



**COLD SPRING PLANNING & ZONING**  
**February 12, 2025**  
**6:30 PM**

1. PLEDGE TO THE FLAG, ROLL CALL, AND EXIT INSTRUCTIONS

2. APPROVAL OF MINUTES

- November 21, 2024 Special P&Z Meeting

3. PUBLIC HEARING ON SCHEDULED ITEMS

- PZ-24-043
  - APPLICANT: MCBRIDE DALE CLARION as Zoning Consultant for KROGER LIMITED PARTNERSHIP I & VISION ESP LLC
  - LOCATION: MARTHA LAYNE COLLINS BOULEVARD and SALMON PASS, COLD SPRING
  - REQUESTS: ZONE MAP AMENDMENT for approximately 20 ACRES from NSC & RESIDENTIAL THREE (R-3) to MUPD
- PZ-24-044
  - APPLICANT: MCBRIDE DALE CLARION as Zoning Consultant for KROGER LIMITED PARTNERSHIP I & VISION ESP LLC
  - LOCATION: MARTHA LAYNE COLLINS BOULEVARD and SALMON PASS, COLD SPRING
  - REQUESTS: STAGE I and STAGE II SITE DEVELOPMENT PLAN for a new KROGER MARKETPLACE STORE with a wine and spirit store and a conditional use permit for a fuel center

4. NEW BUSINESS

- Approval of 3.5 continuing education hours for Greg Hizer
- Election of Officers for 2025

5. UNFINISHED BUSINESS

6. COMMENTS/REQUESTS TO THE COMMISSION

7. ADJOURNMENT



## Planning & Zoning Minutes

November 21, 2024

The special meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 5:30pm followed by the Pledge of Allegiance.

### Roll Call:

- Present: Sam Conner, Mike Forge, Mike Foulks, Greg Hizer, Mark King, Jerry Schmidt, Marg Trunick, City Clerk Robin Morency, and City Attorney Brandon Voelker.

### Minute Approval:

- The September 11, 2024 meeting minutes were reviewed by all. Greg Hizer made a motion to approve, second by Sam Conner. All were in favor. **Motion passed**

### Public Hearing:

- Public Hearing on City of Cold Spring Council's request for consideration of amending the Cold Spring Zoning Ordinance to require Kentucky Highway Transportation Cabinet approval prior to any application utilizing a roadway of the Commonwealth of Kentucky. Brandon Voelker reviewed an email from a developer expressing concerns about the wording of the text. The developer believes the current phrasing could hinder progress on projects within the city. The developer suggested that the city require an executed Memorandum of Understanding with KYTC, agreeing on the scope of the traffic study for Stage I submittal and KYTC approved traffic study for Stage II. Joe Kramer from Cardinal Engineering addressed the commission to provide insight into the development process from a developer's perspective. Mr. Kramer expressed his agreement with the suggestion to require a Memorandum of Understanding, emphasizing the importance of the city having a voice in meetings with KYTC and the developer from the beginning stages. Mr. Kramer requested that the commission table the vote to allow for further research and the development of language that could address the concerns of all parties involved. Earl Woeste (property owner) feels that the proposed language will extend the process for developers, he agrees that this should be tabled so that the city can improve the language. Mark Stoeber noted that this issue has been ongoing in the city, and he was unaware that the city could engage in discussions with the developer and KYTC. Brandon Voelker advised that the commission take their time and get this right, with all the information. Greg Hizer is not sure that a MOU will fulfill what they are trying to accomplish. Mike Foulks made a motion to table the public hearing, second by Greg Hizer. All were in favor. **Motion passed.** Brandon Voelker will contact the engineer to gather additional information.

### Unfinished Business:

- Discussion and Recommendation regarding proposed text amendments to the MUPD (Mixed Use Planned Development) zone, no public hearing, two priors conducted: Brandon Voelker presented revised text, incorporating feedback from previous discussions, and reviewed the updated items with the commission. Greg Hizer made a motion to approve the recommended text amendments to the MUPD zone, second by Mike Forge. Roll call vote shows 7 yeses and 0 noes. **Motion passed.**

Comments/Requests to the Commission: None

### Adjournment:

- Greg Hizer made a motion to adjourn the meeting at 6:12pm, second by Sam Conner. All were in favor. **Motion passed.**



**Planning & Zoning Minutes**  
November 21, 2024

Approved:

Chairman:

City Clerk:

To view the meeting agenda, visit: <https://coldspringky.gov/departments/planning-and-zoning/planning-and-zoning-agendas/>

To view the meeting video, visit: <https://coldspringky.gov/planning-and-zoning-meeting-videos/>



Planning, Zoning and Building Inspection Department

February 4, 2025

Mr. Mike Foulks, Chair  
Cold Spring Planning & Zoning Commission  
5694 East Alexandria Pike  
Cold Spring, KY 41076

Mr. Foulks,

The Campbell County staff respectfully submits the attached recommendation for review. A public hearing is scheduled before the Cold Spring Planning and Zoning Commission on February 12, 2025 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

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Legal notice was published in the online edition of the NKY Link Reader. Notices were mailed to adjoining and neighboring properties. Signs advertising the Planning and Zoning case were placed at the site.

**NEW KROGER MARKETPLACE STORE, WINE AND SPIRIT STORE, FUEL CENTER FUTURE OUTLOT**

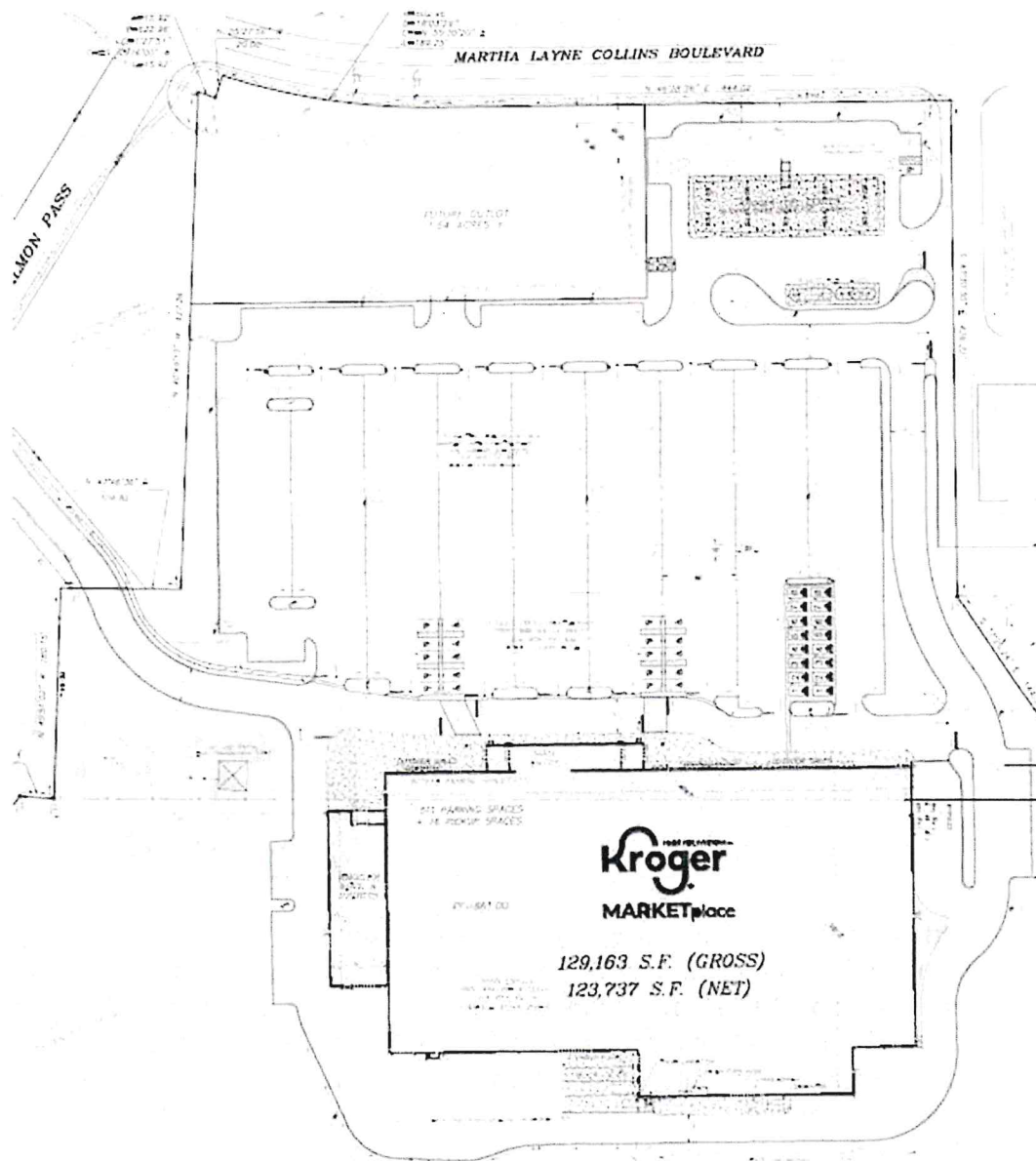


Kroger would like to develop a new Kroger Marketplace Store with a Wine & Spirits shop, and a fuel center in Cold Spring. The new Kroger, which will also include an outlot for future development, will be on the 19.7 acres that includes the current store location (70 Martha Lane Collins Boulevard) and additional acreages to the southeast. To allow the development to move forward, Kroger is requesting a Zone Map Amendment from "R-3" and "NSC" to MUPD for 19.7 acres. A combined Stage One and Stage Two Development Plan Review and a conditional use permit for the proposed fuel center for the development is also requested.

