

File No. 121247. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the 4th Aldermanic District. This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street.



**FN 121247**  
**LB2 to DPD**  
**January 2013**

- Prop
- Residential**
  - Single-Family
  - Townhome
  - Medium-Density Residential
  - Residential
- Commercial**
  - Neighborhood Commercial
  - Local Commercial
  - Community Commercial
  - Regional Commercial
  - City Center Commercial
- Industrial**
  - Industrial
  - Industrial
  - Industrial
  - Industrial
- Special District**
  - Parkway
  - Institutional
  - Plaza
  - Retail



Data source: C

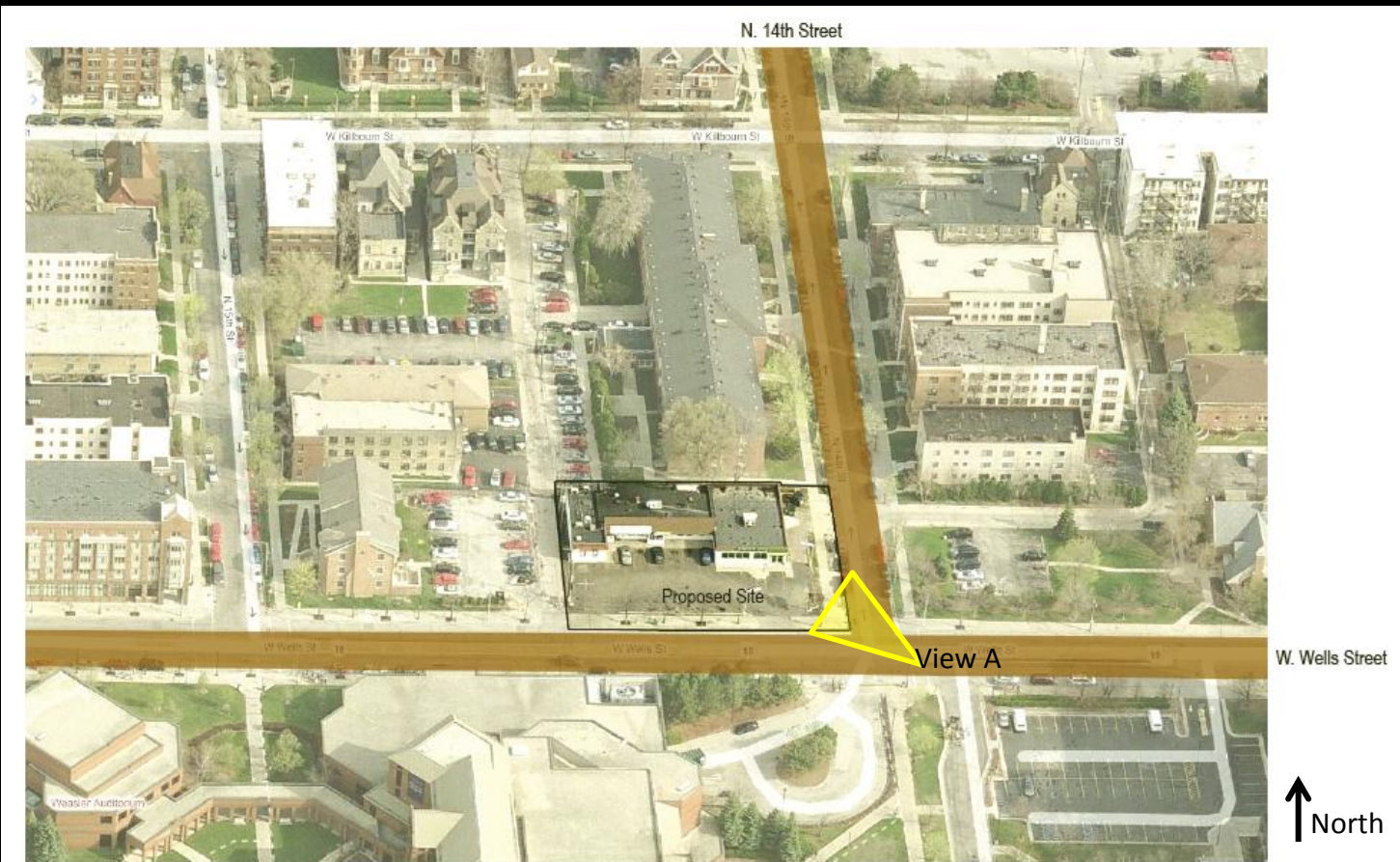
# 1400 W. Wells Street, Site Context



W. Wells Street

N. 14th Street

## View A



N. 14th Street

W. Kilsbom St

W. Kilsbom St

W. Kilsbom St

Proposed Site

View A

W. Wells Street



North

Conceptual Rendering



# 1400 W. Wells Street, Proposed Site/Landscape Plan

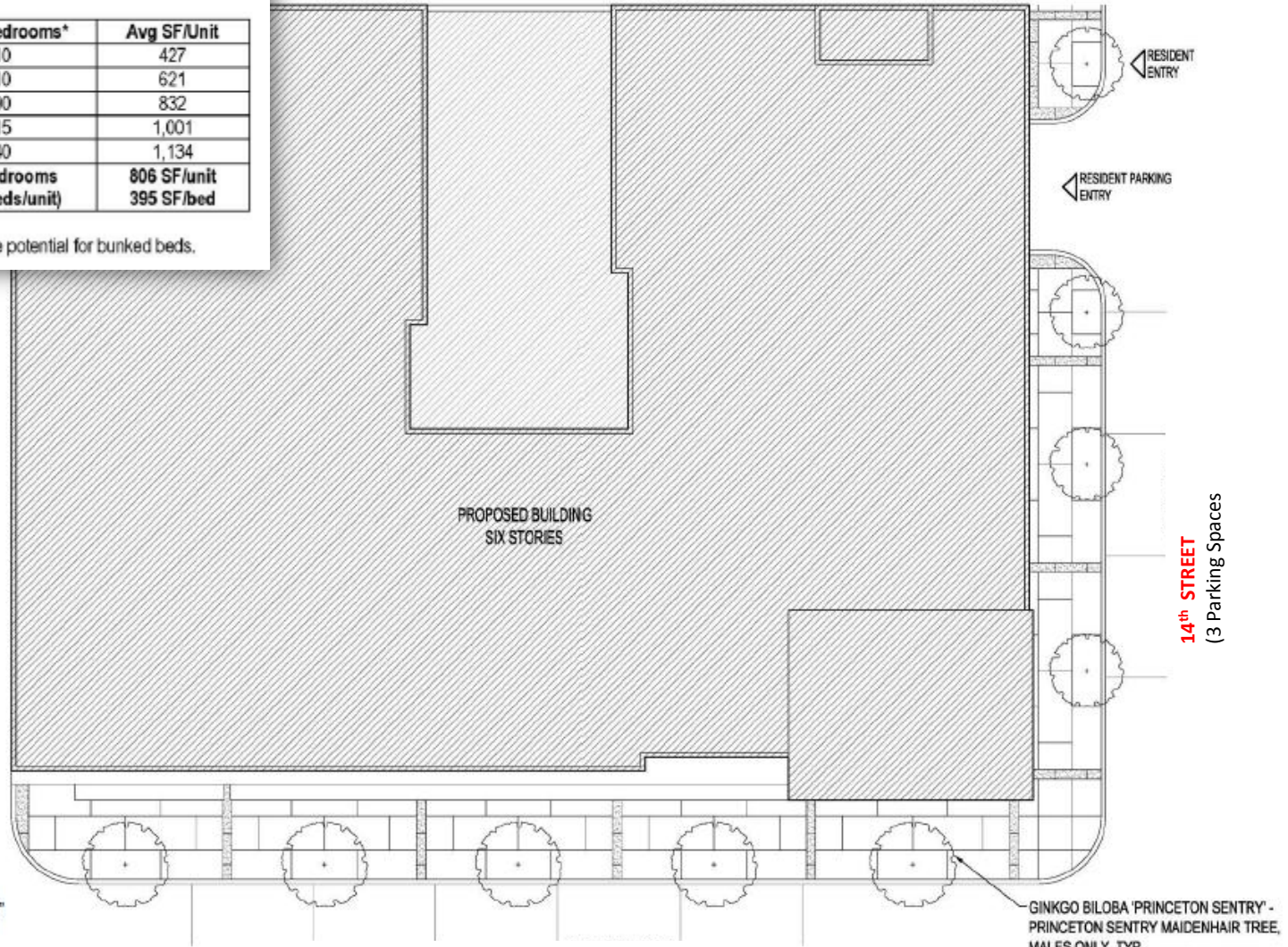
Maximum number of dwelling units per building:

