

ORIGINAL

**COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL
CITY OF COLD SPRING
ORDINANCE NO. 23-1088**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, KENTUCKY FOR AN APPROXIMATE 26 ACRE AREA ON THE SOUTHEAST CORNER OF US 27 AND AA HIGHWAY FOR PORTIONS OF LAND LOCATED IN THE CITY OF COLD SPRING FROM RURAL RESIDENTIAL ESTATE (R-RE*) TO MIXED USE PLANNED DEVELOPMENT (MUPD) AND HIGHWAY COMMERCIAL TWO (HC-2)

WHEREAS, a request for a map amendment was submitted to the Cold Spring Planning and Zoning Commission by Midland Atlantic Properties, with consent of the owners of the respective parcels, to change the zoning from R-RE* to MUPD and HC-2; 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 is inappropriate and the proposed zoning classification is appropriate for the site.

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 26 Acre site, located on the southeast corner of US 27 and AA Highway for portions of land located in the City of Cold Spring, from Rural Residential Estate (R-RE*) to Mixed Use Planned Development (MUPD) and Highway Commercial Two (HC-2).

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, the basic character of the area is commercial, for which MUPD is appropriate for internal portions and Highway Commercial for property abutting US 27.

2. That that is property is subject to an annexation into the City of adjacent property, for which identical zoning has been subject to a similar public hearing, with zoning upon annexation to also be MUPD and HC-2, making zoning in this area consistent, as well as in conformity with the comprehensive plan.

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 12 day of February, 2024.

1st Reading – October 9, 2023

Vote: 5, Yes - 0, No

2nd Reading – February 12, 2024

Vote: 5, Yes, 0, No

City of Cold Spring
County of Campbell
Commonwealth of Kentucky

By: _____



D. Angelo Renque
Mayor

Attest:



Clerk