



COLD SPRING PLANNING & ZONING
May 14, 2025
6:30 PM

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

2. APPROVAL OF MINUTES

- March 12, 2025 meeting minutes

3. PUBLIC HEARING ON SCHEDULED ITEMS

- FILE NUMBER: PZ-25-006
 - LOCATION: Alexandria Pike at Cold Spring Pointe
 - APPLICANT: Bohler Engineering
 - REQUEST: Stage I and Stage II Plans for a financial institution with a sign variance
- FILE NUMBER: PZ-25-018
 - LOCATION: 3725 Alexandria Pike
 - APPLICANT: Merus, LLC
 - REQUEST: Stage I and Stage II Plans for a restaurant
- FILE NUMBER: PZ-25-019
 - LOCATION: 3725 Alexandria Pike
 - APPLICANT: Merus, LLC
 - REQUEST: Stage I and Stage II Plans for a retail development

4. NEW BUSINESS

5. UNFINISHED BUSINESS

6. COMMENTS/REQUESTS TO THE COMMISSION

7. ADJOURNMENT



Planning & Zoning Minutes

March 12, 2025

The Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm followed by the Pledge of Allegiance.

Roll Call:

- Present: Sam Conner, Mike Forge, Mike Foulks, Greg Hizer, Mark King, Jerry Schmidt, City Clerk Robin Morency, Attorney Oliver Wilhite, and Cindy Minter with Campbell County Planning & Zoning.
- Not Present: Marg Trunick

Minute Approval:

- The February 12, 2025 meeting minutes were reviewed by all. Sam Conner made a motion to approve, second by Greg Hizer. All were in favor, Mike Forge abstained. **Motion passed**

Public Hearing:

- PZ-25-004
 - LOCATION: 5531 Alexandria Pike at Cold Spring Pointe
 - APPLICANT: Midland Atlantic Properties
 - REQUEST: Revised Stage II Plans for a Fuel Center

Cindy Minter reviewed the previously approved plan, which originally placed the fuel tanks underneath the power lines. However, Duke Energy requested that the fuel tanks be relocated. Ms. Minter's presentation included a PowerPoint outlining the site plan, revised landscaping and lighting plan, building elevations, dumpster enclosures, and revised signage locations. There was a discussion regarding the entry and exit points for the gas station. Clayton Riney from Midland Atlantic addressed the commission, providing updates related to US 27. He stated that the Kentucky Transportation Cabinet (KYTC) is requiring the installation of a traffic signal and upgrades to a portion of US 27 adjacent to the development, including concrete work, asphalt, and lighting improvements. He noted that this presentation represents the first outparcel being submitted, with additional proposals expected in the future.

Staff recommendation is to (1) approve the amended Stage II plan for the fuel center as a result of the relocation of the fuel tanks and dumpster area. (2) To approve the signage. The bases for the recommendation are: (a) the submitted request is appropriate for this site and is found to be in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning ordinance. (b) In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given. Greg Hizer made a motion to approve based on staff recommendation, seconded by Sam Conner. Roll call vote shows 6 yeses and 0 noes. **Motion passed.**

New Business:

- There was discussion about continuing education hours.
- Election of Officers: Mike Forge made a motion to keep the officers as is: Chair – Mike Foulks, Vice Chair – Greg Hizer, Secretary – Sam Conner. Mark King seconded the motion. Roll call vote shows 6 yeses and 0 noes. **Motion passed.**

Adjournment:

- Jerry Schmidt made a motion to adjourn the meeting at 7:01pm, second by Greg Hizer. All were in favor. **Motion passed.**

Approved:

Chairman:

City Clerk:



Planning & Zoning Minutes

March 12, 2025

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/>



May 7, 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 this report for your consideration. A public meeting is scheduled before the Cold Spring Planning and Zoning Commission on May 14th, 2025 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

