

Ordinance No. 250358

CD-CPC-2025-00024 & CD-CPC-2025-00026

Rezoning & Development Plan

Cookingham Development - Expansion

Resolution No. 250360

CD-CPC-2025-00025

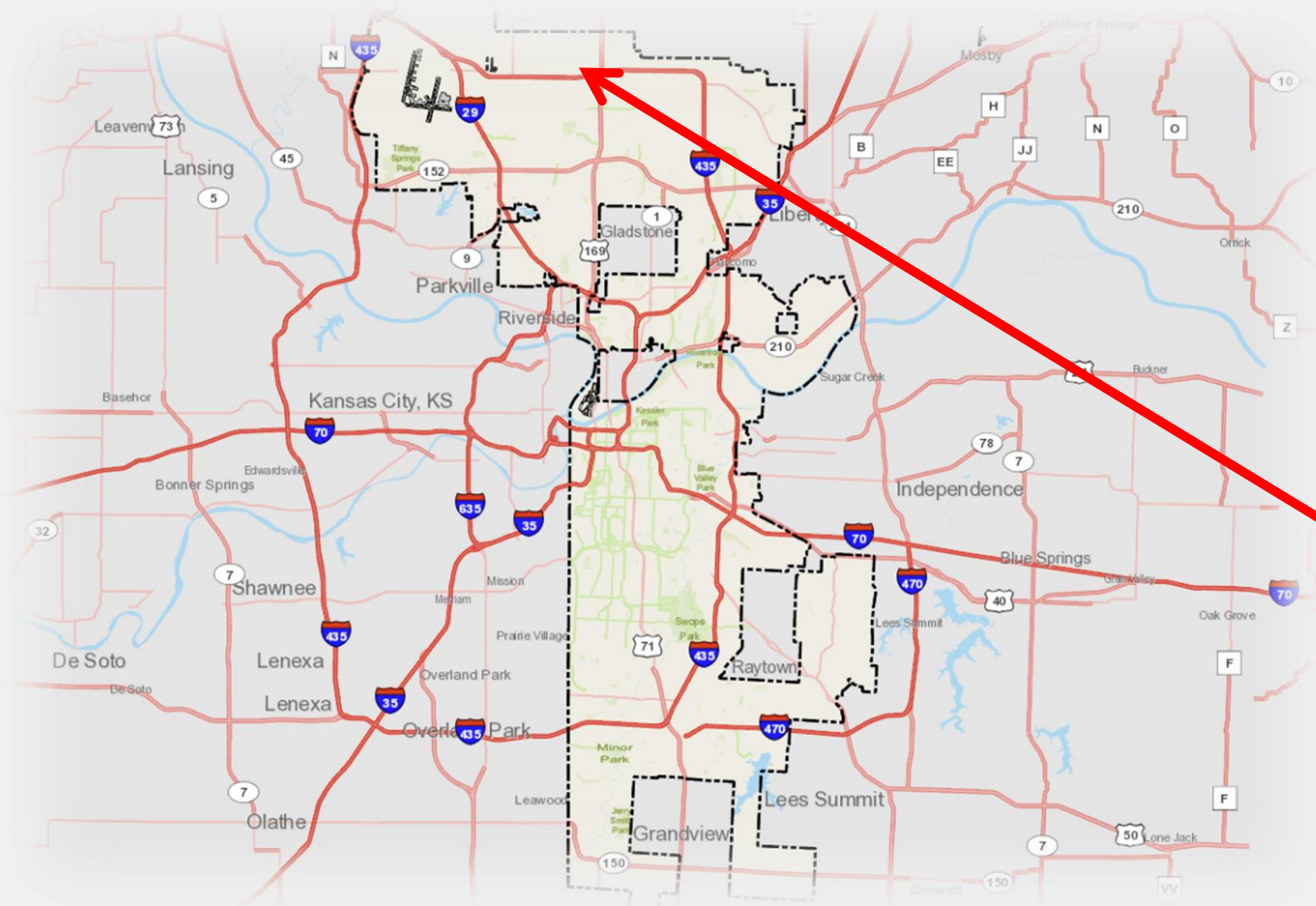
Area Plan Amendment