Up to 80 dwelling units (see Table A)

TABLE A - Proposed residential unit mix

Unit Type	Qty - Units	Qty - Bedrooms*	Avg SF/Unit
Studio	10	10	427
1BR / 1BA	10	10	621
2BR / 2BA	45	90	832
3BR / 2BA	5	15	1,001
4BR / 2BA	10	40	1,134
<b>Total</b>	<b>80 units</b> (16 units/floor)	<b>165 bedrooms</b> (2.06 beds/unit)	<b>806 SF/unit</b> 395 SF/bed

\* Note: All one bedroom and two bedroom units have the potential for bunked beds.

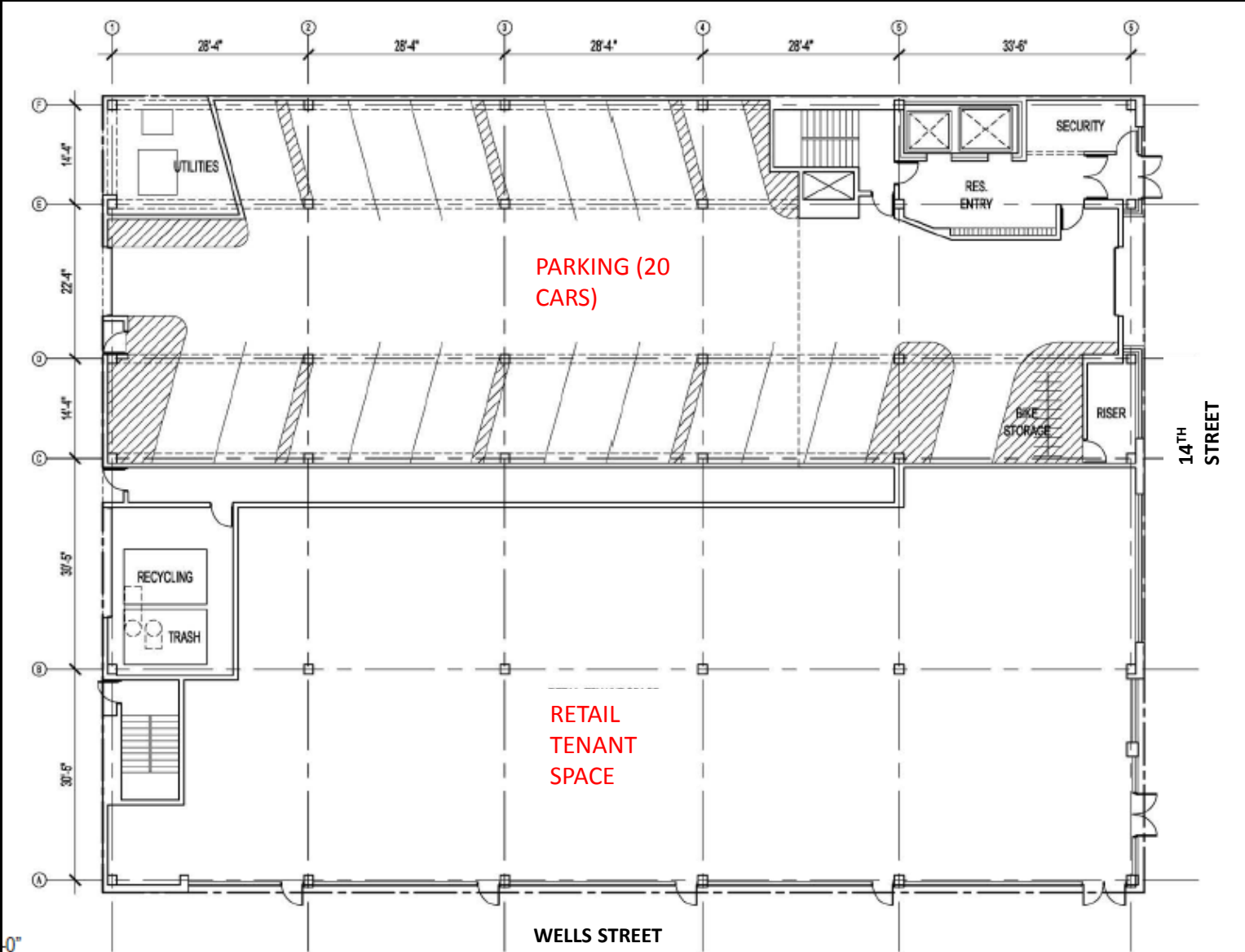


Scale: 1/16" = 1'-0"

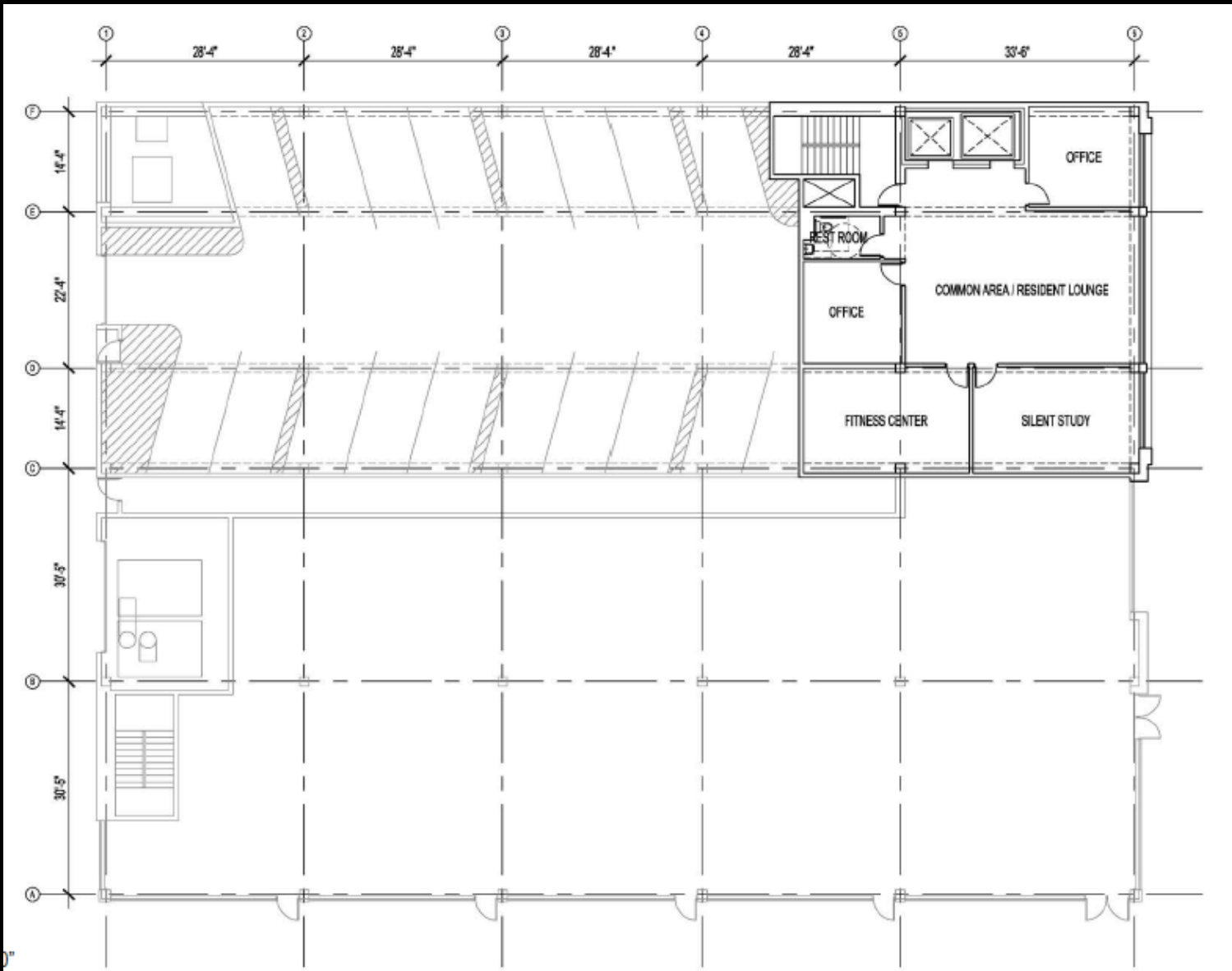
WELLS STREET (5 Parking Spaces)

