

Docket #9.1, 9.2, 9.3

CD-CPC-2025-00024, 00025, 00026

Area Plan Amendment

Rezoning without Plan

Non-Residential Development Plan

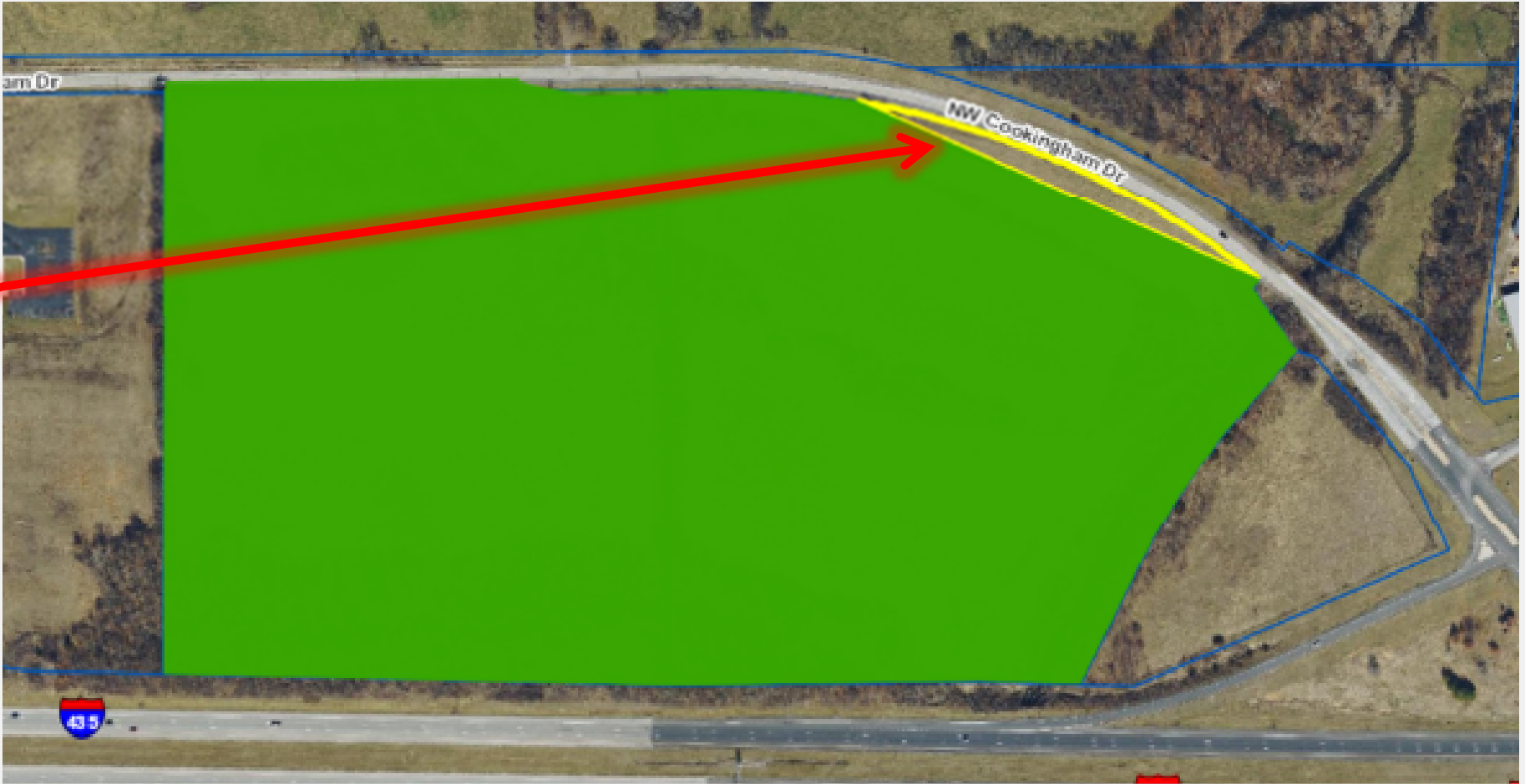
Cookingham Development - Expansion
2001 NW Cookingham Drive

