

Bristol North Townhomes 1007 NW Cookingham Drive



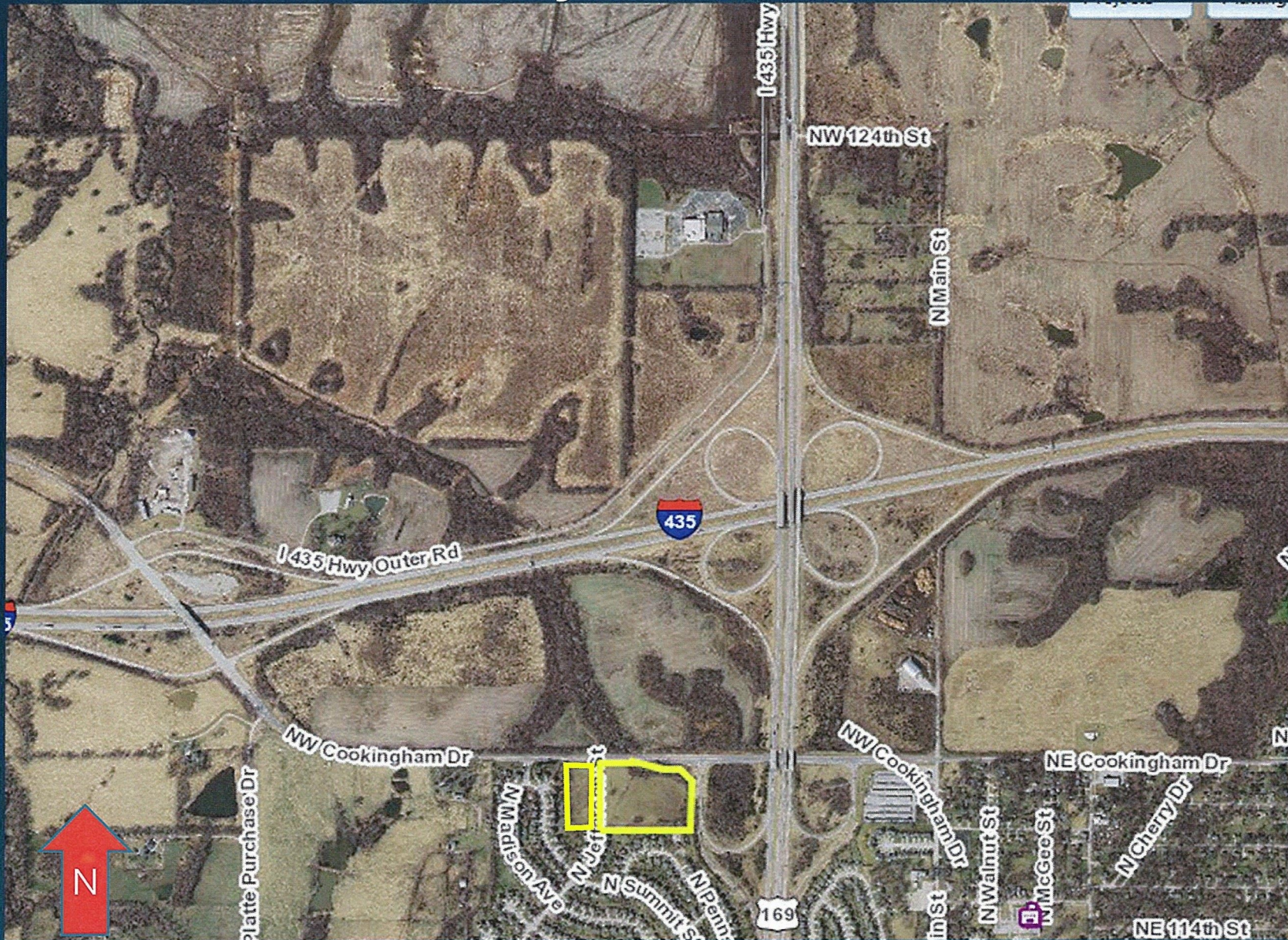
Neighborhood, Planning and Development Committee
Ordinance No. 241011
December 3, 2024

Applicant's Request

Applicant requests the Neighborhood, Planning and Development Committee recommend approval of Ordinance No. 241011 for a residential development plan in District B2-2 on a 13.52-acre parcel generally located at N. Jefferson Street and NW Cookingham Drive, subject to conditions.