GINKGO BILOBA 'PRINCETON SENTRY' - PRINCETON SENTRY MAIDENHAIR TREE, MALES ONLY, TYP.

# 1400 W. Wells Street, Proposed 1st Floor Plan



1400 W. Wells Street, Proposed Mezzanine Plan



1400 W. Wells Street, Proposed Floor Plan, Floors 2-6



# 1400 W. Wells Street, Proposed Building Elevations

## EAST Elevation, 14th Street



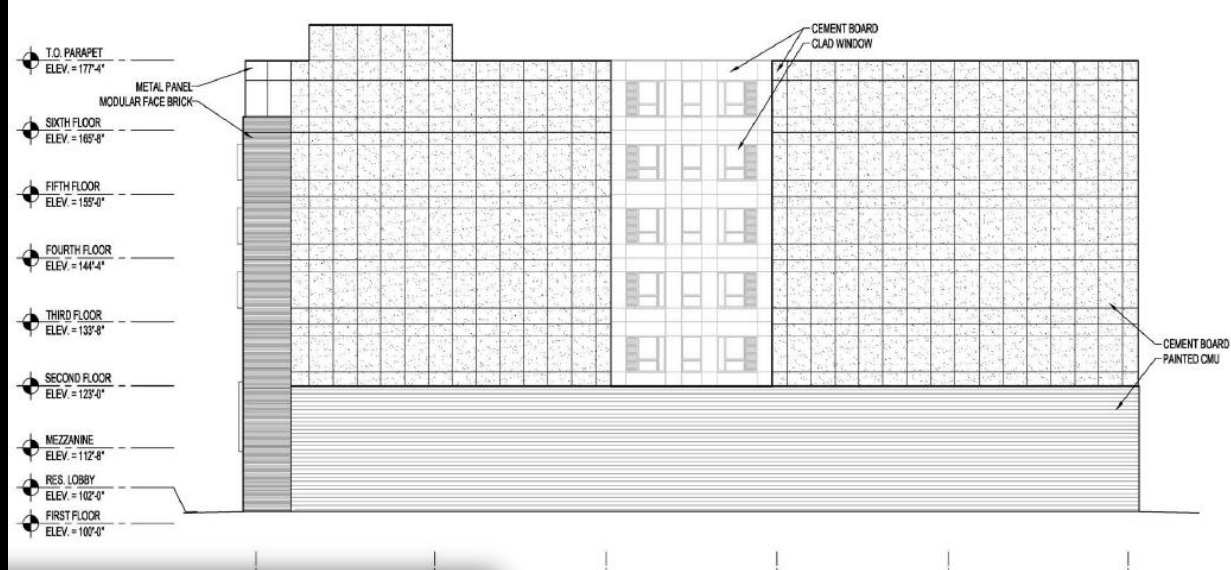
## SOUTH Elevation, W. Wells Street





# 1400 W. Wells Street, Proposed Building