March 19, 2025

City Plan Commission

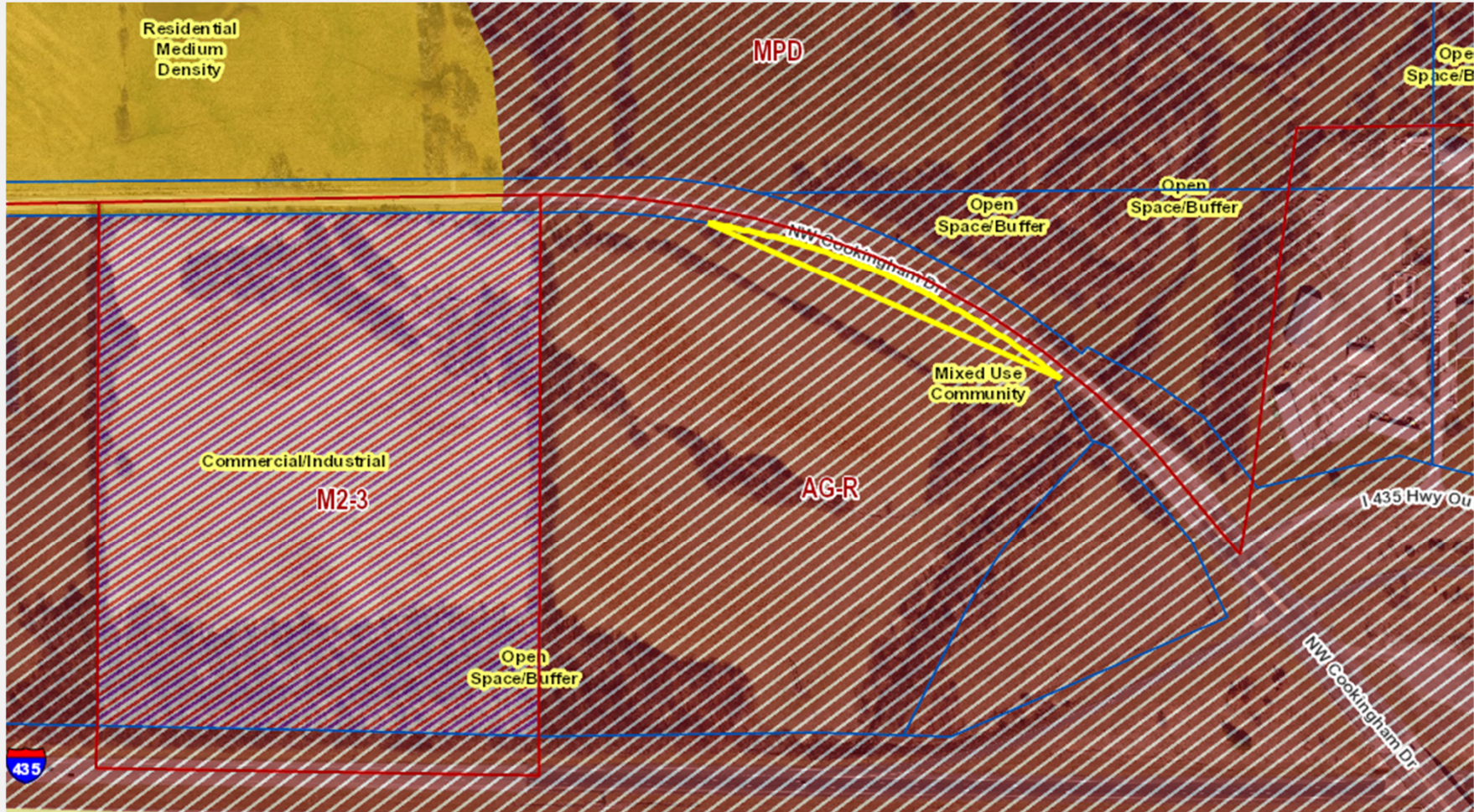


Site

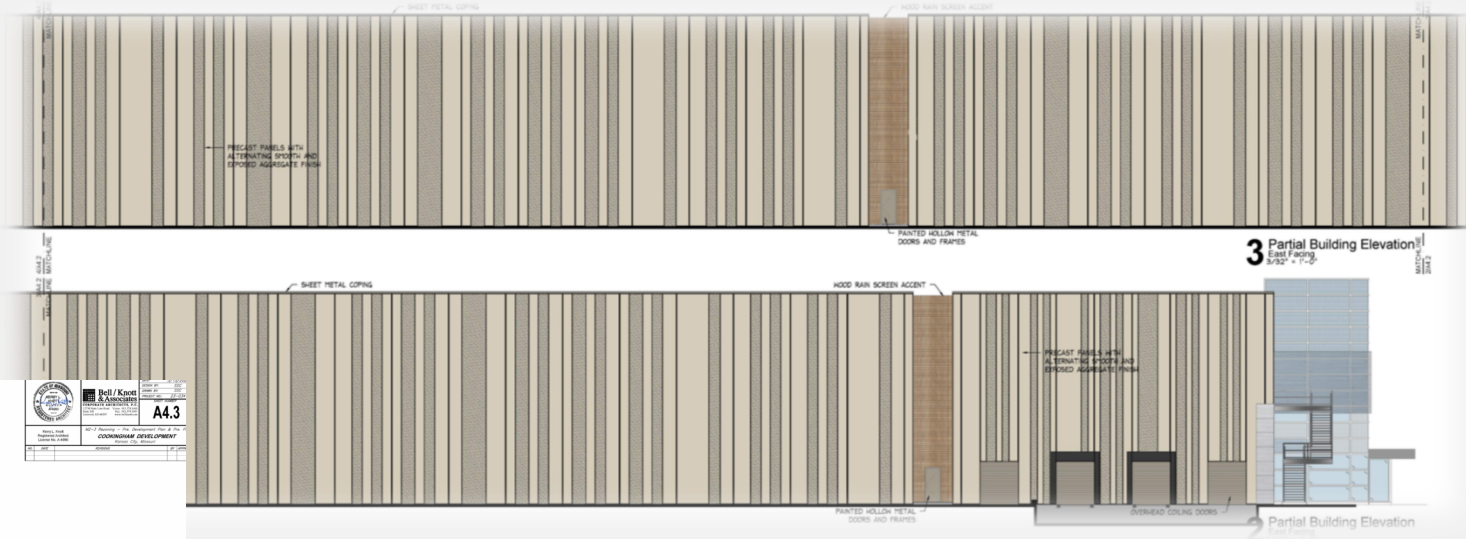