**PROJECT DESCRIPTION BY APPLICANT:**

Kroger has purchased or has a purchase option in place to buy 19.7 acres of property which includes parcels 999-99-20-372.00, 999-99-19-495.01, 999-99-18-193.01 and a portion of 999-99-19-495.00 in the City of Cold Spring. The parcels are currently zoned a mixture of "NSC" and "R-3" and have been developed with the existing Kroger store and ballfields formerly utilized by the Elks. *Portions of the property are currently approved for the development of 250 self-storage units and 174 apartments.*

Kroger is making a request to allow for the development of a 129,163 square foot Kroger Marketplace store and a wine and spirit store, a fuel center and an outlet for future development. The new development would feature 527 parking spaces, a pharmacy drive-



through window, and 16 online shopping pickup spaces. Access to the development would be from Martha Layne Collins Boulevard and from Salmon Pass to the west.

To allow for the development to move forward, a zone map amendment is being requested from "R-3" and "NSC" to "MUPD" along with Stage One and Stage Two Development Plan approval. Conditional use approval is also requested to permit the proposed fuel center.

The existing 60,662 square-foot Kroger store was constructed in 1988 and does not offer the variety of goods and services that Kroger customers have come to expect. A fuel center is not part of the existing development nor is there a pharmacy drive-through window. Currently, prescriptions can be obtained by a kiosk in the parking lot or a walk-up window. Online pickup shopping has customers leaving their vehicles and collecting orders from lockers adjacent to the store rather than the traditional curbside service seen at other stores. The availability of merchandise is limited due to the limited size of the store.

The new store will offer services such as a two-lane drive thru pharmacy window, and 16 pickup spaces which allow Kroger associates to bring online orders to the customer's vehicle. Additionally, nine pump dispensers will be available at the Kroger fuel center allowing Kroger customers to utilize fuel points with their shopping trip.

With the expanded Marketplace format, the proposed Kroger becomes a multiservice use offering a mixture of uses within the store including:



Florist Shop



Fresh Made Sushi & Popcorn



Starbucks Coffee



To-Go Prepared Food



Murrays Cheese Store



Bakery



Expanded Meat and Seafood



Pet Department



Household Goods



Seasonal Items



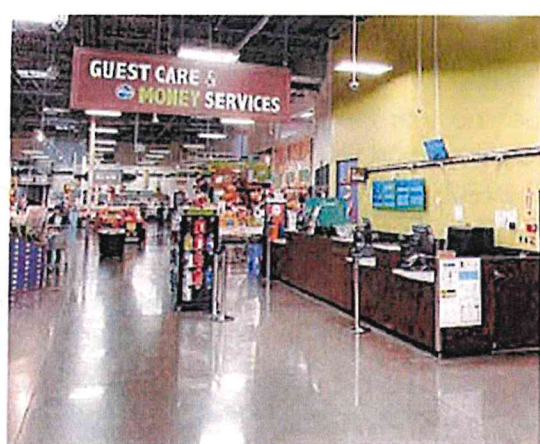
Beauty Care



Pharmacy with Drive-Thru



Clothing



Money Services



With two pharmacy drive-through lanes and 16 pick-up spaces, Kroger customers will be able to retrieve orders without ever leaving their vehicles. The inclusion of a Kroger fuel center at the north end of the city will be a convenience not just for Cold Spring residents, but those residing in Highland Heights or attending Northern Kentucky University. Recognizing that NKU students are an important part of the store's customer base, Kroger is proposing to continue a 5-foot-wide sidewalk on Salmon Pass into the development for students walking to the store. For those riding bikes, a total of 10 bicycle spaces will be located along the front of the building.

The proposed landscape plan exceeds the landscaping requirements of the city and care has been taken to create a buffer along the south property line that significantly exceeds code requirements. A rear yard (south) 109-foot setback is provided from the store to the south property line which significantly exceeds code requirements. Additionally, it should be noted that there is an average grade change of 33.5 feet from the proposed development down to the ground-level adjacent town homes.

Although Kroger has met the landscape buffer and setback requirements of the city, they are proposing additional elements along portions of the rear property line to provide more buffering than required for adjacent property owners. Specifically, a six-foot-tall sound attenuation barrier will be constructed along 325 feet of the southwest portion of rear property adjacent to the pavement edge, which is a minimum of 50 feet from the rear property line. Additionally, a six-foot earthen mound has been added along 220 feet to the rear of the eastern portion of the store to provide further screening. A tree inventory has been completed with all of the required replanting being indicated on the landscape plan.

Kroger is excited to bring this 35-million-dollar investment to the City of Cold Spring and anticipates that 100 full-time and part-time associates will be added. With the Kroger development, the proposed Marketplace store will bring new services and grocery options to the northern portion of Cold Spring and Highland Heights and to the students and faculty of NKU. Favorable consideration is requested for approving the application for the Zone Map Amendment, Stage 1 and Stage 2 Development Plans as proposed and Conditional Use as requested .

**Considerations of Zone Map Amendment:**

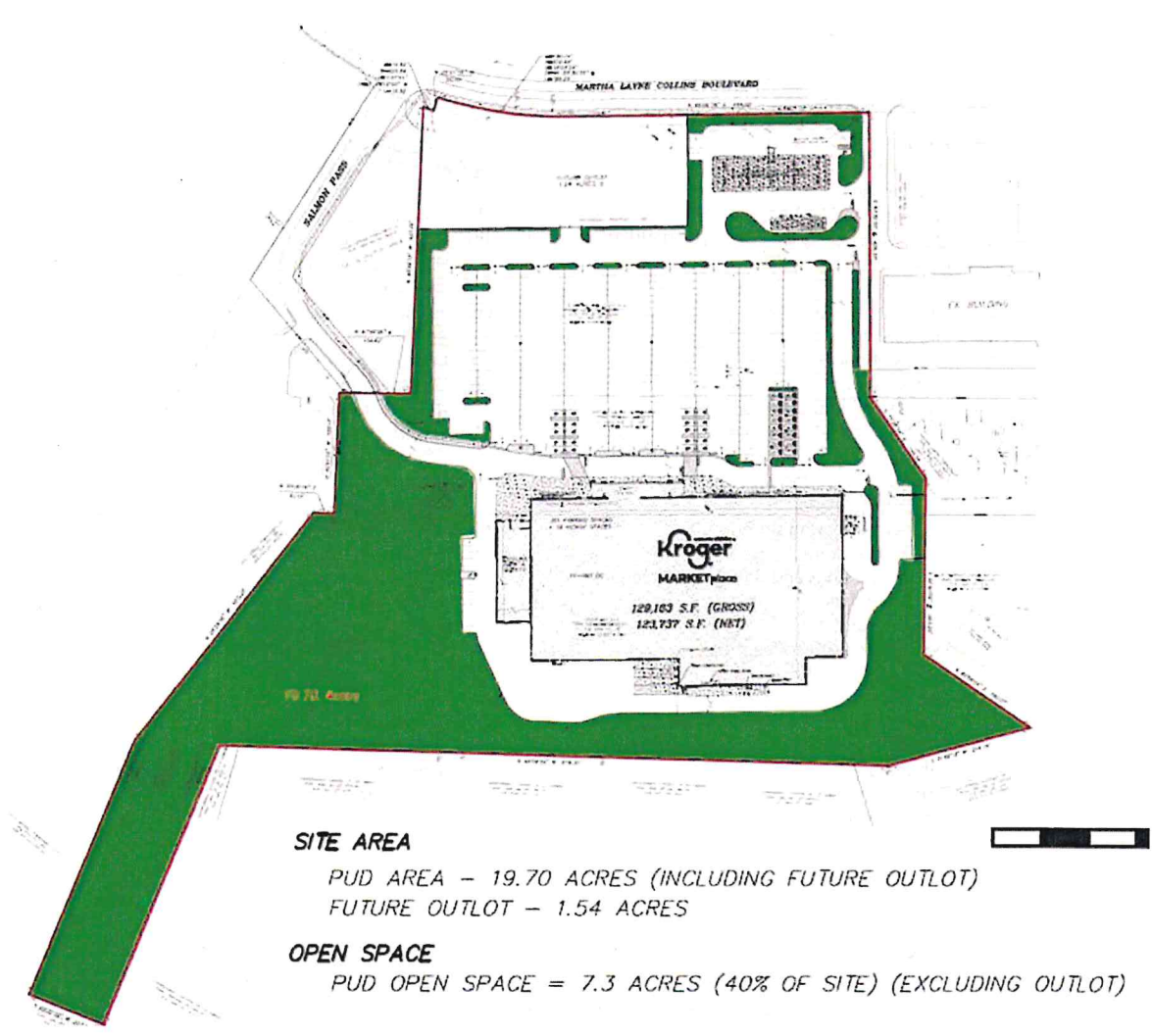
The northern portion of the site is zoned Neighborhood Shopping Center (NSC). Parcels 999-99-19-495.00 and 999-99-19-495.01 were previously granted a Conditional Use Permit (CUP) for storage units. This property has since changed hands to Kroger. The legislative approval of this zone map amendment will void this CUP.



In 2023, the property to the south was rezoned Residential 3 for a multifamily complex. Stage II plans have not been submitted. The legislative approval of this zone map amendment voids the proposed multi-family development. The area to be rezoned is approximately 10 acres.

