

**COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL
CITY OF COLD SPRING
ORDINANCE NO. 25-1098**

WHEREAS, a request for a map amendment was submitted to the Cold Spring Planning and Zoning Commission by The Kroger Co., to change the zoning from “R-3” and “NSC” to “MUPD.”

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 ORDERED 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 19.7 acre site, located at the current Kroger location at 70 Martha Lane Collins Boulevard and additional acreages to the southeast from Residential Three (“R-3”) and Neighborhood Shopping Center (“NSC”) to Mixed Use Planned Development (“MUPD”).

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

1. 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.
2. 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.
3. Proper notice has been given in accordance with Article XVII Amendment Procedure of the Cold Spring Zoning Ordinance.
4. The existing zoning classification was recently assigned and the requested zone change is more appropriate and improves the alignment with the adopted Comprehensive Plan.

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In addition, the developer's recent changes to the storm water drains and buffering makes this type of zoning more conducive for the neighboring residential areas.

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 28 day of April, 2025.


1st Reading - April 14, 2025

Vote: 4, Yes, 0, No

2nd Reading - April 28, 2025

Vote: 4, Yes, 1, No

City of Cold Spring
County of Campbell
Commonwealth of Kentucky

By: 
David Angelo Penque
Mayor

Attest:


Robin Morency
Clerk