View looking southwest from NW Cookingham

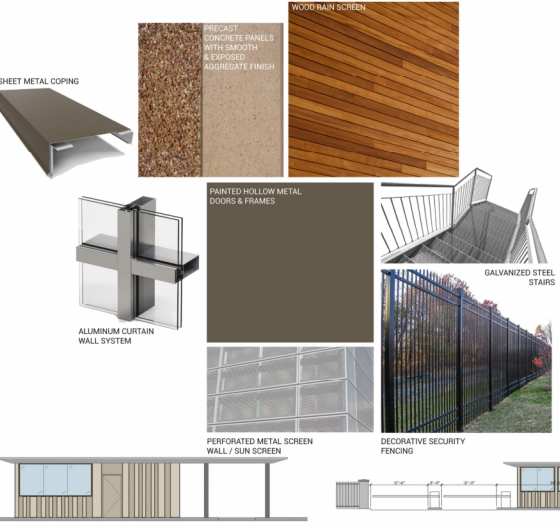


Rezoning, Area Plan Amendment & Development Plan



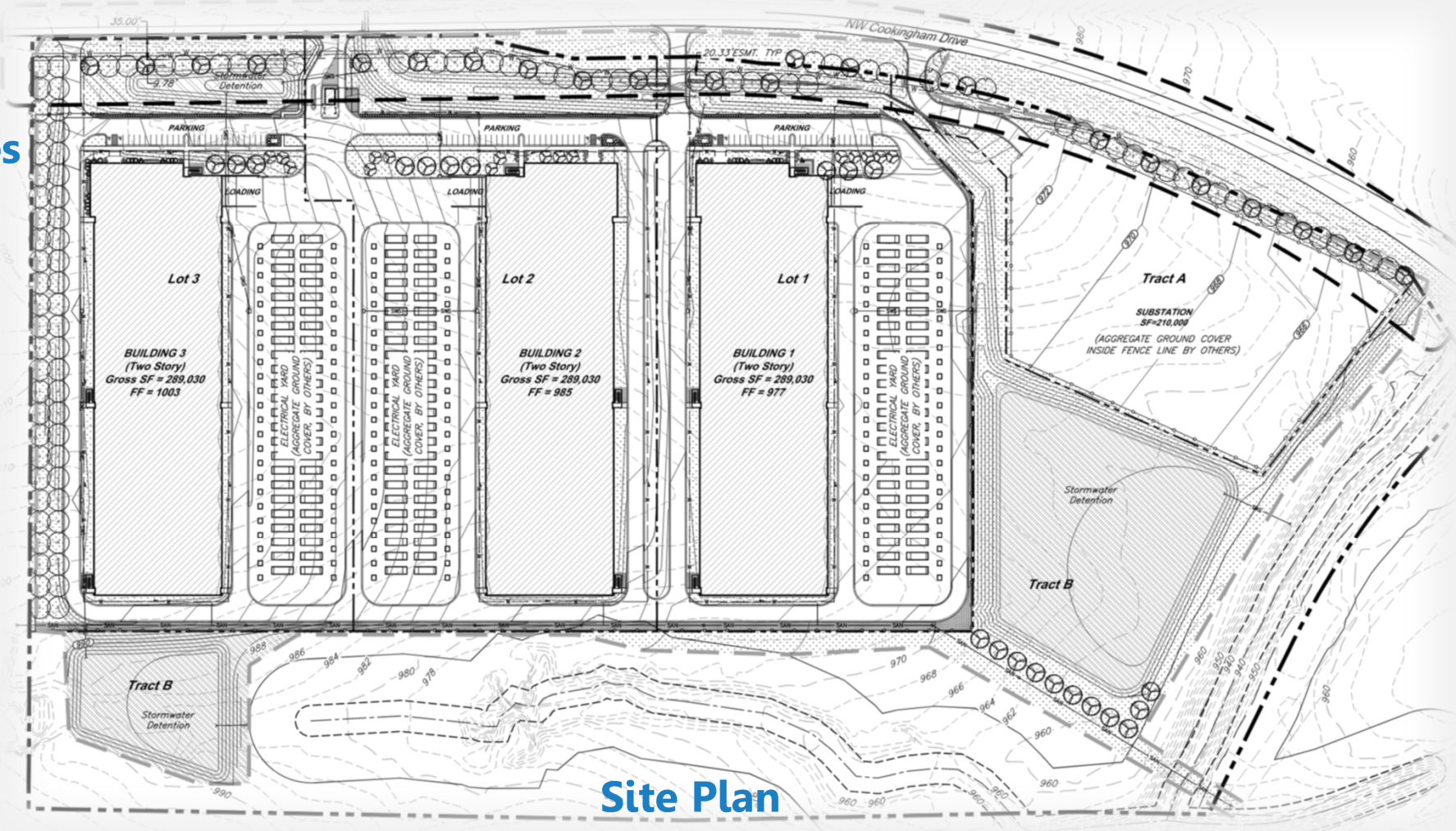
3 Partial Building Elevation
East Facing
5/12/21