Cookingham Development - Expansion

April 29, 2025

Neighborhood Planning and Development





Site

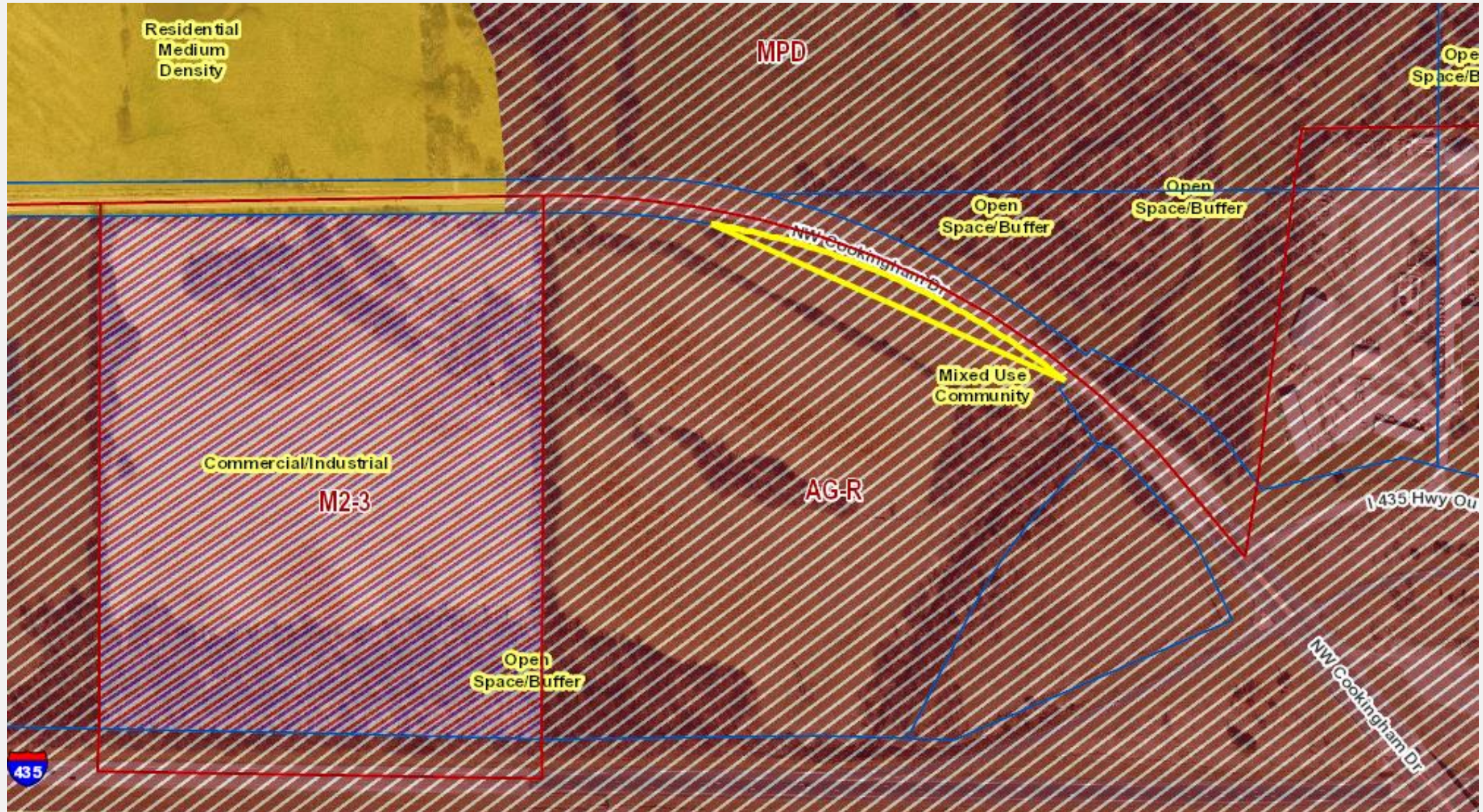


Site

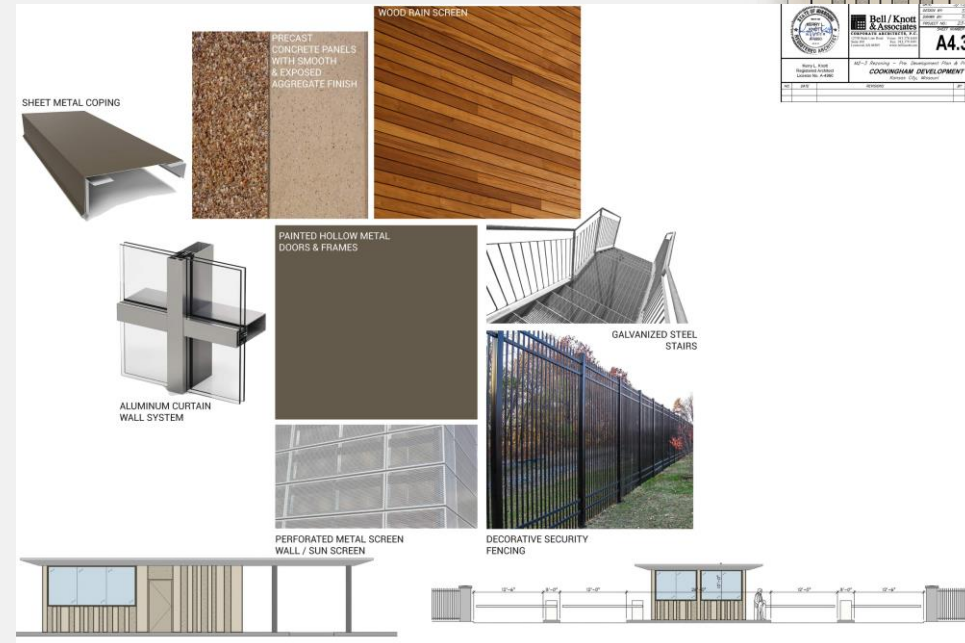
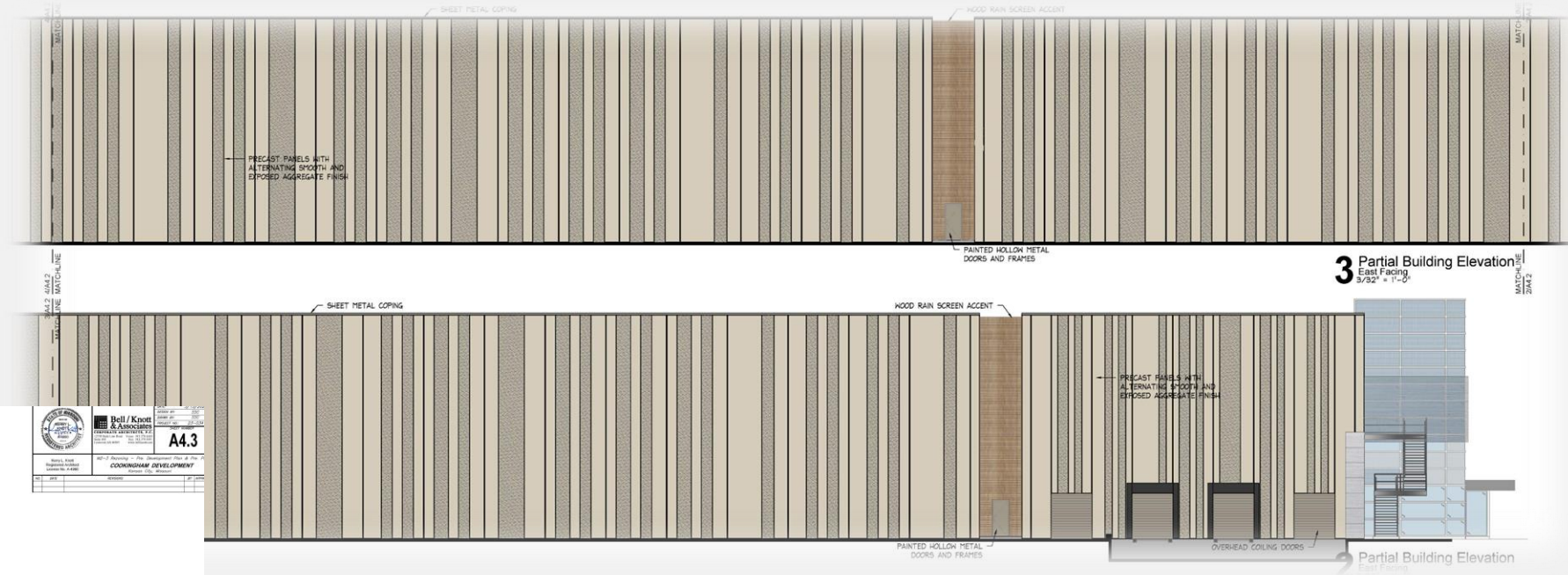