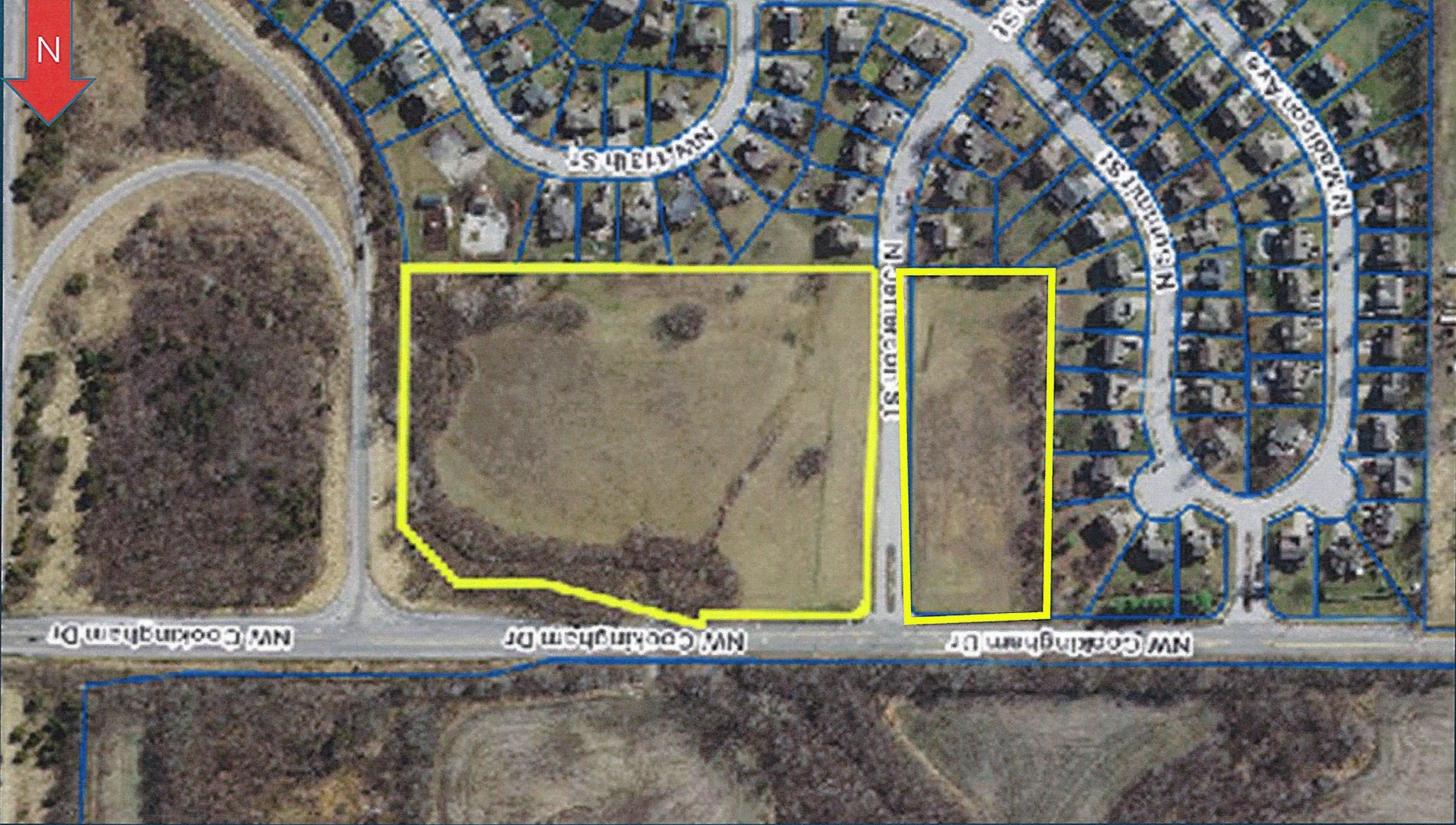
Proposed development plan provides for 121 residential units consisting of eight-plex, six-plex, four-plex, and five-unit ranch townhomes.