The site is proposed to be zoned Mixed Use Planned Development (MUPD). A new conditional use permit is required for the fuel center.

The proposed site of 19.7 acres is comprised of a 1.54-acre outlot, 7.4 acres of open space, approximately 2 acres of utility easements, with the balance serving as the building site with parking and driving aisles for the KROGER MARKETPLACE STORE with a wine and spirit store and a fuel center. The open space accounts for approximately 40% of the site.



The MUPD zone permits the following uses: *(Uses desired are highlighted)*

1. Residential Uses: Only attached single-family and multi-family residential uses
2. Office and Related Uses: Professional Office, Research Training and other related uses:
  - a. Care centers for children and/or adults
  - b. Corporate headquarters, regional and administrative offices
  - c. Professional, medical, and dental offices
  - d. Regional and metropolitan offices
  - e. Sales and marketing offices
  - f. Data and communication centers, including information processing facilities
  - g. Sales and service offices related to electronic equipment, computers, and similar office equipment
  - h. Research and development facilities
  - i. Hotels and meeting facilities
  - j. Training, educational and conference facilities
  - k. Printing and publishing facilities
  - l. Athletic and recreational facilities
  - m. Financial institutions and services
  - n. Retail and retail services in conjunction with and located within an office building, hotel, conference center, or athletic facility
  - o. Colleges, technical, and business schools
  - p. Libraries and museums
3. Commercial Uses:
  - a. Antique stores
  - b. Apparel stores
  - c. Art supplies
  - d. Art gallery and framing services
  - e. Bakery and bakery goods store, provided the products are sold exclusively on the premises
  - f. Barber and beauty shops
  - g. Bicycle shop
  - h. Book, stationery, or gift store
  - i. Butcher shops
  - j. Camera and photographic supplies
  - k. Candy store, soda fountain, ice cream or yogurt store, excluding those with drive-in or drive-through facilities
  - l. Card and gift shop
  - m. Carpet and flooring store
  - n. Collectables store
  - o. Communications and postal service center
  - p. Computer store
  - q. Dance studio
  - r. Delicatessen and coffee shops
  - s. Drug store
  - t. Dry cleaning store
  - u. Eating and drinking places, excluding those with drive-in or drive-through facilities
  - v. Fabric store
  - w. Florist shop
  - x. Travel agency
  - y. Glass or pottery shop
  - z. Grocery or food stores
  - aa. Health and fitness facility
  - bb. Hobby and craft store
  - cc. Home furniture store
  - dd. Home improvement and garden stores, including sales and service
  - ee. Interior decorator services
  - ff. Jewelry store
  - gg. Leather goods and luggage store
  - hh. Locksmith shop
  - ii. Music store, including sale of instruments and recorded material
  - jj. Office supply store
  - kk. Opticians and optical goods
  - ll. Paint and wallpaper store
  - mm. Party supply and paper goods store
  - nn. Pet store and grooming, excluding boarding of animals
  - oo. Photocopy establishment
  - pp. Radio, television and similar or related electronics and appliance sales and service
  - qq. Shoe store and shoe repair
  - rr. Sporting goods store
  - ss. Tailor shop
  - tt. Tanning salon
  - uu. Toy store
  - vv. Video tape and audio products sales and rental
  - ww. Wine liquor store

G. CONDITIONAL USES:

1. Fuel dispensing facilities when incidental to and operated as a part of and located within 1,000 feet of a grocery store containing at least 40,000 gross square feet and when such facilities are not directly adjacent to or fronting on US 27/Alexandria Pike.

The Goals and Objectives of the Cold Spring Comprehensive Plan highlight two relevant items that emphasize a strong tax base and a balanced approach to development:

**Land Use and Development** - The city's business areas will include a diverse, high-quality mix of retail, service, professional (e.g., medical, general office, government, etc.), and industrial uses (e.g., manufacturing, research and development, etc.) that provide a job base and tax revenue for the community with a focus on encouraging the development of small-scale uses that meet the community's daily needs.

- Residents of Cold Spring see the city as a community of great housing and neighborhoods and would like to retain that small city character with emphasis on establishing and supporting businesses that meet the local's needs.
- While there is pride in being a bedroom community, there is still a desire to attract non-retail businesses to the area including offices and clean, indoor industrial companies that fit within the scale of Cold Spring.
- New developments, of any use, should be subject to clear and predictable design standards that meets the vision of the community and helps ensure the long-term viability of buildings.

**Economic Development** - The city will have an expanded and diverse tax base by working with existing businesses to help them grow while simultaneously looking to attract new businesses to the area.

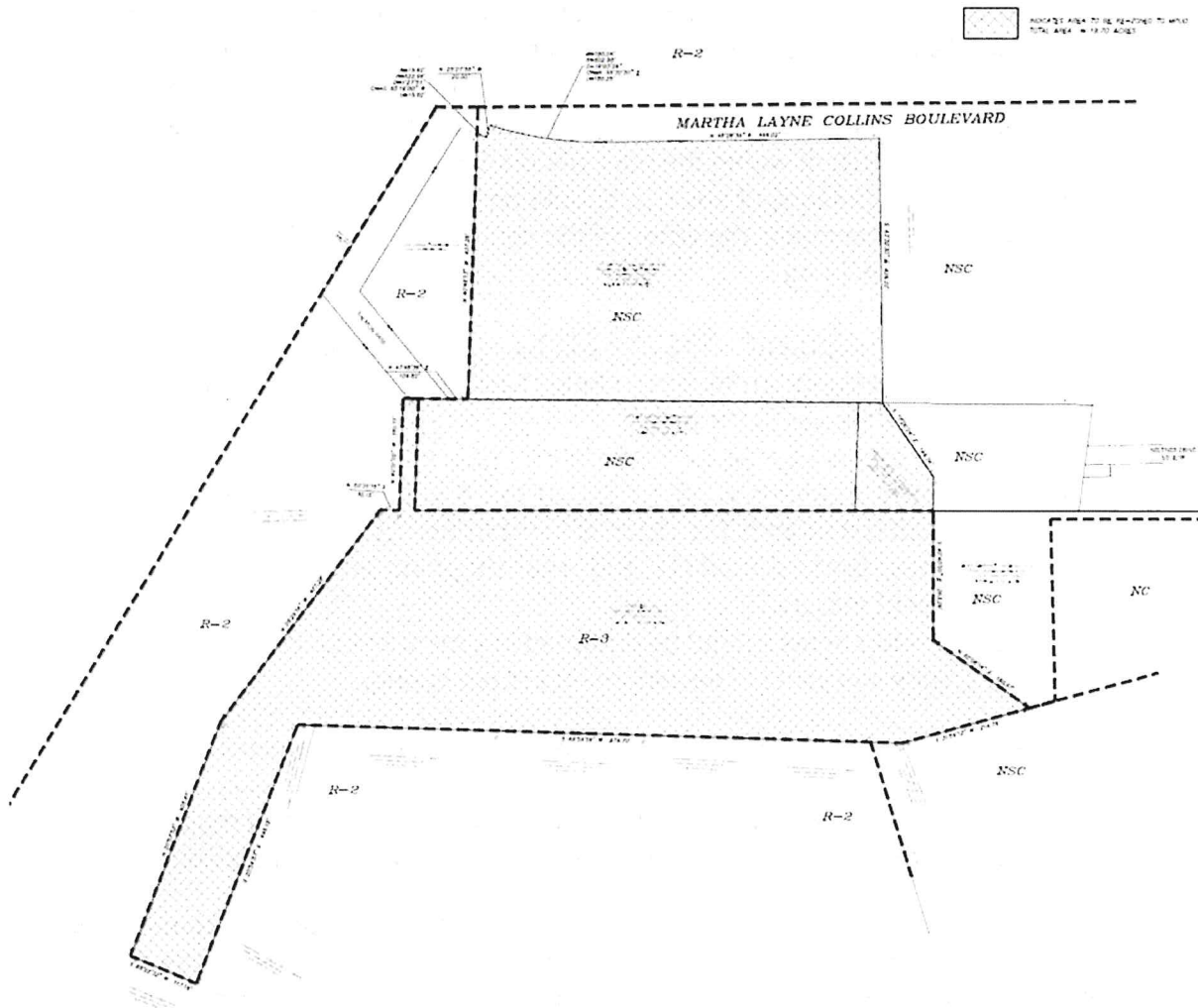
- While residents appreciate that Cold Spring has a larger residential population where most residents work outside of the city, they also want access to services, shops, and restaurants. The vision of new businesses in Cold Spring is for small-scale businesses, farmers' markets, and local shopping and dining that fit within the character of the city.
- New developments should be designed in a manner that contributes to enhancing the quality and value of development in Cold Spring.

A zone map amendment that allows for the reinvestment and expansion of a Kroger Marketplace Store is consistent with these goals. The acquisition of adjacent land to expand this use will cater to both the residents of Cold Spring as well as the larger region. This area will integrate well with the existing shopping and services uses available to the community.

This site is planned with a focus on retail and supporting neighborhood commercial in the initial phase. The tenants will cater to primarily auto oriented users; however, the development plan proposed includes opportunities to tie in pedestrian access between buildings and surrounding developments.

Staff recommends that the zoning designation be changed from Residential-3 (R-3) and Neighborhood Shopping Center (NSC) to a Mixed-Use Plan Development (MUPD) for approximately 19.7 acres plus adjacent rights of way, noting that the previous approved incomplete developments (storage units and apartments) will be void once this change is adopted by Council.

There is no residential development proposed as part of this plan.



