

Ordinance No. 240524

Development Plan (Non-residential)

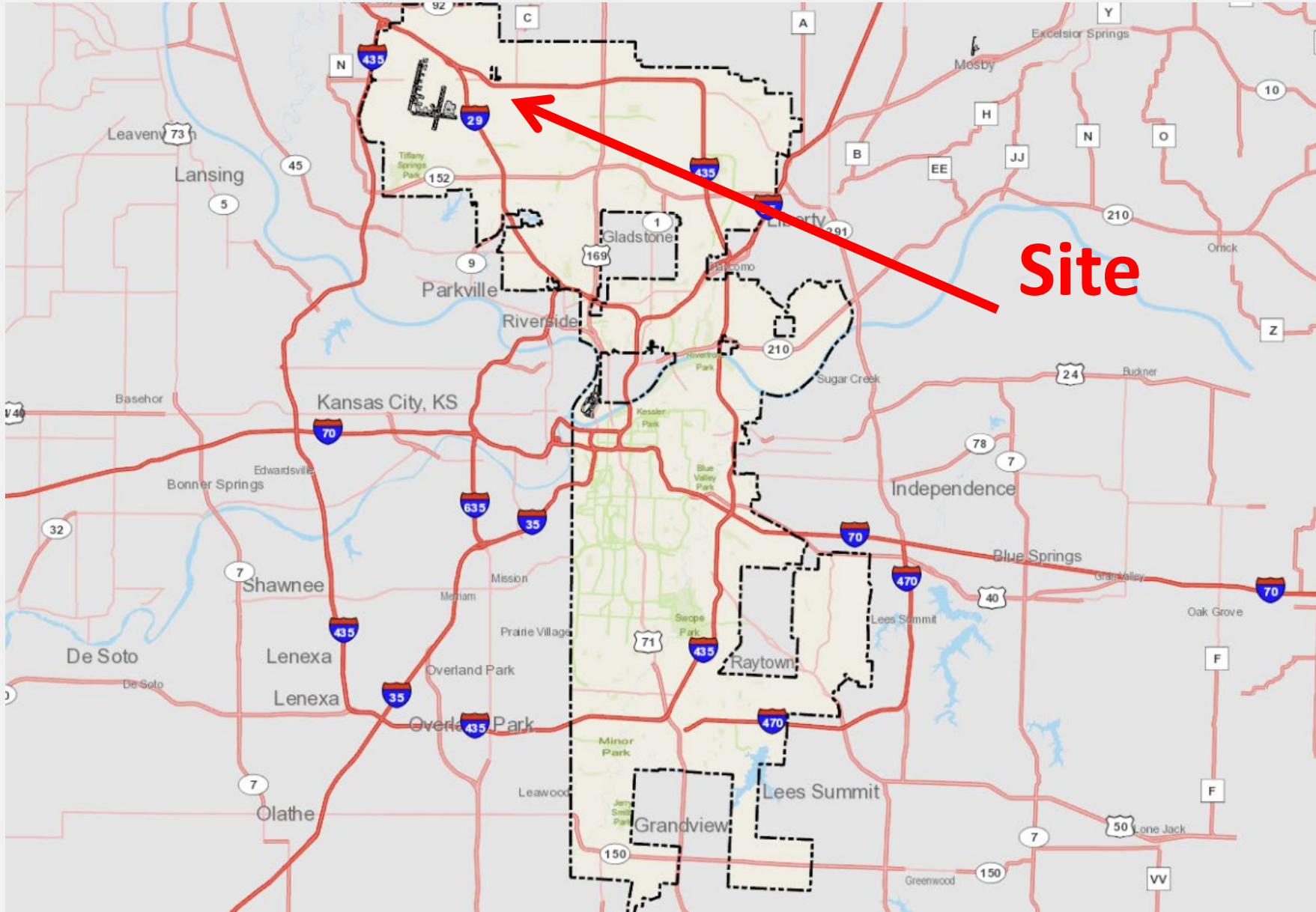
Opus Congress Industrial – 10951 N Congress Ave

