

## Cold Spring Planning & Zoning May 10, 2006

The regular meeting of Cold Spring Planning & Zoning was called to order by Chairperson Sam Smith. Pledge to the flag was recited. Roll call showed the following present – Roger Bay, Jim Drye, Joe Feinauer, Ken Sharp, Steve Taylor and Ken Warden. Also present were Carole Huber and Brandon Voelker.

The minutes of the April 12 meeting were reviewed by all. Motion to approve these minutes was made by Steve Taylor. Ken Warden seconded the motion. All were in favor. Motion carried.

Sam Smith signed the following plats during the past month: Condominium Plat Regime for Ivy Ridge, Section 8, Building 10 and for Improvement Drawings for Granite Spring, Phase E. Roger Bay made a **motion to approve these signings**. Joe Feinauer seconded the motion. All were in favor. Motion carried.

A public hearing was called to order **to review a proposed Stage II Development Plan for a 1.9 acre site along the east side of Alexandria Pike, approximately 600 feet north of Ripple Creek Road**. This site is currently zoned HC\*. Mike Schwartz recommends approval of the request with seven conditions. Fire hydrants were discussed. Brandon Voelker explained that this is normally handled at the building permit process since they are regulated by building codes.

Brandon Raybourne, Erpenbeck Engineering, was present to represent the applicant. He discussed the conditions. They will comply with all of these, but questioned item 1., a. under Supporting Information. They propose to provide the required amount of landscaping. However, there would be a 9 ft. setback instead of 10 ft., as required. He stated that along Alexandria Pike, in the area of this development, only one commercial development complies. That is the Quickee Lube, adjacent to this development.

Joe Feinauer stated that the Highway Department may issue a permit to allow planting beyond the 10 ft. screening.

Eddie Kerns, owner of this site, was also present.

Options were discussed as to how to resolve the 10 ft. screening requirement.

Stephen Taylor made a **motion to approve the proposed Stage II Development Plan for the Kerns site with conditions 2 through 7. That condition 1 be included as recommended by staff, or that a minimum of 10 ft. of screening be provided between the vehicular use area and the roadway of Alexandria Pike, as allowed and permitted by the Kentucky Transportation Cabinet**. The motion was seconded by Joe Feinauer. Roll call vote showed seven yeses and noes. Motion carried.

A public hearing was called to order to review the **(1) adoption of appropriate Comprehensive Plan designation and designation of the appropriate zoning for the area along the east side of Alexandria Pike 2,400 ft. south of the AA Highway, as part of the annexation process, (2) designation of appropriate zoning for the area described herein, as part of the annexation process and (3) a proposed map amendment changing the area from R-RE\* to MUPD**.

Mike Schwartz explained that this area is currently zoned R-RE, R-1C and R-3 and contains approximately 84 acres. The Campbell County Comprehensive Plan shows 7 – 14 residential units per net acre. The Cold Spring Comprehensive Plan shows the area proposed to be SDA. There are no development plans for either of these sites. The staff recommendation is – Comprehensive Plan Designation: That upon annexation, the site in question be identified as a Special Development Area and PRDA (Physically Restrictive Development Area), and Zoning Designation: That upon annexation, the site in question be zoned MUPD.

Staff recommendation for part 3 is to approve the proposed map amendment from R-RE\* to MUPD, subject to compliance with the condition that the area proposed to be annexed is also zoned MUPD. This zone is consistent with the land use designation of the Comprehensive Plan.

Paul Darpel, attorney for the developer and a proponent on this issue, spoke at this time. He is present, along with the engineer, to answer any questions. He has no objections with MUPD and feels that they can develop within the MUPD requirements. They are glad to be annexed by Cold Spring and he discussed possible uses for this land.

There was concern that the MUPD zone is wide open, but according to Mike Schwartz, this will have to be determined at the time of submission of Development Plan applications

Ken Warden questioned the access points for the proposed site. His concern is many curb cuts along US 27. Their plan is to have an access road to allow traffic to exit at the traffic light across from Meijer. Brandon Voelker explained the status of other annexations in this area.

Joe Feinauer made a **motion to approve the Comprehensive Plan Designation of the site in question as Special Development Area (SDA) and Physically Restrictive Development Area (PRDA), upon annexation, based on the supporting information and bases for recommendation from NKAPC.** Motion was seconded by Jim Drye. Roll call vote showed seven yeses and no noes. Motion carried.

Jim Drye made a **motion to approve the zoning designation for the site in question, upon annexation, as MUPD.** Ken Sharp seconded the motion. This recommendation is based on the supporting information and bases from NKAPC. Roll call vote showed seven yeses and no noes. Motion carried. Final action on this issue will be by City Council.

Steve Taylor made a **motion to approve the proposed map amendment from R-RE\* to MUPD with the condition that the area proposed to be annexed is also zoned MUPD. This is based on the supporting information and bases for recommendation from NKAPC.** Roger Bay seconded the motion. Roll call vote showed seven yeses and no noes. Motion carried. Final action on this issue will also be by City Council.

The KACO training schedule has been received by all.

Mike Schwartz has received a request for a **proposed project at 3699 Alexandria Pike.** Jerald Noran questioned if Planning & Zoning would require a new development plan for this project. Discussion followed. It was agreed that a new plan should be submitted for review by this Board.

Mr. Schwartz has received a **request from Granite Spring developer requesting placement of a permanent dumpster at the corner of Boulder View and Ledgerock Way.** Discussion followed. This Board would like to see more specific plans and review this project.

NKAPC will conduct an APA audio conference on May 24 from 4:00 to 5:30. Roger Bay attended a 1.5 hour seminar on April 12. Ken Warden made a **motion to approve this session for Mr. Bay's continuing education.** Motion was seconded by Jim Drye. All were in favor. Motion carried. An updated training schedule will be provided to all.

Sam Smith reported that she will be out of town for next month's meeting.

Brandon Voelker discussed the consensual annexation for a parcel just south of Campbell County Auto Body and north of Ripple Creek Road. He asked that this Board sponsor a text amendment to permit less than 35 acres, which is currently required for development of the MUPD zone. This would allow the city to better regulate what will go on this site in the future. Discussion followed.

Jim Drye made a **motion to sponsor a text amendment to lower the minimum number of acres required in the MUPD zone.** Joe Feinauer seconded the motion. Roll call vote showed six yeses. Ken Warden did not participate in this vote. Motion carried.

Ken Warden made a motion to adjourn. Roger Bay seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Carole Huber

**NEXT MEETING --- JUNE 12, 2006**