## Considerations of Site Development Plan

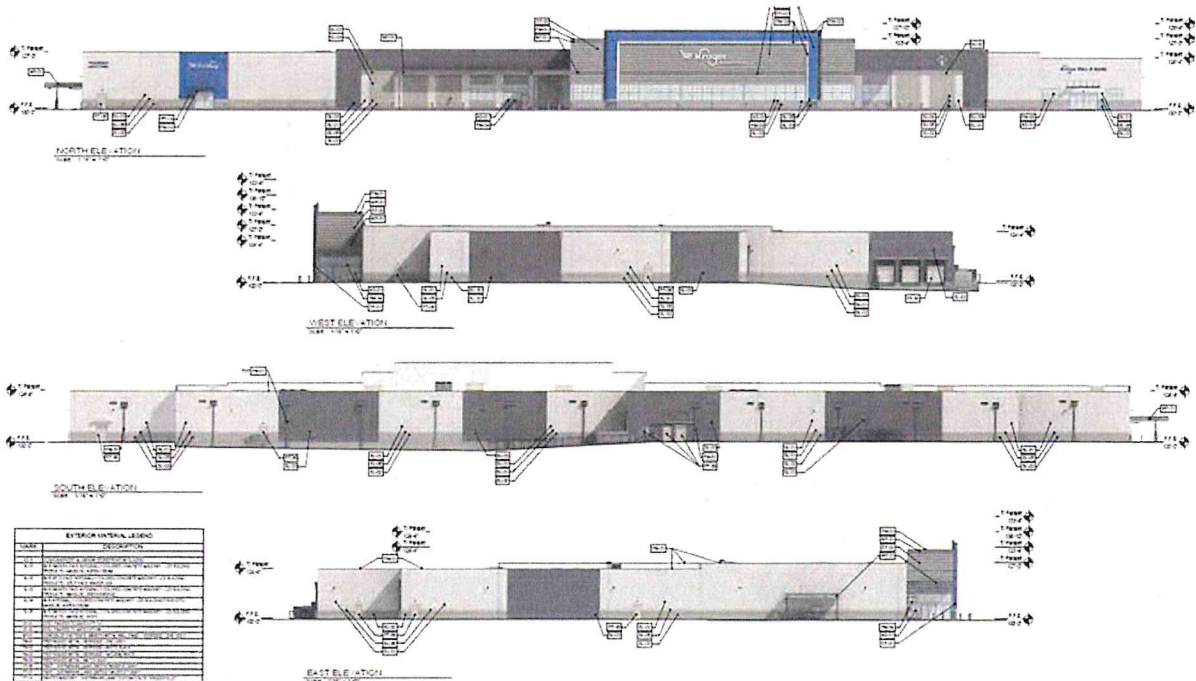
The Applicant is submitting a combined Stage I and Stage II Development Plan within the Mixed Use Planned Development (MUPD). The MUPD zone is established to provide for the development of a variety of office, commercial, residential and related uses which are planned and designed as a total and comprehensive development to create a quality, successfully planned environment. [No residential uses are proposed at this site].



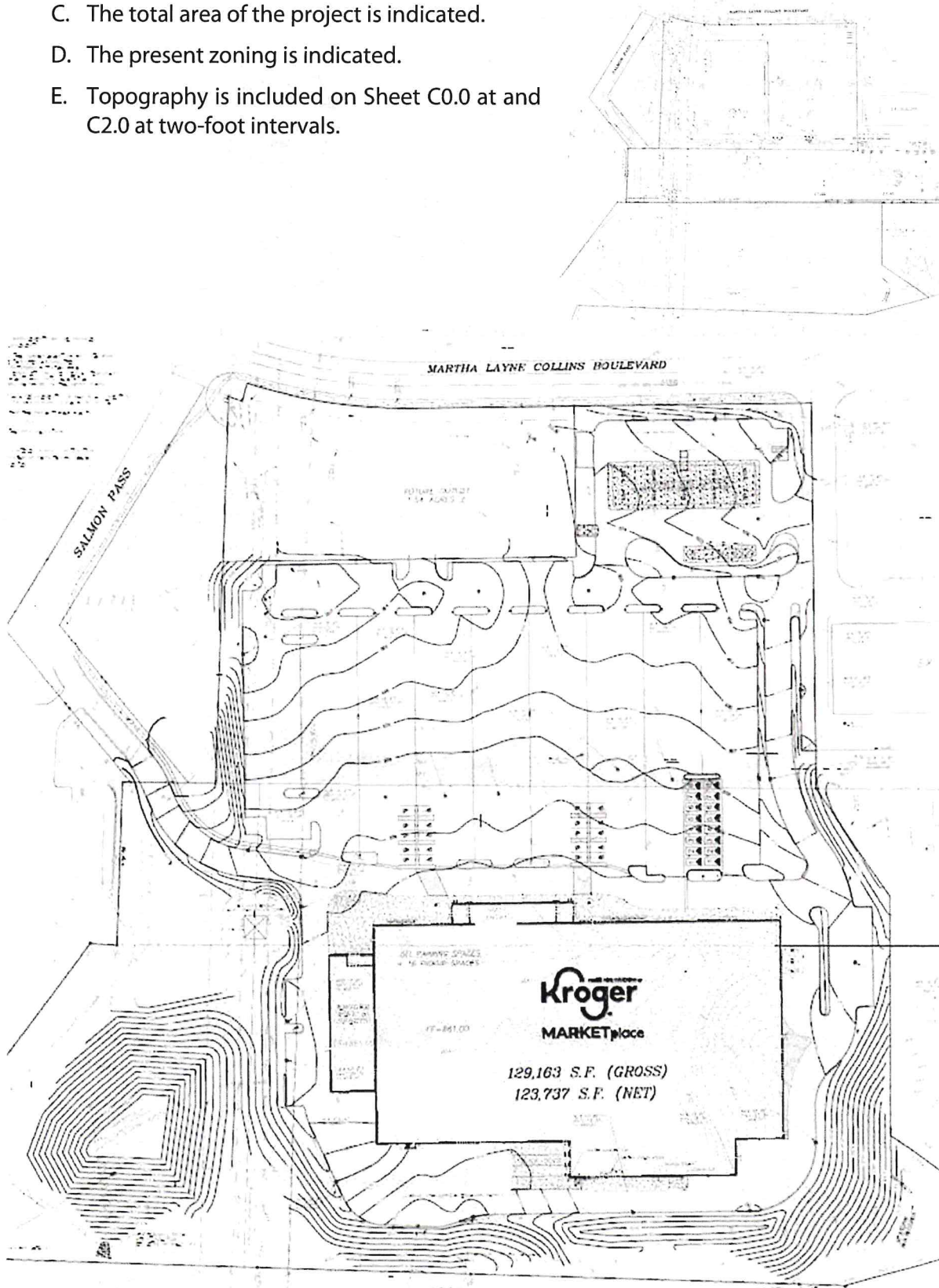
Guided by an overall master plan, the mixed-use development should include integrated design elements including building materials and design, landscaping, open space, signage, lighting and circulation. These design elements should unify the various uses within the development into a single community. Where appropriate, uses shall take advantage of high-tech telecommunication infrastructure.

In conformance with Section 9.17 DEVELOPMENT PLAN REQUIREMENTS, Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, and Section 10.15 MUPD - MIXED USE PLANNED DEVELOPMENT ZONE, the submitted Site Development Plan identifies and provides the following information:

- A. Plans were submitted electronically to allow for readability.
- B. Exterior Elevations were provided.



- C. The total area of the project is indicated.
- D. The present zoning is indicated.
- E. Topography is included on Sheet C0.0 at and C2.0 at two-foot intervals.

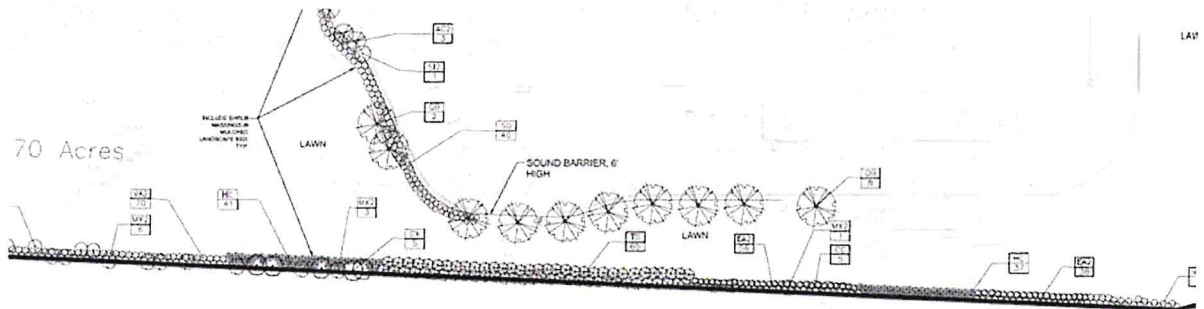
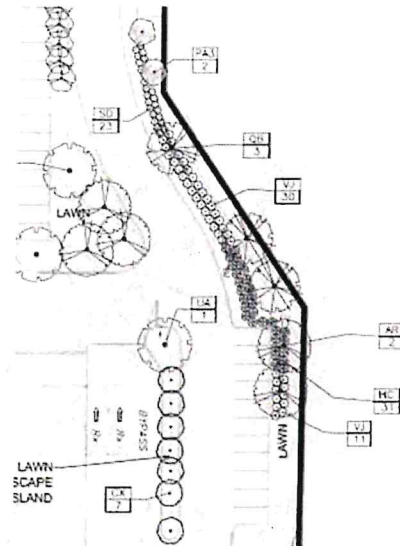