View looking southwest from NW Cookingham

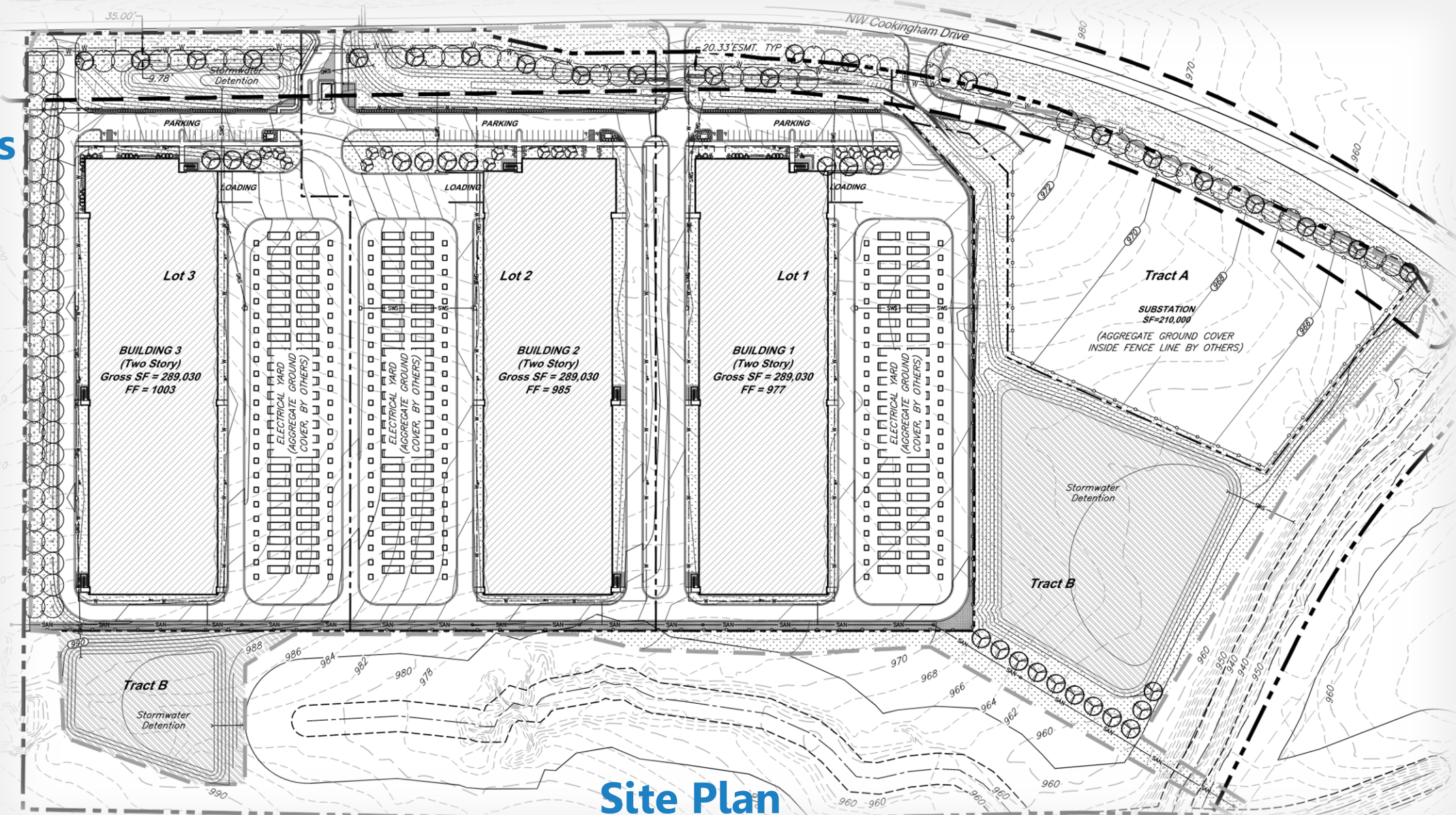