Partial Building Elevation
West Facing

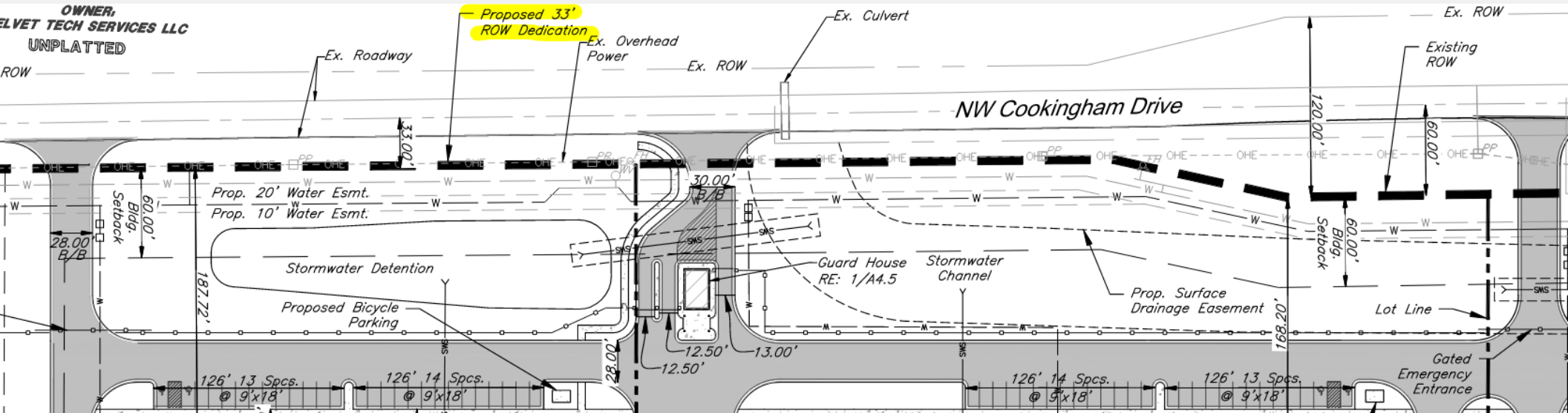


Elevations & Materials

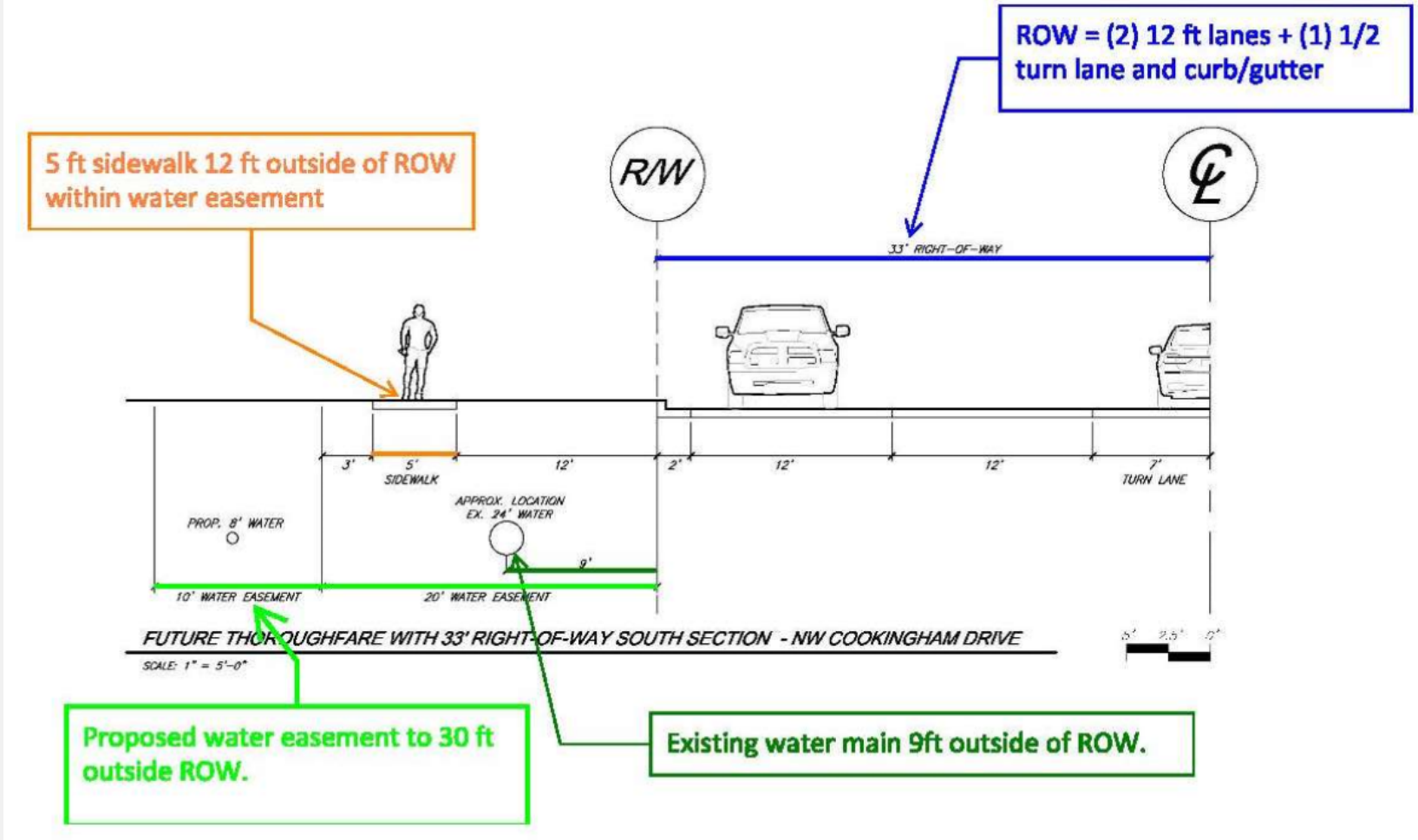
~60 acres



Site Plan