Project Location



West of 169 Highway and south of I-435.
South side of NW Cookingham Drive

Project Location

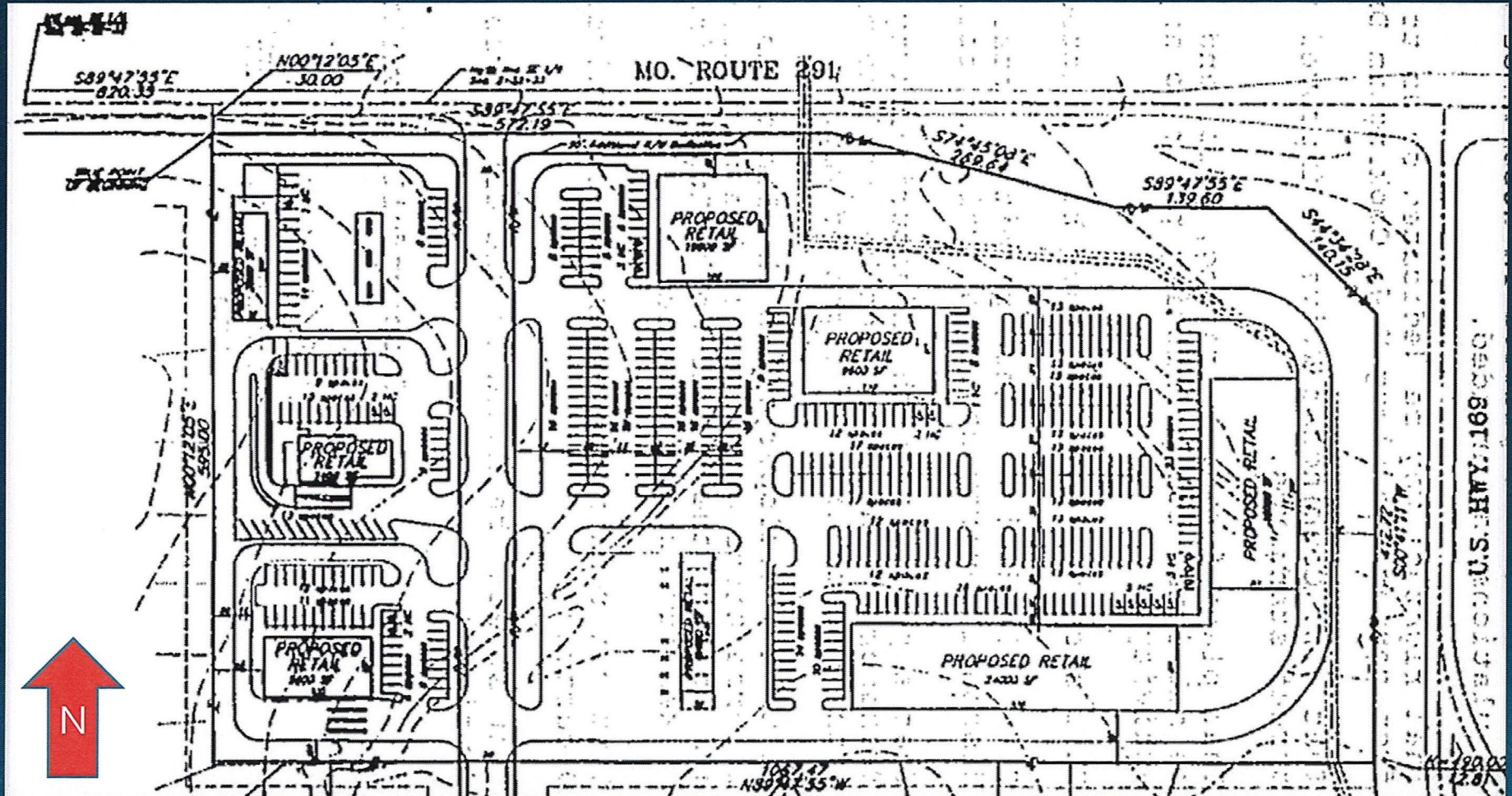


Access from existing N. Jefferson St.

Rezoning History – 1993

Ord. No. 940000 (2/4/1994)