July 16, 2024

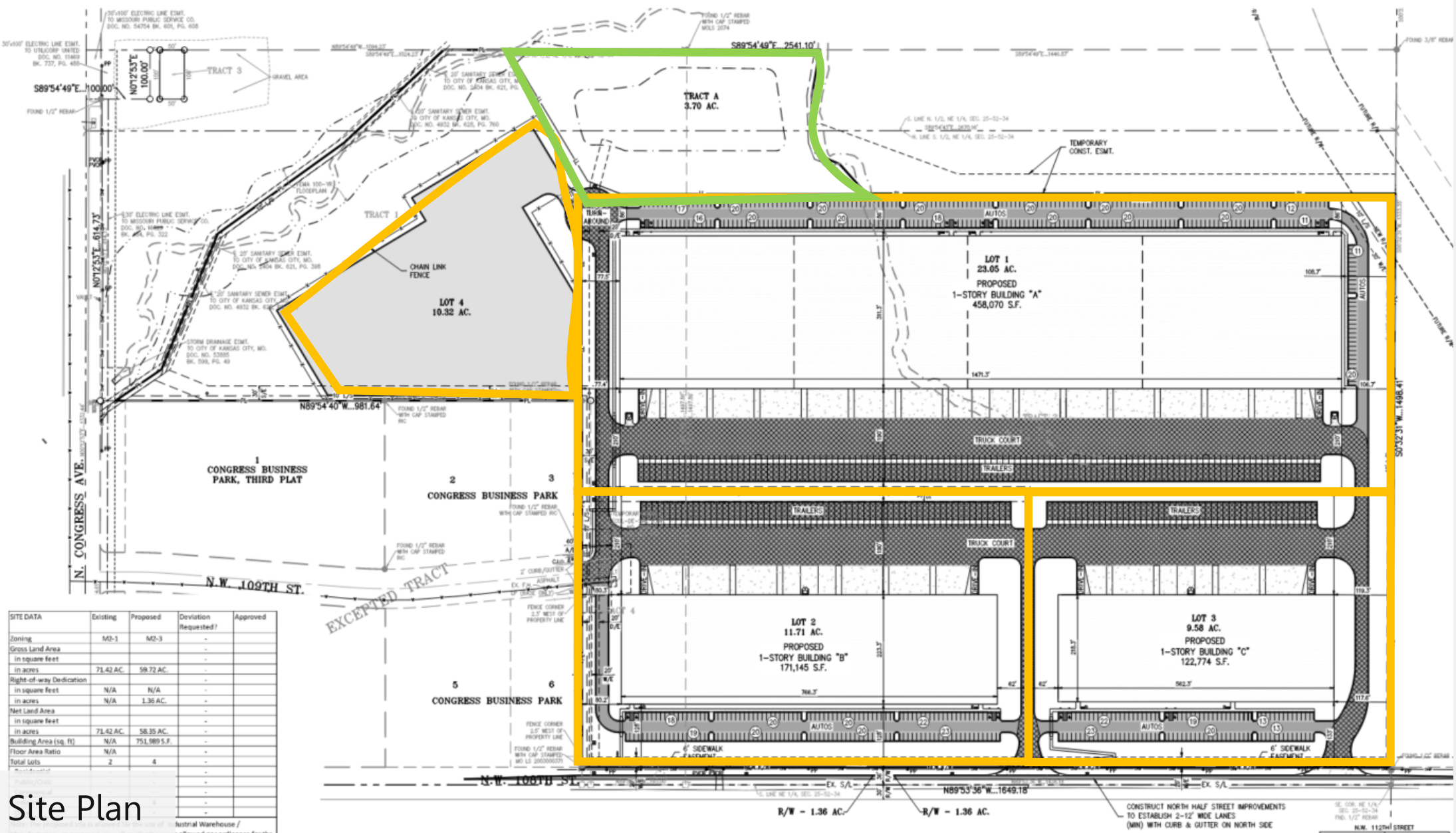
Prepared for