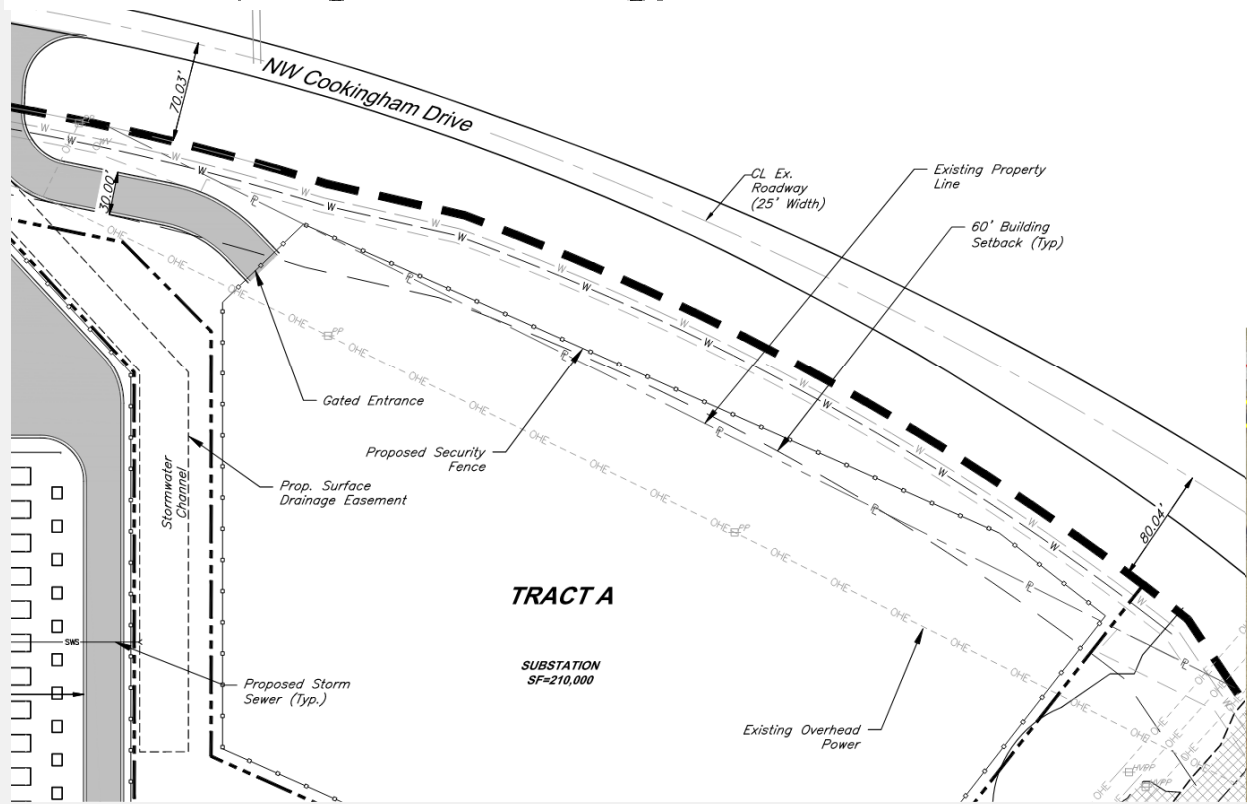


Previous Waiver for ROW

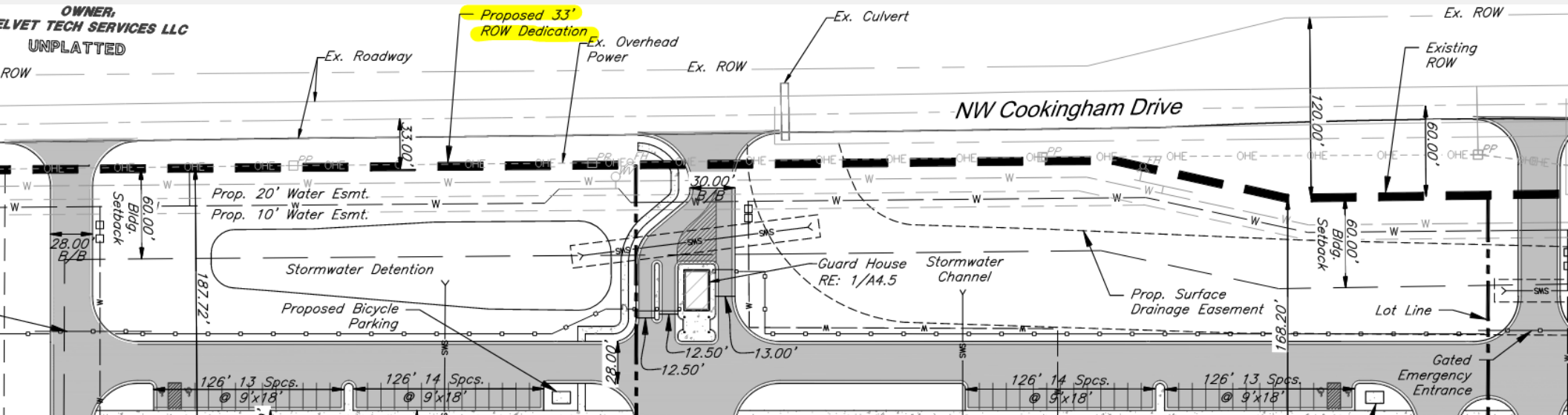


Previous Waiver for ROW

7. The developer shall dedicate additional right of way [and provide easements] for NW Cookingham Drive as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 60 feet of right of way as measured from the centerline, along those areas being platted.