Rezoning, Area Plan Amendment & Development Plan

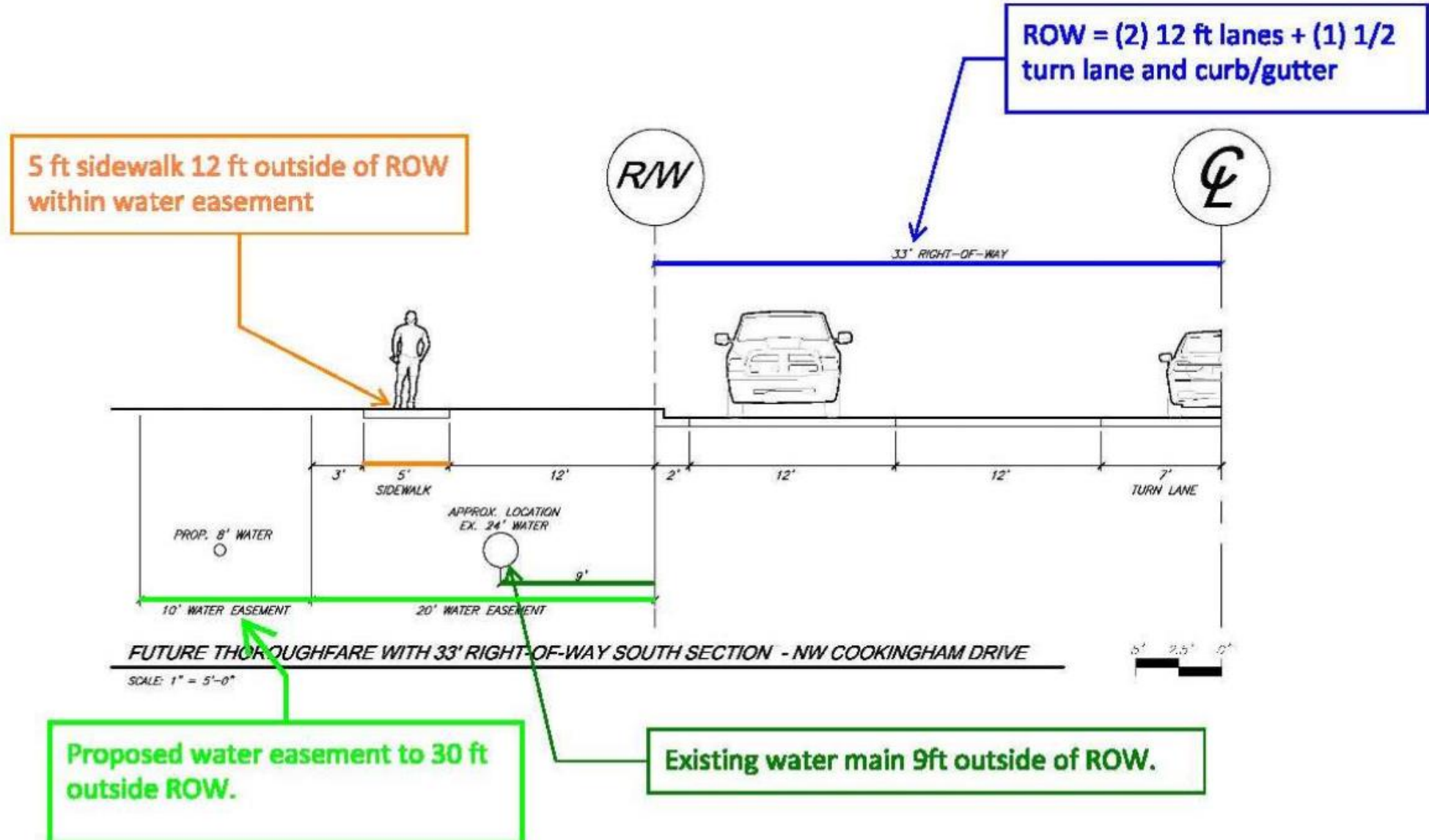