Neighborhood Planning and Development Committee







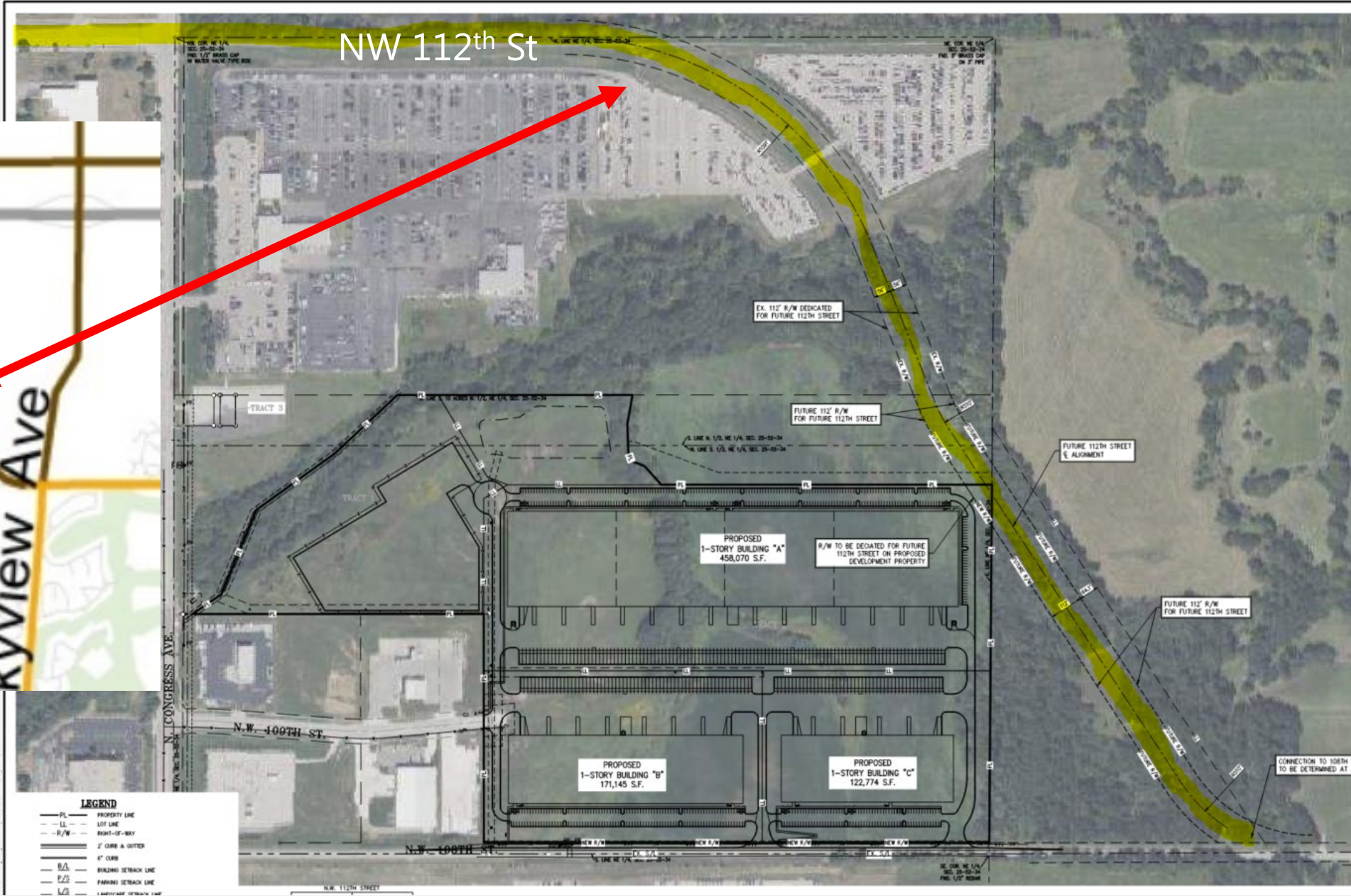
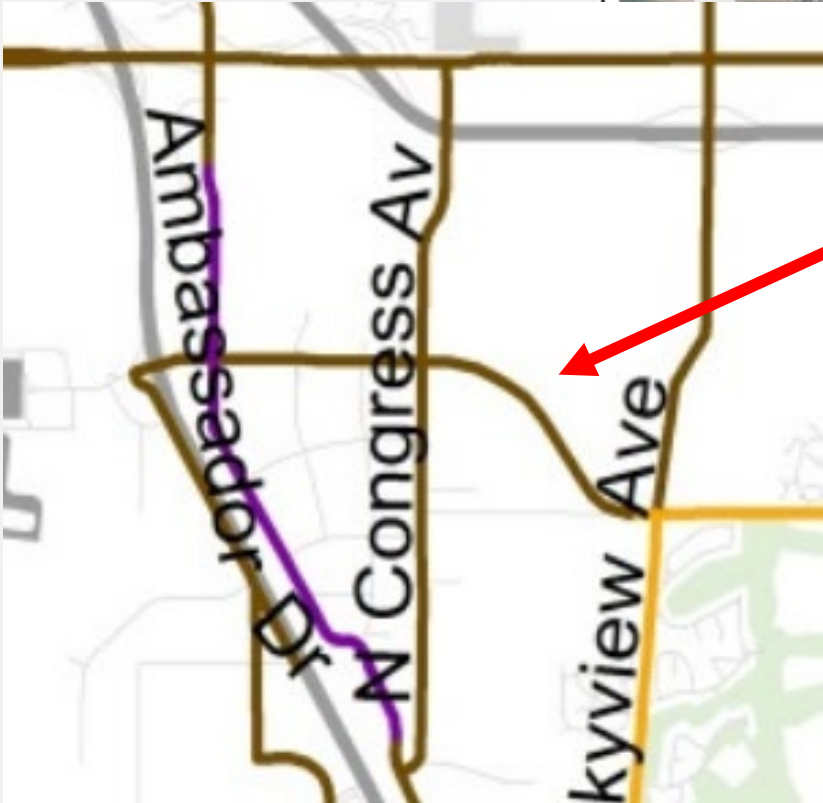


SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	M2-1	M2-3	-	-
Gross Land Area				
in square feet				
in acres	71.42 AC.	59.72 AC.		
Right-of-way Dedication				
in square feet	N/A	N/A		
in acres	N/A	1.36 AC.		
Net Land Area				
in square feet				
in acres	71.42 AC.	58.35 AC.		
Building Area (sq. ft)	N/A	751,989 S.F.		
Floor Area Ratio	N/A			
Total Lots	2	4		

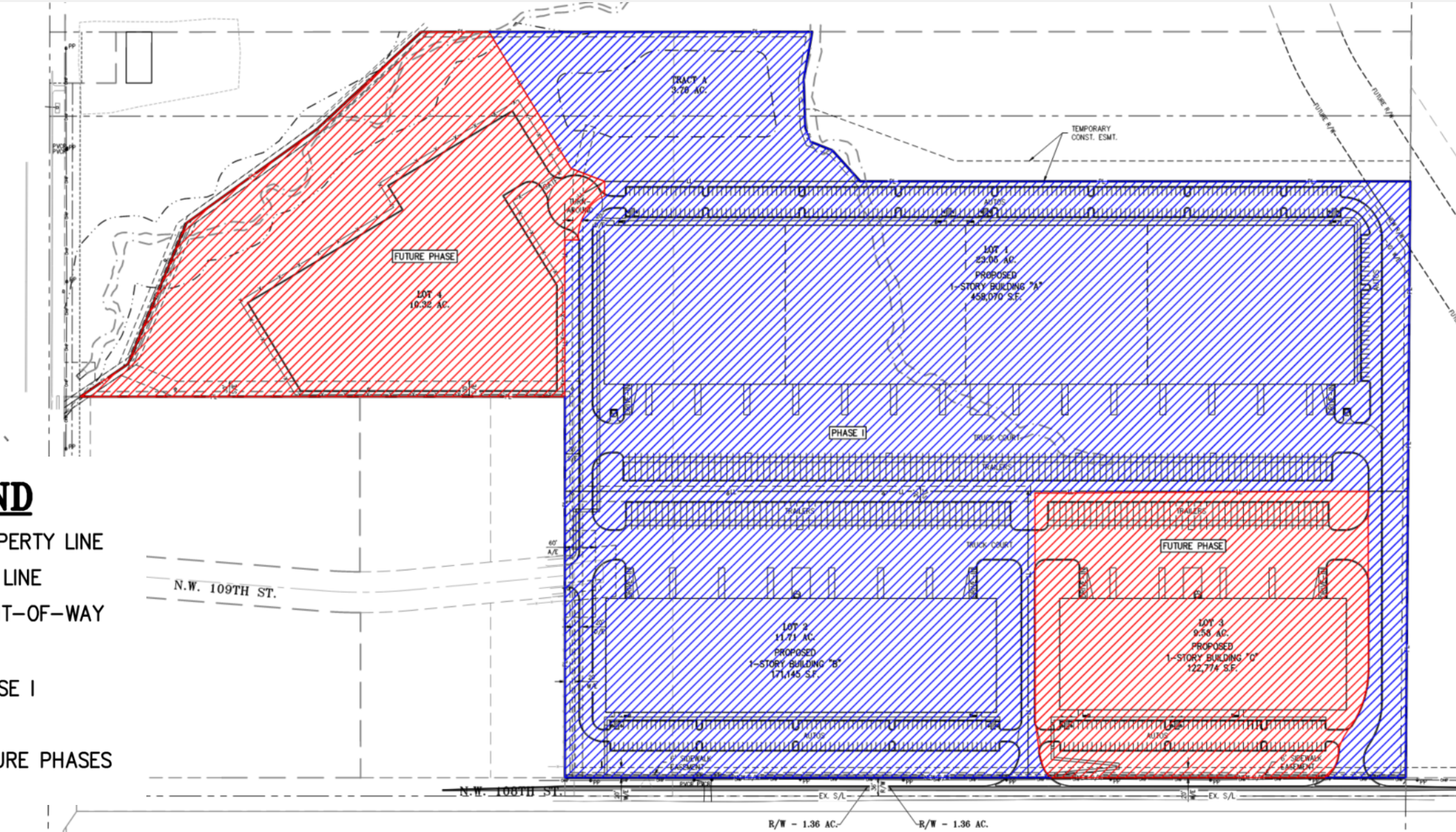
Site Plan

Industrial Warehouse / allowed near reference for the

CONSTRUCT NORTH HALF STREET IMPROVEMENTS TO ESTABLISH 2'-12" WIDE LANES (MIN) WITH CURB & GUTTER ON NORTH SIDE



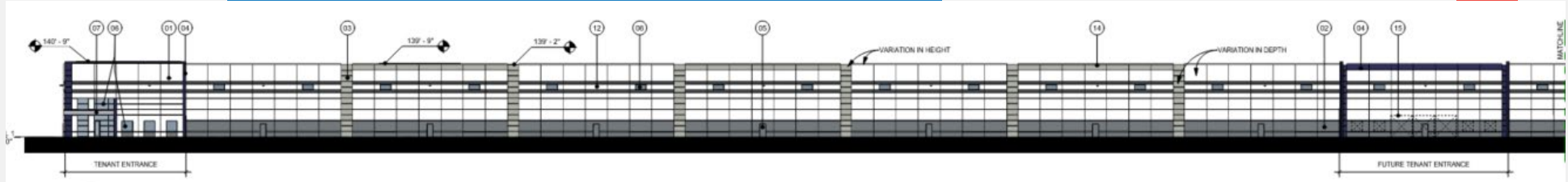
Major Street Plan (112th St)