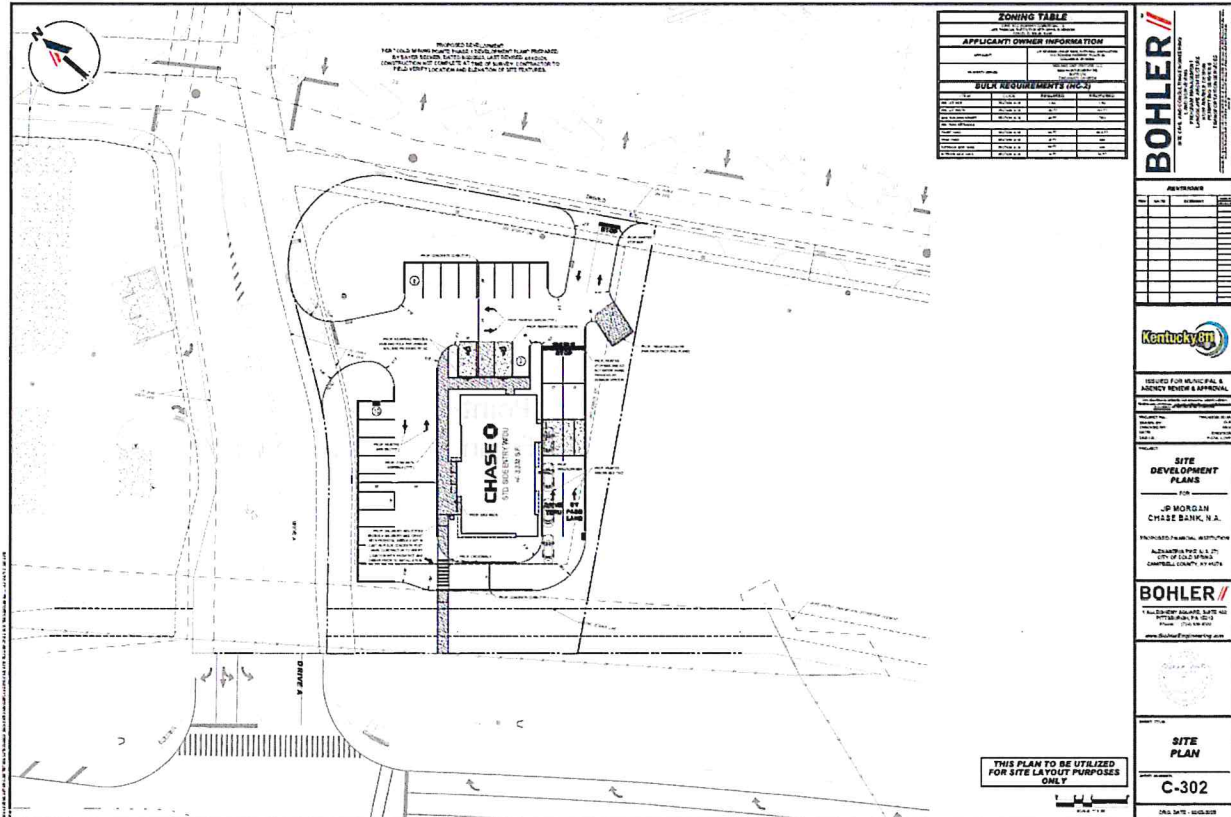
FILE NUMBER: PZ-25-006
APPLICANT: Bohler Engineering
LOCATION: Alexandria Pike at Cold Spring Pointe
REQUESTS: Stage I and Stage II Plans for a Financial Institution with a Sign Variance

FILE NUMBER: PZ-25-018
APPLICANT: Merus, LLC
LOCATION: 3725 Alexandria Pike
REQUESTS: Stage I and II Plans for a Restaurant

FILE NUMBER: PZ-25-019
APPLICANT: Merus, LLC
LOCATION: 3725 Alexandria Pike
REQUESTS: Stage II and Grading Plans for a Retail Development

Legal notice was published in the LinkNKY Reader on April 25th 2025. Notice was also mailed to adjoining property owners.