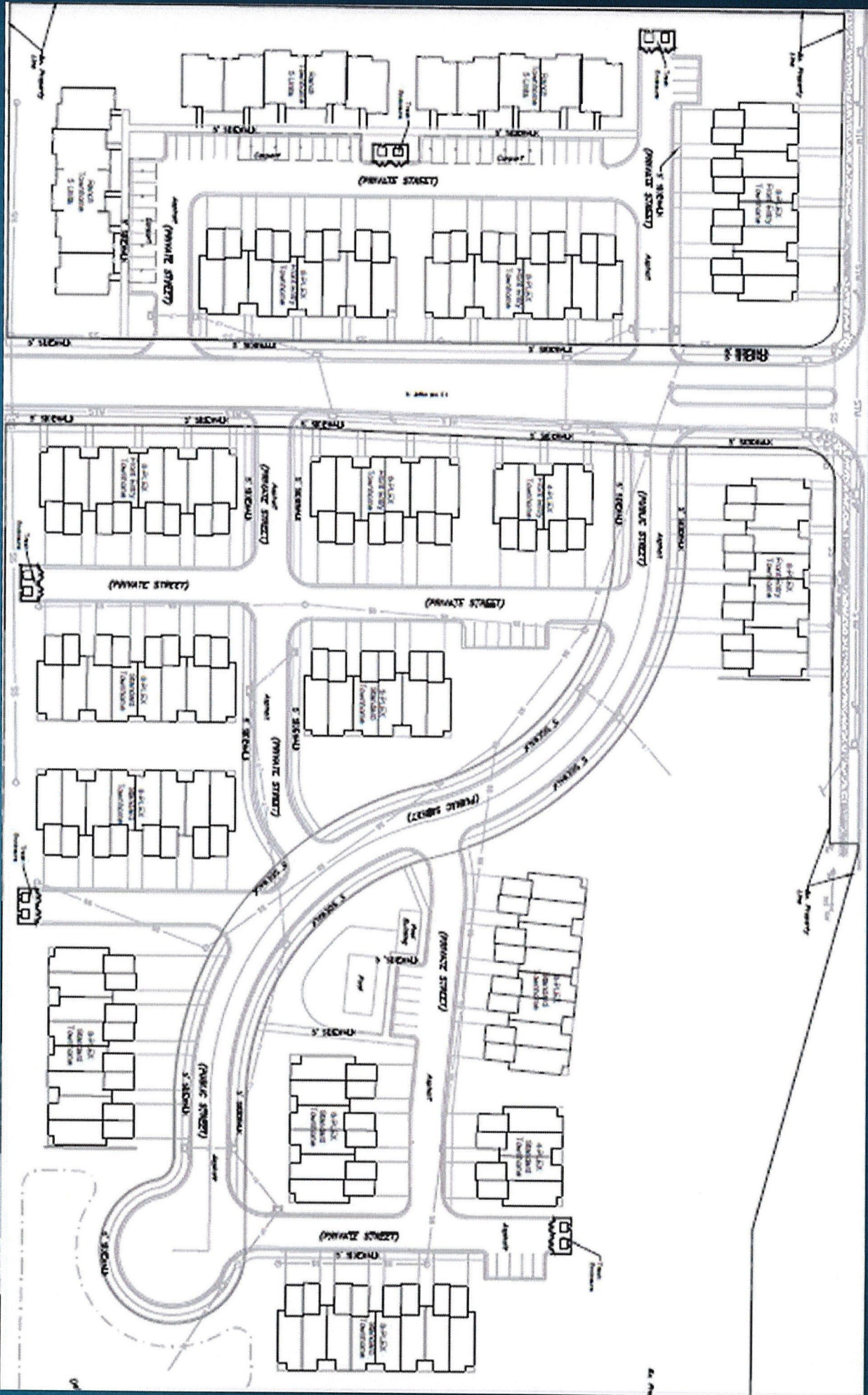
- Rezoned the property to "District Cp-2" (Local Planned Business Center)
- Approved Preliminary Plan: +/- 50,000 sq ft retail / commercial.



Public Outreach & Engagement

- Mailed initial letter on June 18, 2024, to Bristol Park Homes Association requesting meeting.
- Mailed notice of Public Engagement Meeting and City Plan Commission hearing on July 1, 2024, to Bristol Park HOA and adjacent property owners.
- Public Engagement Meeting held on July 16, 2024 via Zoom.
- Sign posting affidavit dated July 17, 2024 together with Public Meeting Summary Form uploaded to Compass.

