

**COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL
CITY OF COLD SPRING
ORDINANCE NO. 23-1085**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, KENTUCKY FOR AN APPROXIMATE 12.95 ACRE AREA FROM NEIGHBORHOOD SHOPPING CENTER (NSC), RESIDENTIAL TWO (R-2), AND PROFESSIONAL OFFICE (PO) TO RESIDENTIAL THREE (R-3)

WHEREAS, a request for a map amendment was submitted to the Cold Spring Planning and Zoning Commission by Vision Realty Group, with consent of the the owners of the respective parcel, to change the zoning from NSC, R-2, and PO to R-3; and

WHEREAS, the Campbell County Planning and Zoning staff reviewed the application and recommended that the proposed map amendment be approved; and

WHEREAS, the Cold Spring Planning & Zoning Commission, upon reviewing the staff recommendations and after holding a public hearing, voted to approve the map amendment on the basis that existing zoning classification in inappropriate and there have been major economic, physical, or social changes in the area that were not anticipated when the Comprehensive Plan was adopted.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY:

Section I

That the Cold Spring City Council hereby approves said Zoning Map for an approximate 12.95 acre site, located just south of the intersection of Alexandria Pike (US 27) and Martha Layne Collins Boulevard, with access on Salmon Pass, from Neighborhood Shopping Center (NSC), Residential Two (R-2), and Professional Office (PO) to Residential Three (R-3).

The aforementioned map amendment, as recommended by the Cold Spring Municipal Planning & Zoning Commission is adopted on the following bases:

1. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate. Specifically, basic character of the area is multi-family in nature, with limited access, making commercial not possible.
2. That there have been major changes of an economic, physical, or social nature within the area involved that were not anticipated in the adopted Comprehensive

Plan and which have substantially altered the basic character of such area. The recreation use current, had limited use, and the proposed development, utilizing Salmon Pass, allows for less development being required to utilized US 27, which eliminates traffic.

Section II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

Adopted this 25 day of September, 2023.

1st Reading Aug. 28, 2023

Vote: 3, Yes, 1, No

2nd Reading Sept. 25, 2023

Vote: 3, Yes, 2, No

City of Cold Spring
County of Campbell
Commonwealth of Kentucky

By: 

David Angelo Penque
Mayor

Attest:


Clerk