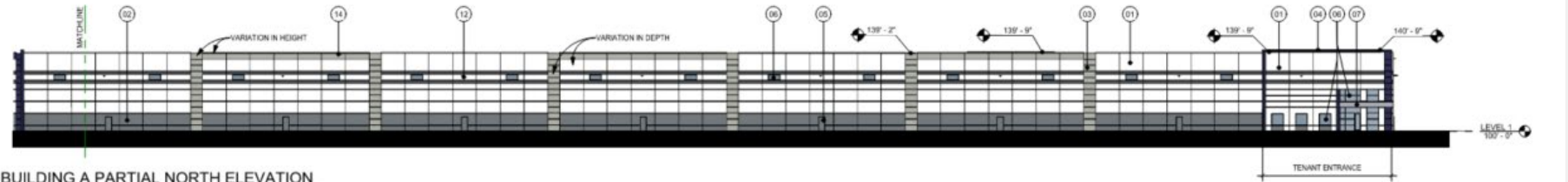
LEGEND

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

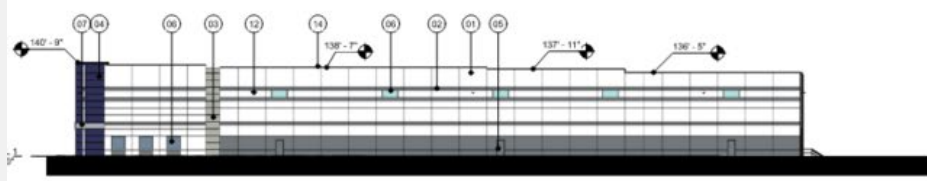
Phasing Plan



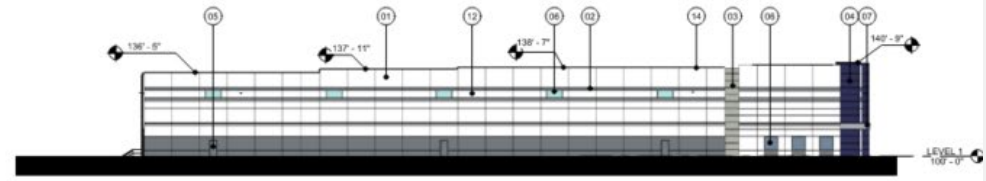
1 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"



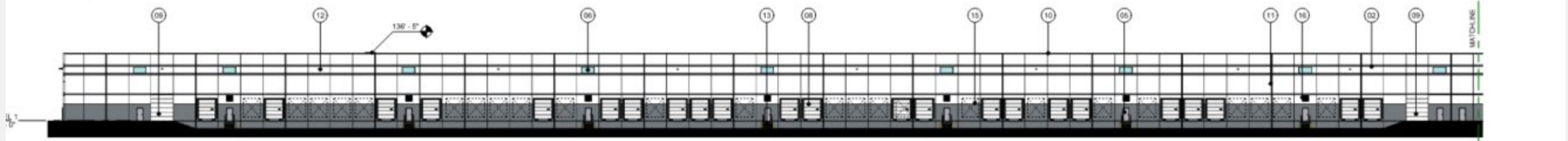
2 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"



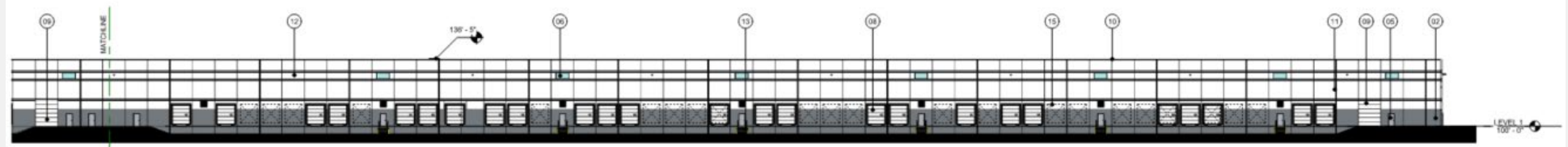
3 BUILDING A WEST ELEVATION
1" = 30'-0"



4 BUILDING AN EAST ELEVATION
1" = 30'-0"



5 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"



6 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"

KEYNOTE LEGEND
01. CONCRETE PANEL PAINTED COLOR #1



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



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

City Plan Commission and Staff Recommendation

Case No. CD-CPC-2024-00038

Approval with Conditions