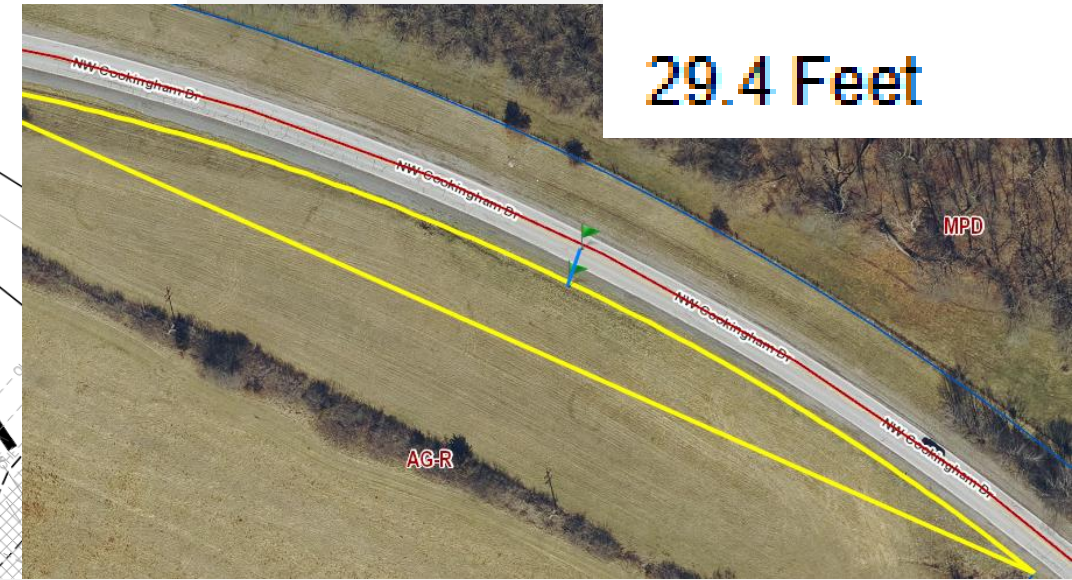
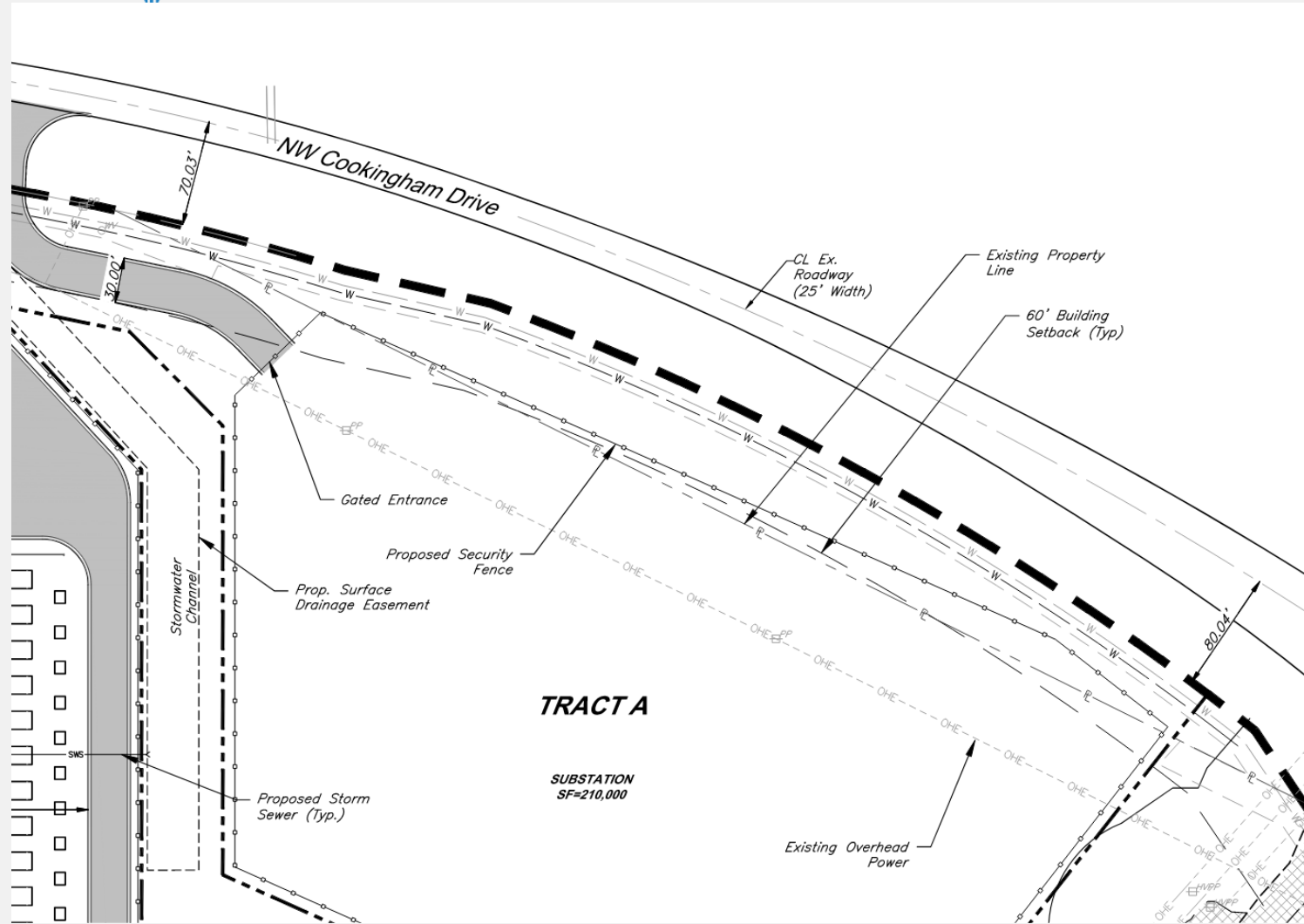
~60 acres