- F. There are no housing units proposed.
- G. The location, height, arrangement, and identification of the commercial structure are indicated on Sheet C1.0
- H. Open space on this parcel is indicated.
- I. There are no recreational facilities proposed.
- J. Landscaping features are indicated and found to be in compliance with Section 9.15 LANDSCAPE REGULATIONS. (see Sheets LS2, LS3, and LS4)

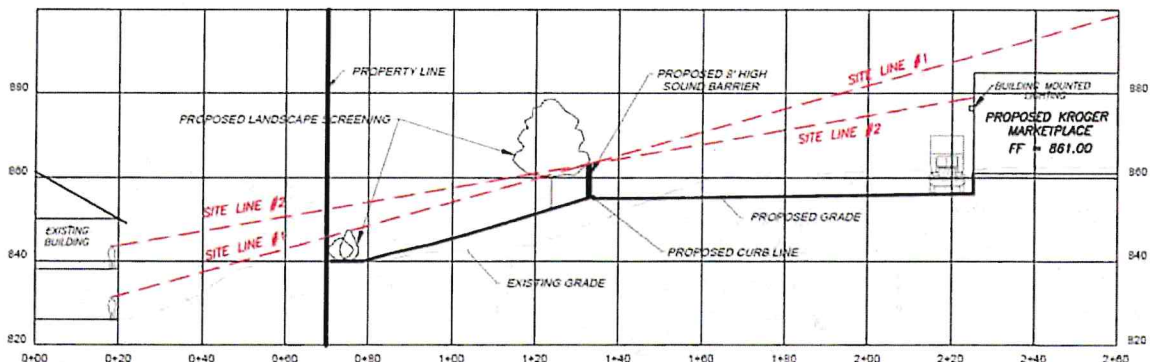
An existing tree survey was completed (see sheet LS1).

The plans did indicate increased landscaping to the south and southeast.

This serves as a buffer between the store complex and existing homes located on Neltner Drive and the Chardonnay condominiums. There is no access planned from Neltner Drive or the Chardonnay condominium complex to the shopping center.



A line of sight study was conducted related to the nearest Chardonnay condominiums.



SIGHT STUDY PROFILE VIEW



Modifications from the original design were made as a result of this study.

A sound attenuation wall was also added near the loading area.



SOUND ATTENUATION BARRIER



It should be noted that some of the original landscaping to the west of the parcel was removed due to the local overhead transmission lines and underground gas lines.

- K. The location of signs indicating their orientation, size, and height are provided. Within the MUPD Zone signs are per the Stage I/II Plan
- Kroger Marketplace Store and Wine & Spirits Store – Requesting 485 square feet of sign area to be spread amongst multiple signs along the same linear frontage.

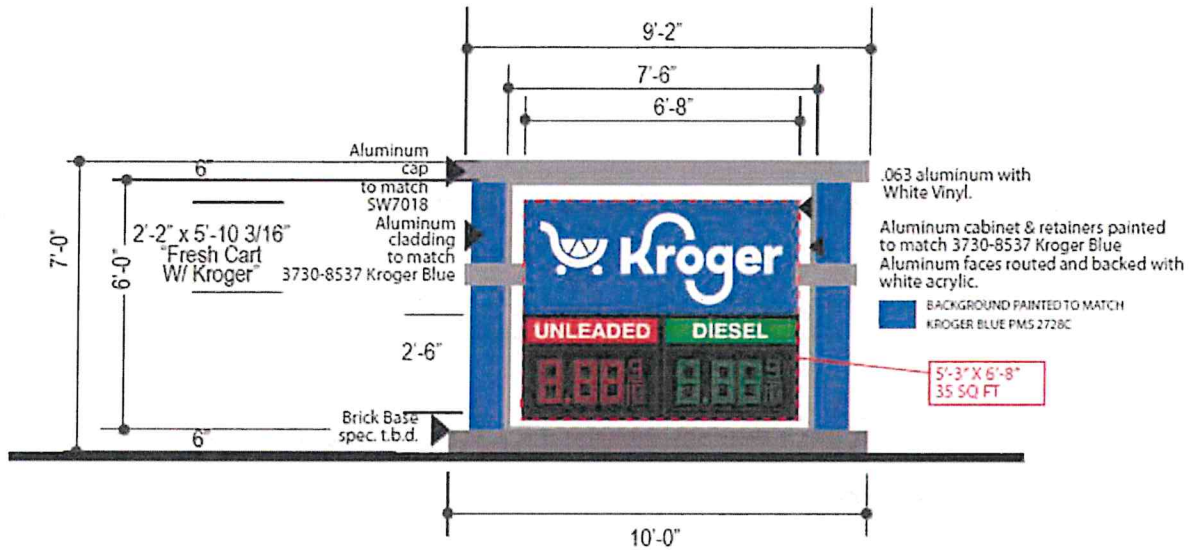
**Section 10.15 (P) 5. Signage**

- Signage should be designed to protect and enhance the visual amenities of the site.
- A sign package should be developed for the entire development that forms an integral part of the total design of the site.
- All signs should be of a complimentary scale and proportion in design and in visual relationship to the site and buildings.
- Extent to which signs define and enhance the architectural elements of a building or site.
- Extent to which signage is consolidated and coordinated with the overall site design.

*Staff recommends that the applicant be permitted multiple signs provided that the total does not exceed an allowance of one square foot for each linear foot on the primary façade. This is consistent with the adjacent NSC Zone and as permitted in other MUPD sites.*



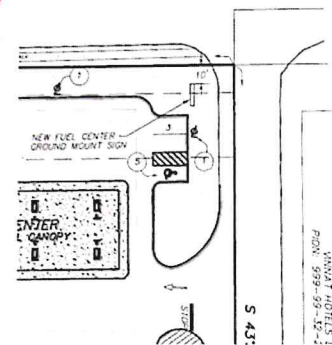
- Fuel Center Monument Sign – The applicant is proposing a combined identification sign with the LED identification of fuel prices along Martha Lane Collins Boulevard. Kroger has requested a 35 square foot monument sign not to exceed 7 feet in height.



*Staff finds this sign aligns with scale of signage for the general area. Consideration should be given that the proposed sign is at the intersection of a public road way and a primary drive aisle to the County Square shopping center.*

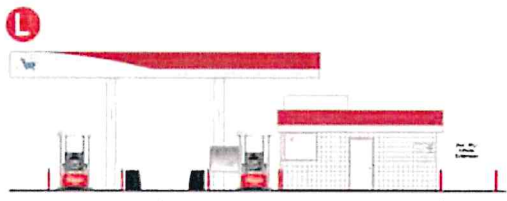
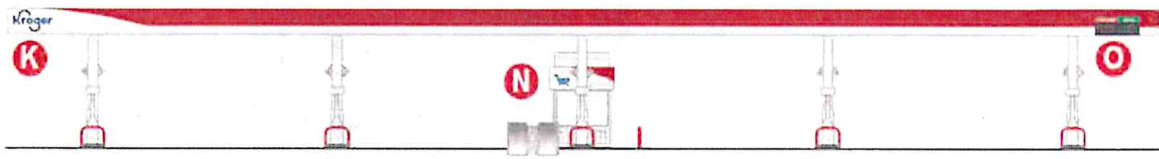
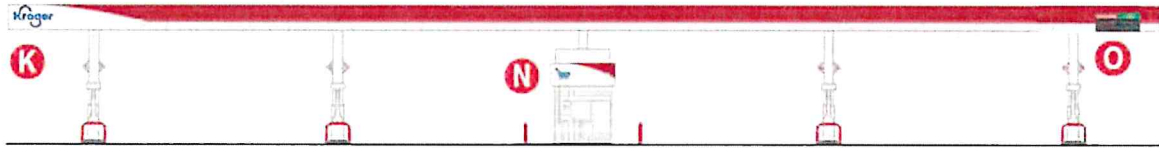
*Staff recommends that consideration be given to one monument sign with the total square footage of the signage not to exceed 35 square feet.*

(Note: the outlot would retain its right for a monument sign).

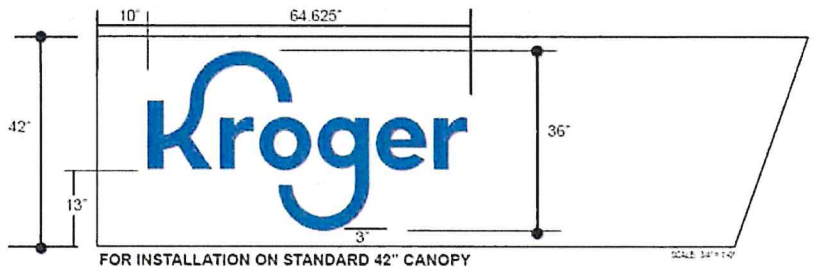
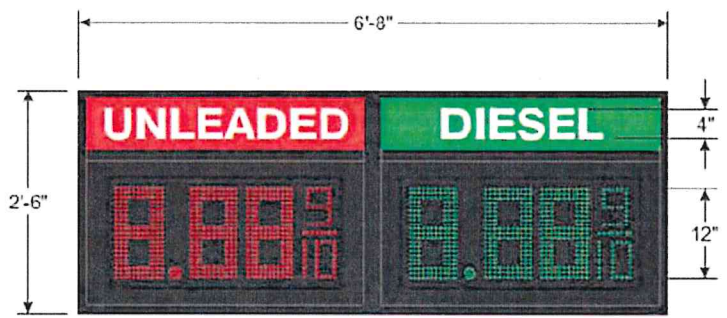


- Fuel Canopy and Kiosk – The applicant is requesting both the name and the LED identification of fuel prices signs on the north and south side of the canopy, facing the marketplace store and to allow the square footage to be shared over multiple signs on the same façade.