Elevations

## NORTH Elevation



## WEST Elevation Alley-facing

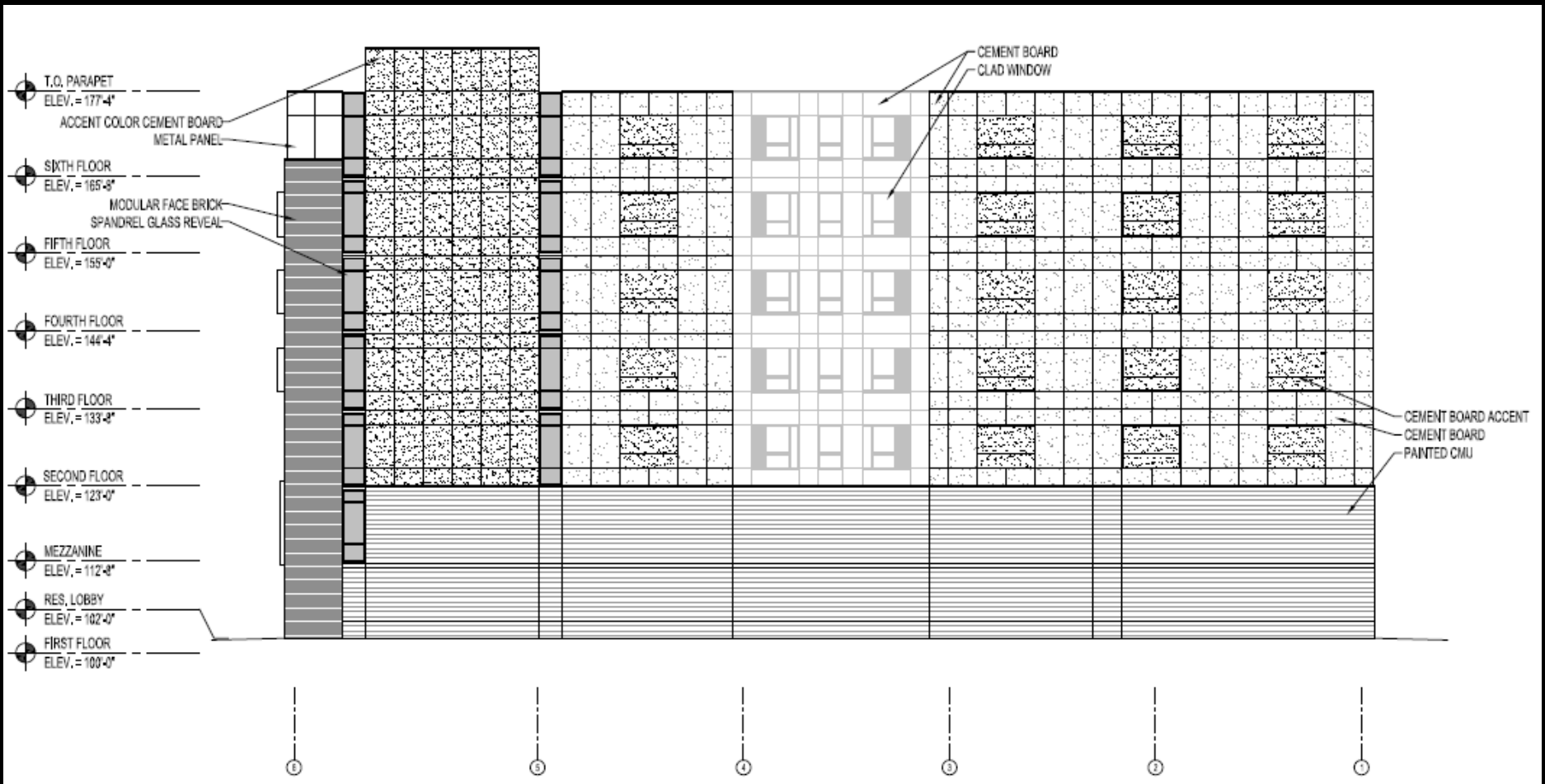
Conceptual Rendering



**Updates to north façade as result of January 28<sup>th</sup> City Plan Commission meeting:**



# Updates to north façade as result of January 28<sup>th</sup> City Plan Commission meeting:



NORTH ELEVATION - REVISED 1.28.13

**Updates to north façade as result of January 28<sup>th</sup> City Plan Commission meeting:**