Site Plan



Previous Waiver for ROW



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 & CPC Recommendation

Case No. CD-CPC-2025-00024
Rezoning
Approval

Case No. CD-CPC-2025-00026
Development Plan
Approval with Conditions

Case No. CD-CPC-2025-00025
Area Plan Amendment
Approval

Ordinance No. 250361

CD-CPC-2025-00027

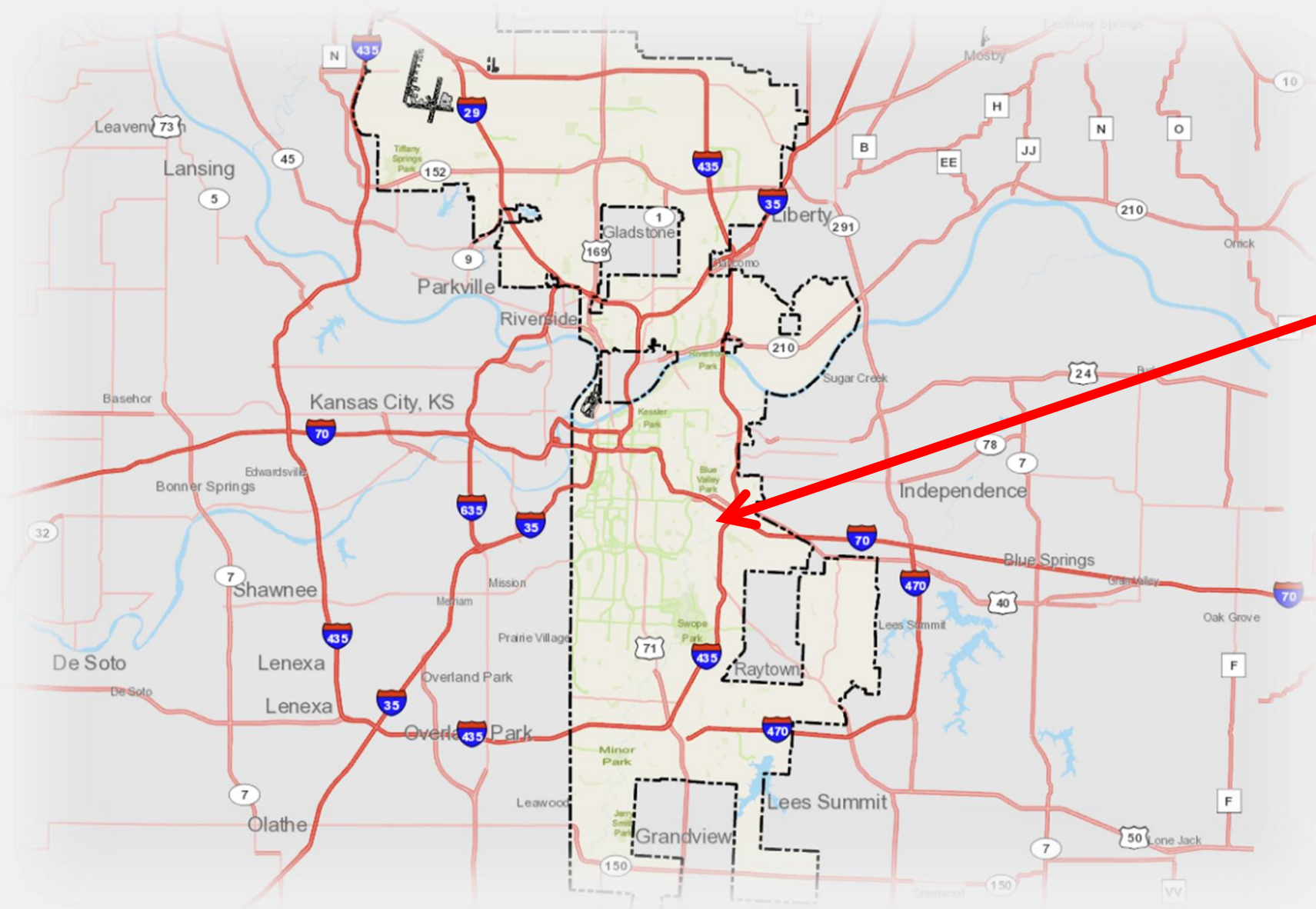
Development Plan

6655 Stadium Drive

April 29, 2025

Neighborhood Planning and Development

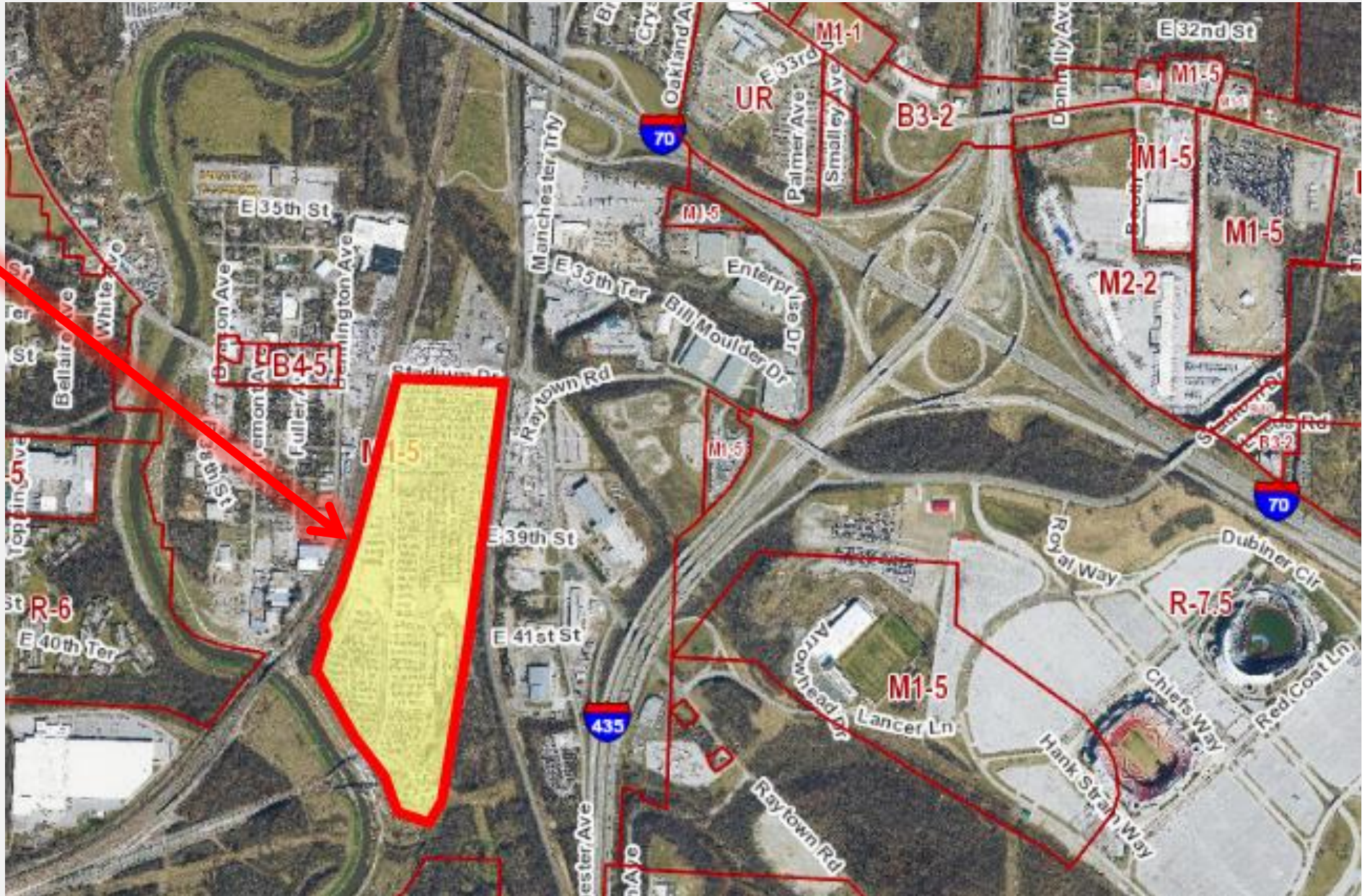




Site



Site





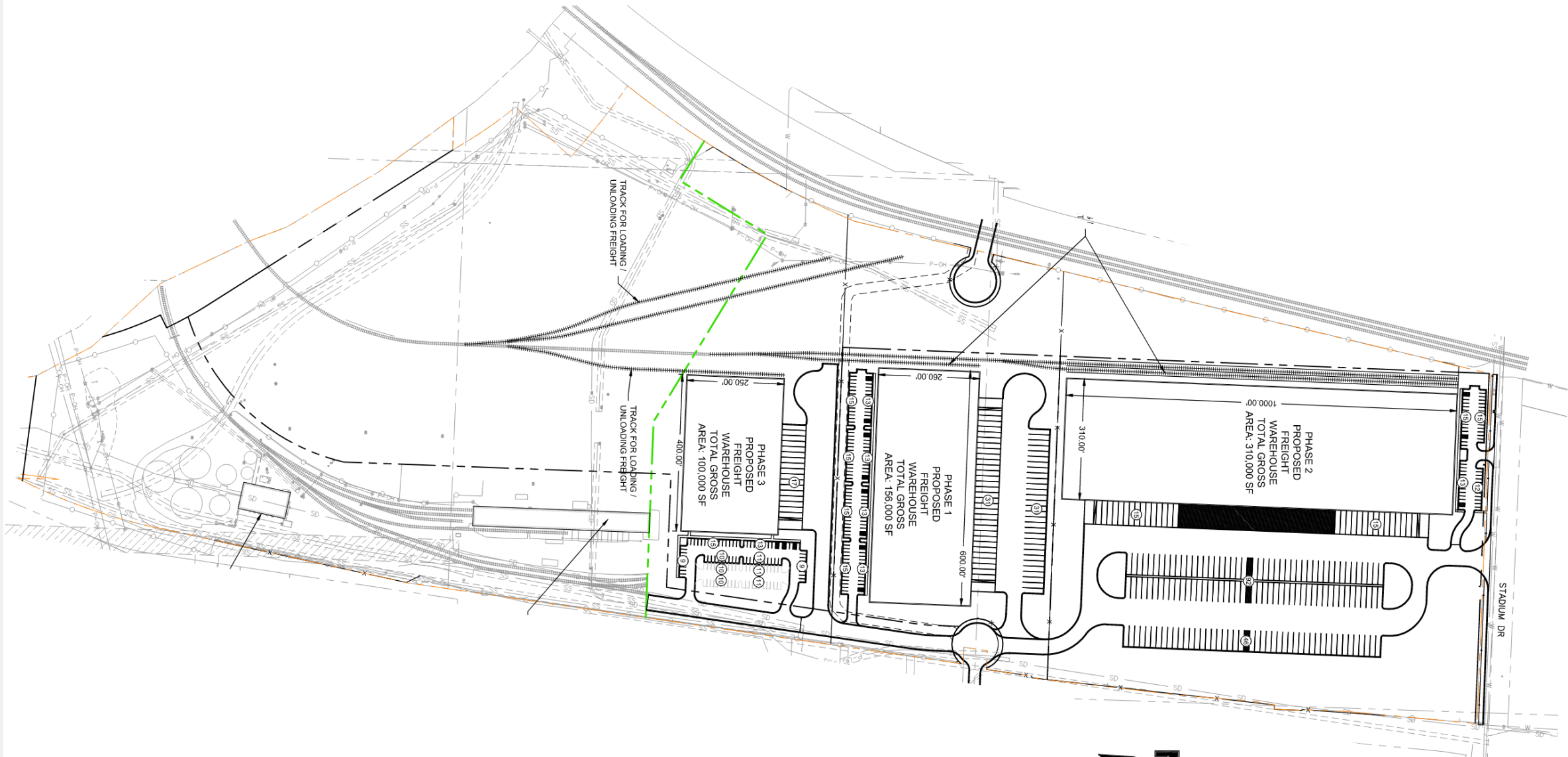
View looking southeast from Stadium Drive