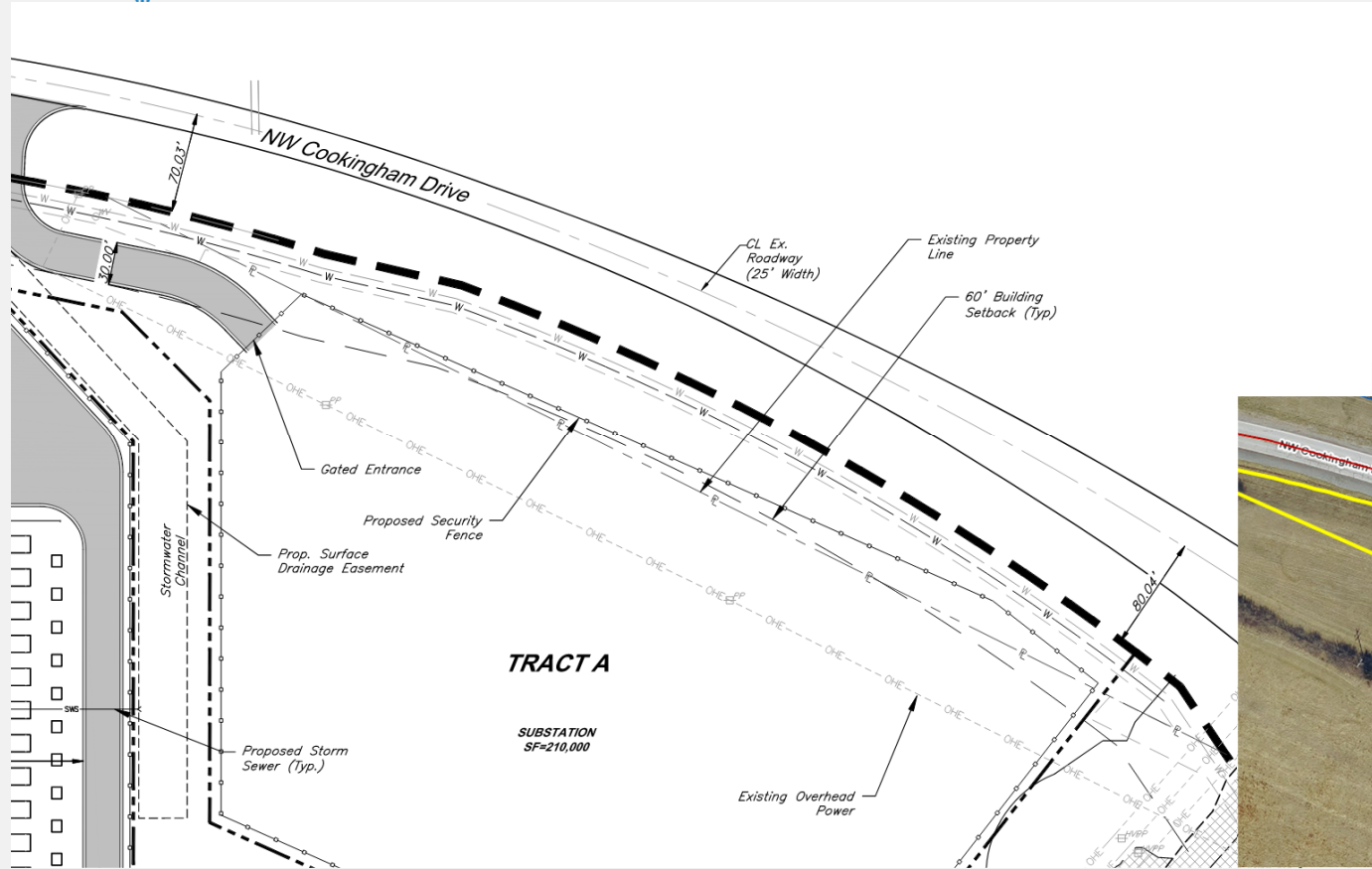


Condition #7 - Required ROW Dedication



At locations other than those specific to the agreement with PW and Water Services to have a modified right of way dedication requirement, the developer shall dedicate additional right of way [and provide easements] for NW Cookingham Drive as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 60 feet of right of way as measured from the centerline, along those areas being platted.

Revised Condition #7



29.4 Feet

ROW and KC Water easement location shall be verified by the developer's survey team in the presence of KC Water's survey team in the field prior to ordinance request.

Proposed Condition

Staff Recommendation

Case No. CD-CPC-2024-00031

Area Plan Amendment

- **Approval without Conditions**

Case No. CD-CPC-2024-00030

Rezoning without Plan

- **Approval without Conditions**

Case No. CD-CPC-2024-00032

Non-Residential Development Plan

- **Approval with Conditions**