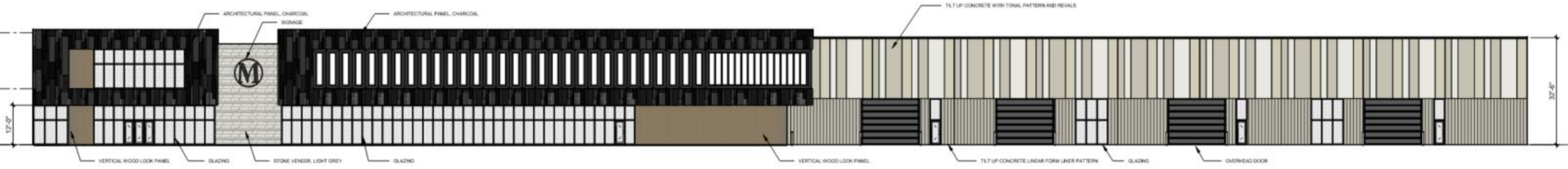




Site Data Table:

- A. Zoning: M1-5
- B. Total Lot Area: 1,854,580 SF = 42.57 Acres +/-
- C. Right of Way Land Area: 128,163 SF = 2.94 Acres +/-
- D. Net Land Area: 1,726,397 SF = 39.63 Acres +/-
- E. Proposed Use: Manufacturing
- F. Height above Grade at Building: HQ - 45' Service - 35'
- G. Gross Floor Area: 289,319 SF
Total Floor Area: 289,319 SF
- H. Building Coverage and Floor Area Ratio: 1.0
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking
Required - 67 (1 per 4 Employees, 265 Employee Largest Shift)
Provided - 255 (HQ - 236, Service Car Parking - 19)
(Equipment Stalls (12x30' - 422; 10x18' - 249; 12x50' 142)
- K. Short Term Bike Parking: 26
Long Term Bike Parking: Provided Inside Facility
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A



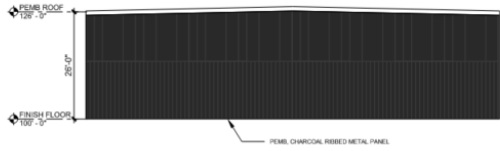


Elevation facing 150 HWY



Elevations facing Prospect Ave

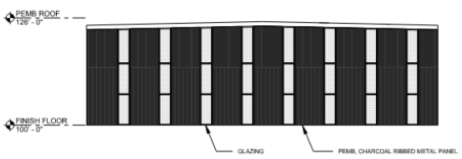




3 PEMB SOUTH ELEVATION
A4.02 SCALE: 1/16" = 1'-0"



5 PEMB EAST ELEVATION
A4.02 SCALE: 1/16" = 1'-0"



4 PEMB NORTH ELEVATION



6 PEMB WEST ELEVATION

Elevations for maintenance building





View north towards site from 150 HWY



View northeast towards site from 150 HWY and Prospect Ave



View northeast towards site from Prospect Ave

Staff Recommendation

Case No. CD-CPC-2023-00097

Approval with Conditions