Overall Site Plan



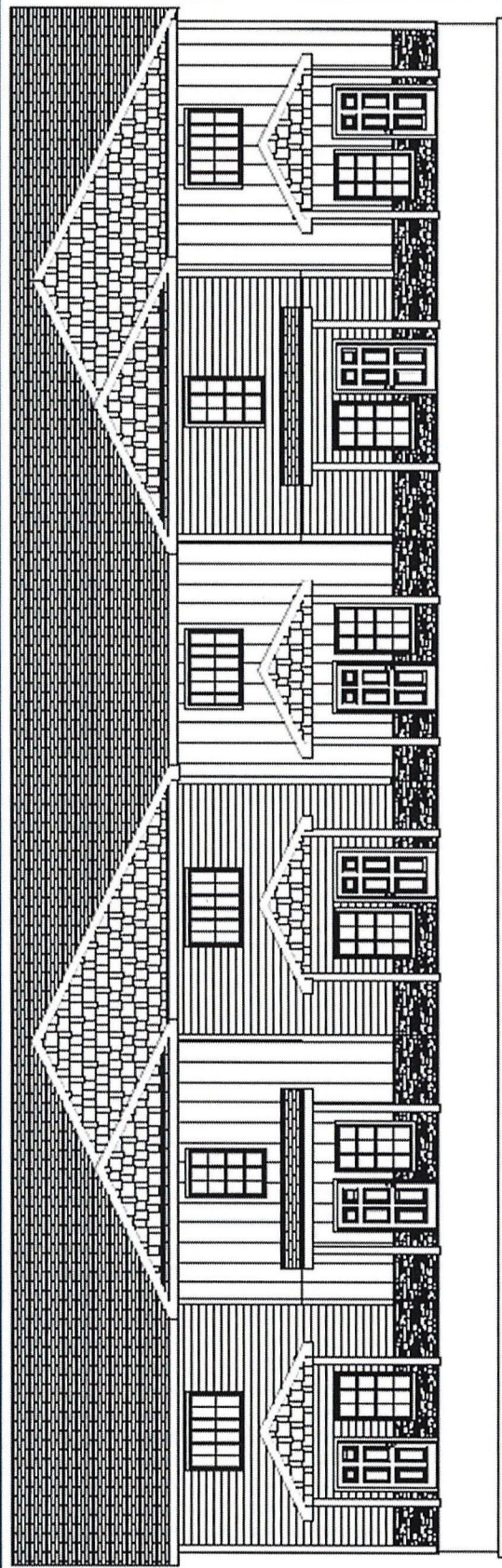
Project Overview

Undeveloped 13.52-acre tract located along NW Cookingham Drive

Proposed development plan:

- 121 Units
 - 4-plex two story townhomes: 8 units
 - 5-unit ranch townhomes: 15 units
 - 6-plex 2 story townhome: 18 units
 - 8-plex 2 story townhome: 80 units
- Pool and playground private open space tracts, off-street parking
- Public sidewalks along both sides of N. Jefferson Street and internal sidewalks on private streets.

Bristol North 6-plex Sample Elevations

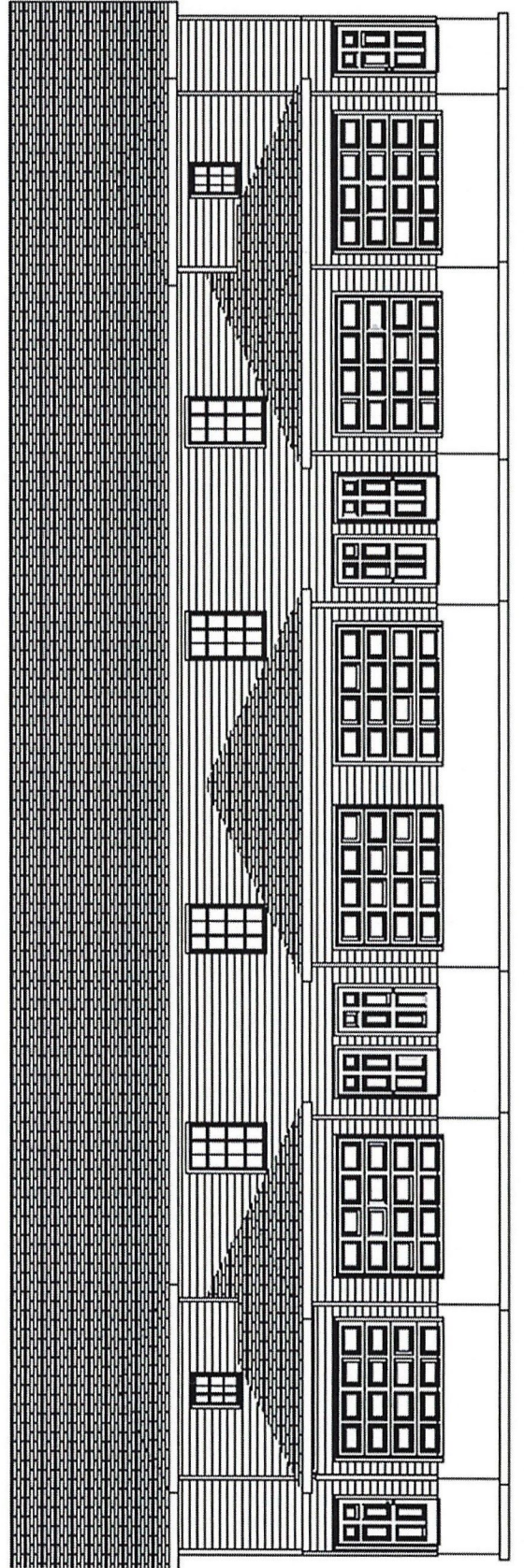


ALL SIDING, SOFFIT AND FAS

GUTTERS AND DOWN SPOUTS REQUIRED

FRONT EL.
HARDIE SIDING LAP, B & B, AND SHAKE, ALSO STONE SIDING

HORZ LAP



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