The fuel canopy is 160 feet in length. Within the adjacent NSC zone 160 square feet of sign area would be permitted for the facade.

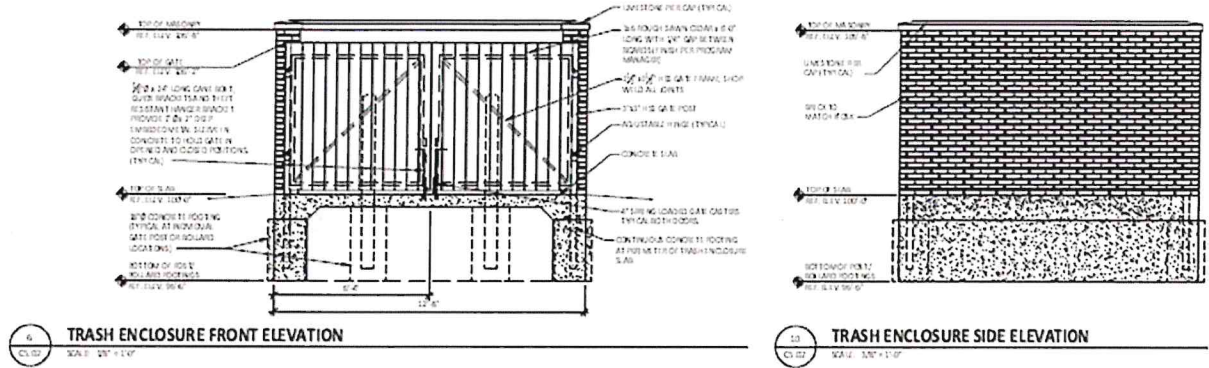


The proposed LED fuel price signs (16.67 square feet each), and "Kroger" (16.2 square feet each) signs on both the north and south canopy elevations.



Staff finds that the square footage to be shared over multiple signs on the same façade is consistent with that allowed in the adjacent NSC zone. In addition, a sign on the south side of the canopy, facing the marketplace store will improve visibility and reduce unnecessary circulation.

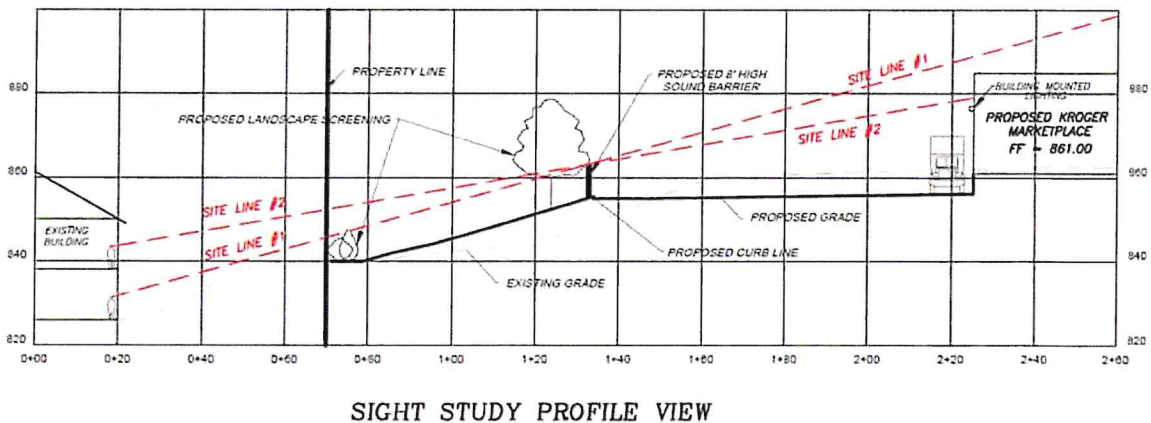
L. Details on the Trash enclosures were provided on Sheet C5.02

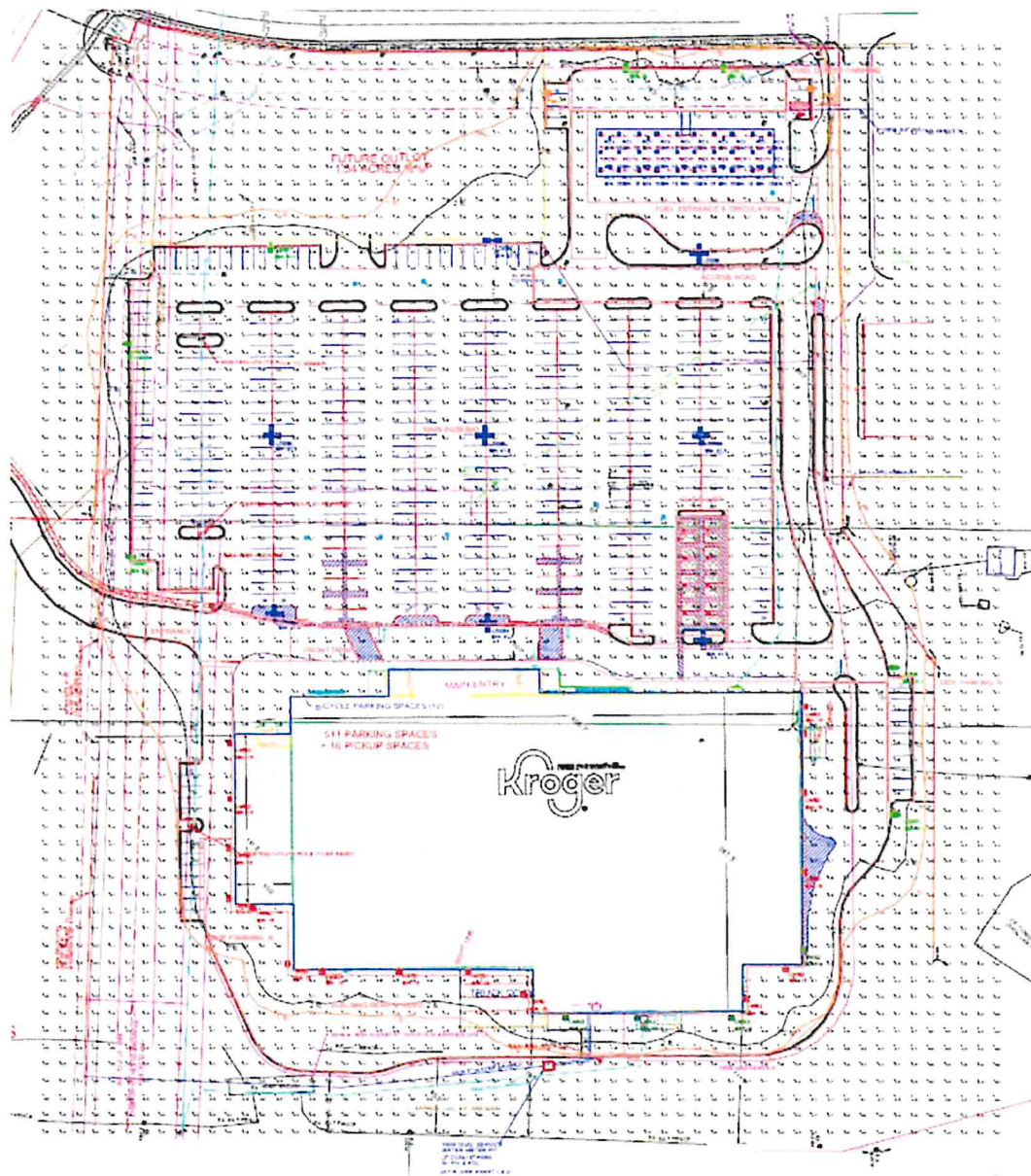
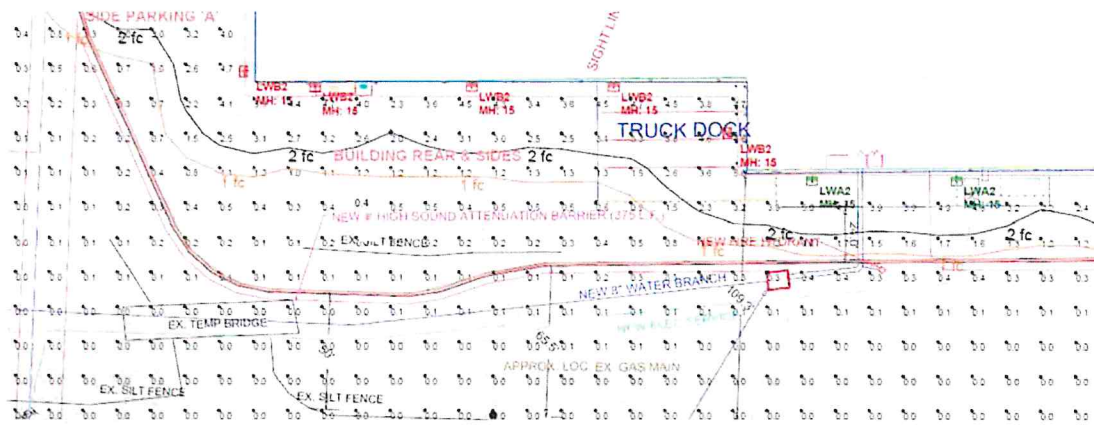


M. Utility lines and easements are indicated on Sheet C3.0.

N. A lighting Plan was provided.

Due to concerns expressed regarding seeing the lighting to the rear of the Kroger building, a modification of the lighting plan was made. The fixtures on the building are mounted at 15' and, as shown on the site line study, will not be visible given the 8' sound attenuation wall. There were two fixtures to be mounted on poles which have now been removed on this modified photometric plan. All the fixtures will be LED to create limited light spillage outside of the designated area.