View looking east from Bennington Avenue



View looking west from E. 39th Street



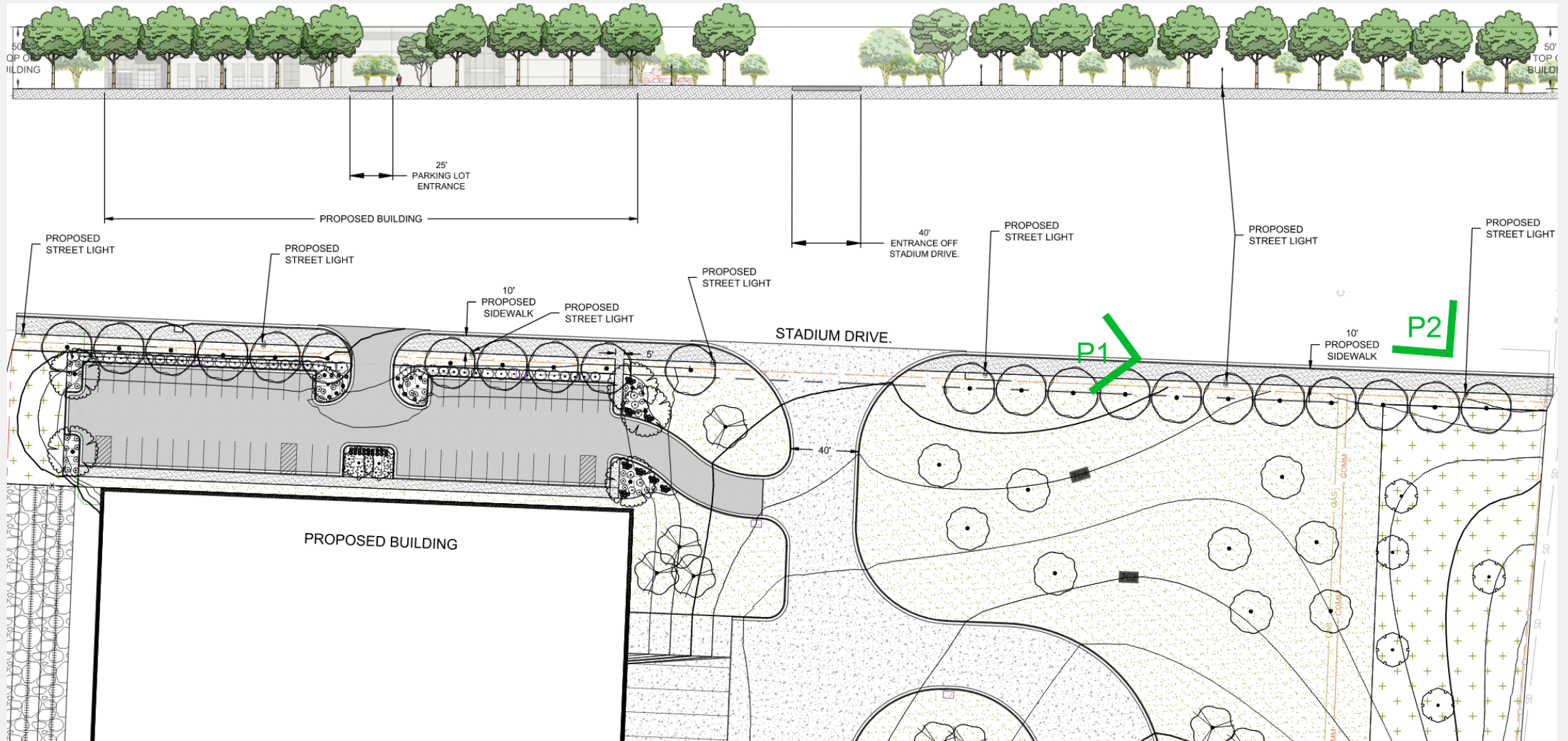
Site Plan

TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5	M1-5		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	3,706,014	3,566,692		NO	N/A
- IN ACRES	85.09	81.88		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	139,827		NO	N/A
- IN ACRES	0	3.21		NO	N/A
BUILDINGS AREA (SQ. FT.)	31067	585,835		NO	N/A
F.A.R.	0	0.15		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	3	4			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		4		NO	N/A
- TRACTS		1		NO	N/A

Proposed Uses:

- Warehousing, wholesaling, freight movement (indoor/outdoor)
- Manufacturing, production and industrial service



STREETSCAPE ELEVATION: STADIUM DRIVE IMPROVEMENTS

Streetscape along Stadium Drive



Streetscape along Stadium Drive

Staff & CPC Recommendation

Case No. CD-CPC-2025-00027
Development Plan
Approval with Conditions