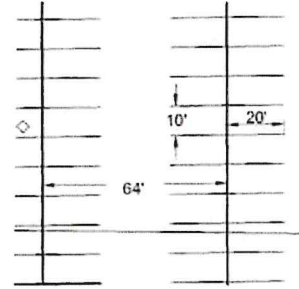
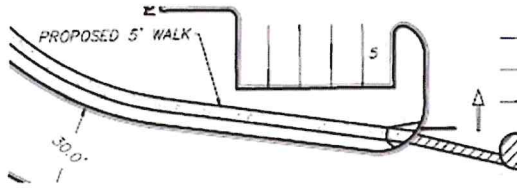
O. The location of all off-street parking, loading and/or unloading, and driveway areas were provided on Sheet C1.0.

Parking stalls were indicated at 10 by 20. Drive aisles are indicated at 24 feet within the parking area.

Pedestrian walkway and crosswalks are indicated around the perimeter and within the site.

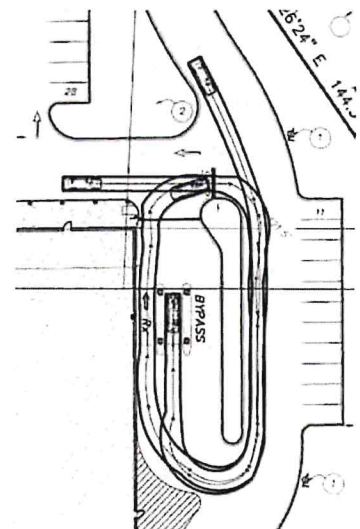
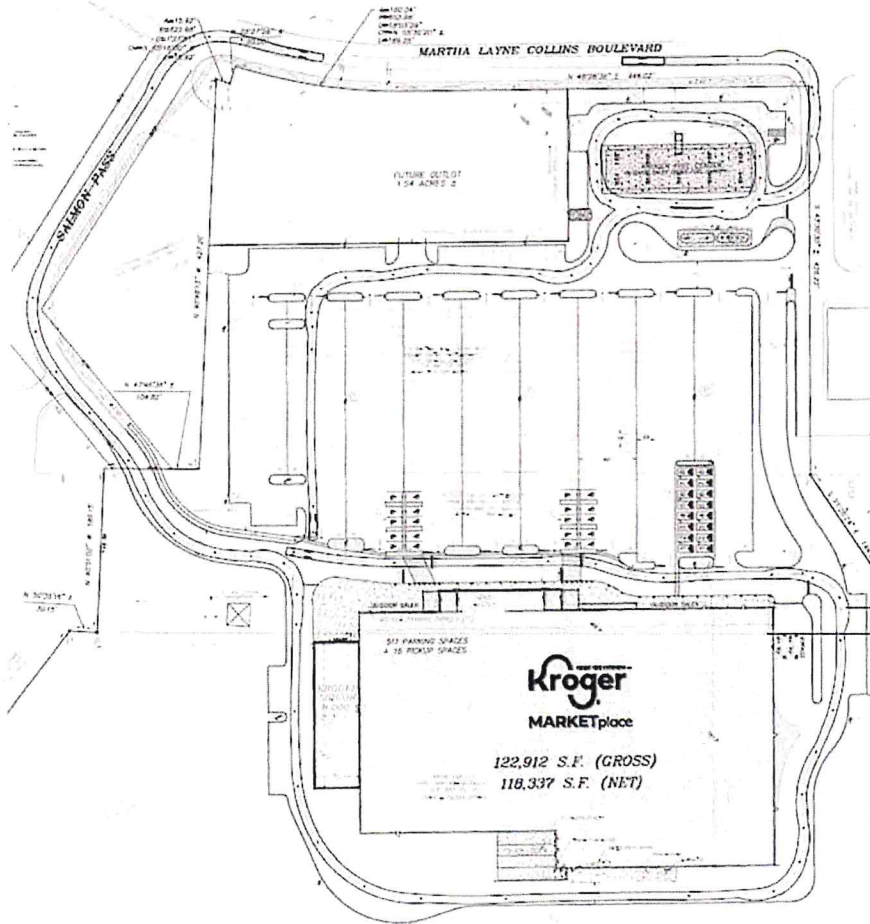
**PARKING INFORMATION**

PARKING SPACES = 511  
 BICYCLE SPACES = 10  
 GROCERY PICKUP = 16

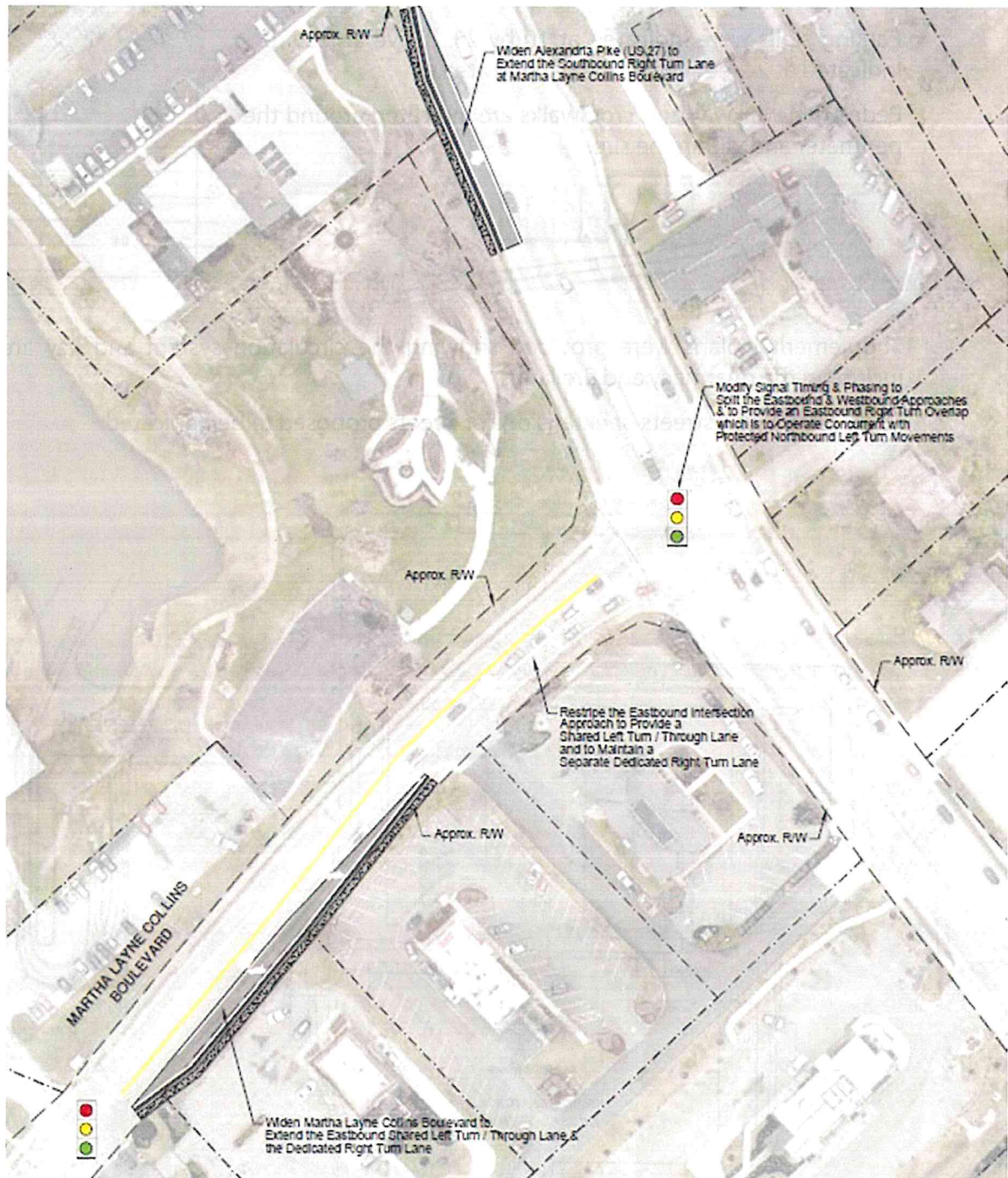


Supplemental plans were provided showing the circulation system and key areas including the pharmacy and fire lanes.

There are no new streets or extensions of streets proposed to be dedicated.



- P. A traffic analysis was completed at the request of KYTC to confirm patterns along Martha Layne Collins Boulevard. This study and the recommendations were approved by KYTC.

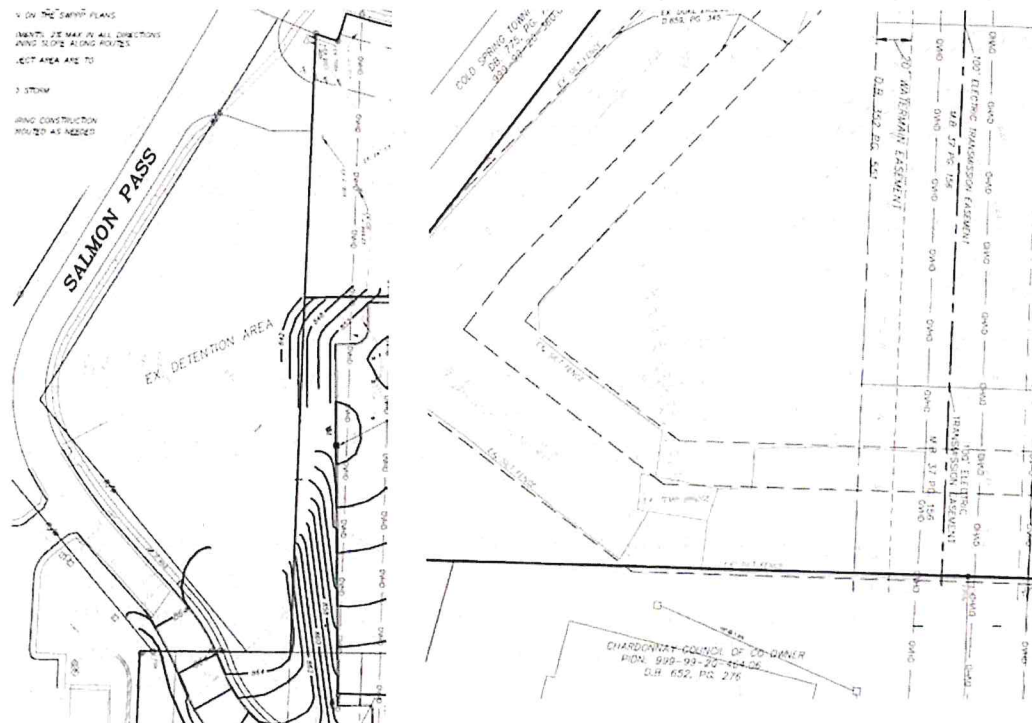


The following improvements are recommended relative to the intersection of Alexandria Pike (US 27) and Martha Layne Collins Boulevard:

- Restripe the eastbound Martha Layne Collins Boulevard approach, such that a shared left turn / through lane is provided and maintain the separate dedicated right turn lane.
- Widen Martha Layne Collins Boulevard to the west of Alexandria Pike (US 27) for a length of approximately 315 feet to extend the eastbound shared left turn / through lane (approximately 510 feet of storage is to be provided) and the dedicated right turn lane (approximately 460 feet of storage is to be provided plus a bay taper at 50 feet).
- Modify signal timing and phasing to split the eastbound and westbound approaches and to provide a right turn overlap for the eastbound right turns so that they operate concurrently with the protected northbound left turns.
- Widen Alexandria Pike (US 27) to the north of Martha Layne Collins Boulevard for a length of approximately 180 feet to extend the southbound right turn lane (approximately 305 feet of storage is to be provided plus a bay taper at 50 feet).

Q. Stormwater managed provisions are indicated on the plan. Detailed stormwater calculations were submitted to the City engineer for review.

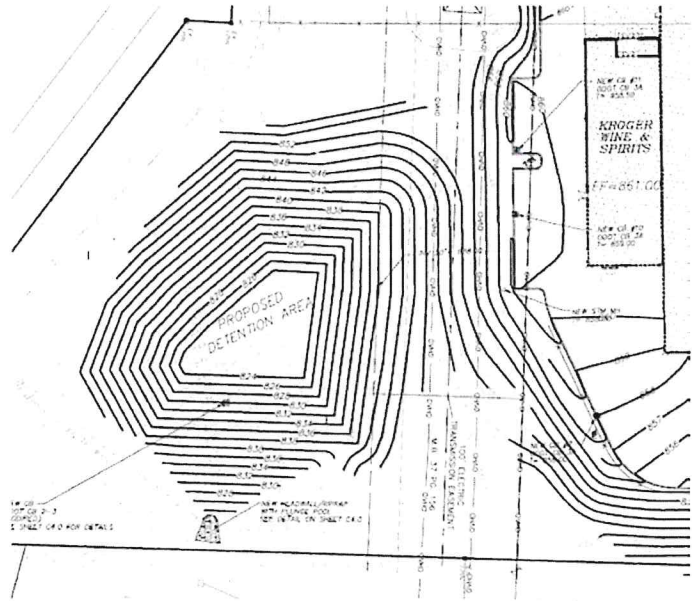
Concerns were expressed by the neighbors to the rear of the property regarding an existing drainage problem and the potential for that to increase. It also noted that a gas line was relocated by DUKE independent of this project.





A second detention area is proposed which will reduce the runoff below the existing levels.

The City Engineer requested additional changes to further reduce the flow beyond was initially proposed.



R. Kroger would likely start in the fall of 2025 and it would take approximately 14-16 months to construct.

\*\*\*\*\*

**Summary of Applicants Request:**

The applicant is requesting:

1. Zone change for 19.7 acres that includes the current store location (70 Martha Lane Collins Boulevard) and additional acreages to the southeast to a Mixed Use Planned Development.
2. Site development plan approval with a CUP for Fuel Center.

**Staff Recommendation:**

**FILE NUMBER:** PZ-24-043  
**APPLICANT:** MCBRIDE DALE CLARION as Zoning Consultant for KROGER LIMITED PARTNERSHIP I & VISION ESP LLC  
**LOCATION:** MARTHA LAYNE COLLINS BOULEVARD and SALMON PASS, COLD SPRING

1. The zoning designation for approximately 19.7 acres of land referred to as Parcels PIDN: 999-99-20-372.00, 999-99-19-495.01, 999-99-18-193.01 and a portion of 999-99-19-495.00 to be changed from Residential-3 (R-3) and Neighborhood Shopping Center (NSC) to Mixed Use Planed Development (MUPD) along with the associated rights of-way be approved and the action be forwarded to City of Cold Spring City Council for adoption.

2. That previously approved incomplete developments for self-storage units on PIDNs 999-99-19-945.01 / 999-99-19-945.00 and apartments on PIDN: 999-99-18-193.01 be void upon adoption of the Zone change by Council.

Bases for Staff Recommendation:

- a. Per Kentucky Revised Statutes, the City of Cold Spring has the authority to enact zoning regulations within its jurisdiction. This authority includes the provision to amend its zoning map.
- b. Pursuant to the Cold Spring Zoning Ordinance Article XVII Amendment Procedure, the Planning and Zoning Commission has the authority to take action on amendments to the zoning map for adoption by the legislative body.
- c. Proper notice has been given in accordance with Article XVII Amendment Procedure of the Cold Spring Zoning Ordinance.
- d. The existing zoning classification was recently assigned and the requested zone change is more appropriate and improves the alignment with the adopted Comprehensive Plan.

**FILE NUMBER:** PZ-24-044  
**APPLICANT:** MCBRIDE DALE CLARION as Zoning Consultant for KROGER LIMITED PARTNERSHIP I & VISION ESP LLC  
**LOCATION:** MARTHA LAYNE COLLINS BOULEVARD and SALMON PASS, COLD SPRING

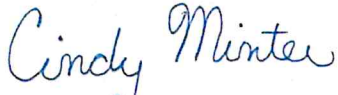
1. To approve the Stage I and II Site Development Plan with no residential improvements.
2. To grant a conditional use permit for a fuel dispensing facility that is incidental to and operated as a part of and located within 1,000 feet of a grocery store containing at least 40,000 gross square feet and not directly adjacent to or fronting on US 27/Alexandria Pike.

Bases for Staff Recommendation:

- a. Proper notice has been given in accordance with the Cold Spring Zoning Ordinance.
- b. The site plan is in conformity of the Cold Spring Zoning Ordinance and Subdivision Regulations.
- c. The plan and evidence presented is in conformity with the design criteria for the MUPD Zone.
- d. In accordance with KRS 100.237, the Board of Adjustment has the power to hear and decide applications for Conditional Use Permits. The board may impose any reasonable conditions or restrictions on the conditional use it decides to grant.
- e. The planning commission may hear and finally decide applications for conditional use permits and variances with a proposed development assuming all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251.

If you have any questions concerning this report, please feel free to contact Campbell County Planning and Zoning at 859-292-3880. Thank you.

Respectfully submitted,

A handwritten signature in blue ink that reads "Cindy Minter". The signature is written in a cursive, flowing style.

Cindy Minter, AICP CFM  
Director

# Orientation Training And Continuing Education Form

Sponsor: NKA D.D

Title of Program: Housing Strategy Briefing & Discussion

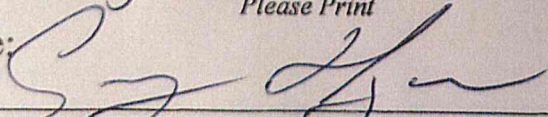
Location: ST. E TRAINING + Education Center

Date(s): 11-18-2024

Session	Time	Hours
<u>Housing STRATEGY Briefing &amp; Discussion</u>	<u>1-430</u>	<u>3 1/2</u>

I certify that I have attended the above identified workshop(s)

Name: Greg Hizer  
Please Print

Signature: 

Please Check One Of The Following:

- Board of Adjustment
- Planning Commissioner
- Professional Staff
- Other

Representing: Cold Springs P & Z  
Name of City/County/Planning Commission

Please Return To: Cold Spring Planning and Zoning Commission  
5694 East Alexandria Pike  
Cold Spring, Kentucky 41076