FILE NUMBER: PZ-25-006
APPLICANT: Bohler Engineering
LOCATION: Alexandria Pike at Cold Spring Pointe
REQUESTS: Stage I and Stage II Plans for a Financial Institution with a Sign Variance

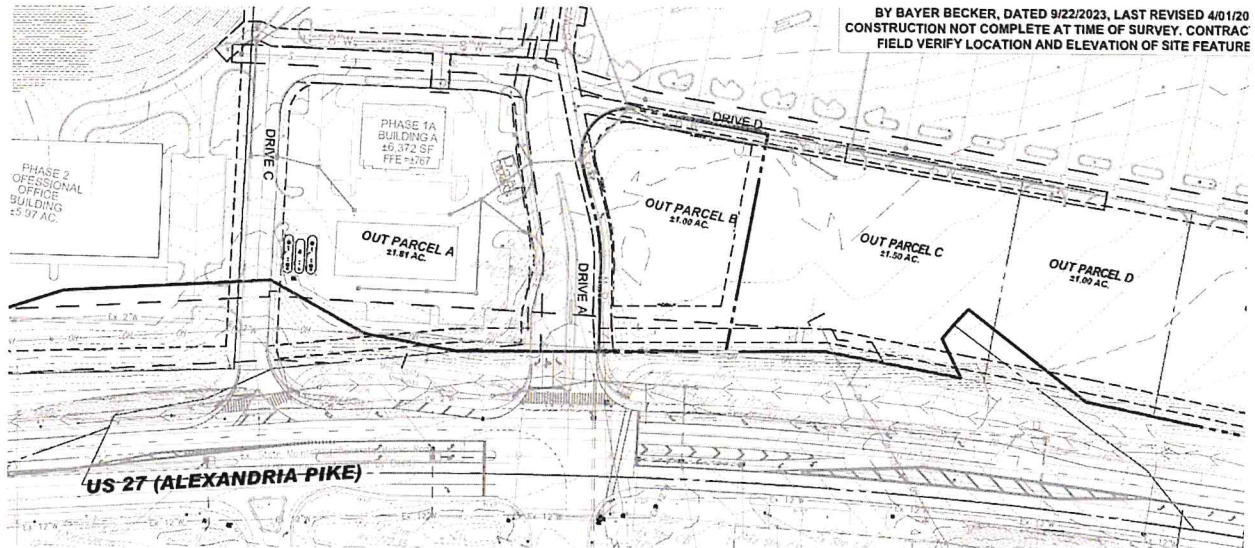


Bohler Engineering, on behalf of Chase Bank is proposing a Chase Bank Branch location at the Cold Spring Point shopping center development. The proposal includes a drive up/drive through window and signage variance request for an additional sign. Due to the relative simplicity of the proposal, and the prior Stage I plan for the shopping center, the applicant has elected to submit for a combination Stage I/Stage II plan.

I. Background:

The location of the proposed bank is at the Cold Spring Point Shopping Center at the southeast quadrant of the AA/US27 intersection. In 2023, a case was brought to the Cold Spring Planning Commission requesting a zone change to the site and a Stage 1 and 2 Site Development plan with several variances.

The proposed bank site is to be developed at "Out Parcel B", a one-acre outlot at the corner of US27 and Drive A.



This lot is within the HC-2 (Highway Commercial-Two) zone section of the development.

Several variances were granted at that hearing that apply to this site:

1. Parking stall dimensional variance of two feet from the required 10' x 20' to 10' x 18';
2. A front yard setback variance of twenty-five (25) feet from the required fifty (50) feet in the HC-2 section in order to be consistent with requested front yard setback as requested for the MUPD zoned areas of the project; and
3. A rear yard setback variance of fifteen (15) feet from the required twenty-five (25) in the HC-2 section to be consistent with rear yard setback as requested for the MUPD zoned areas of the project.

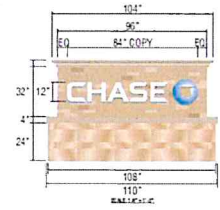
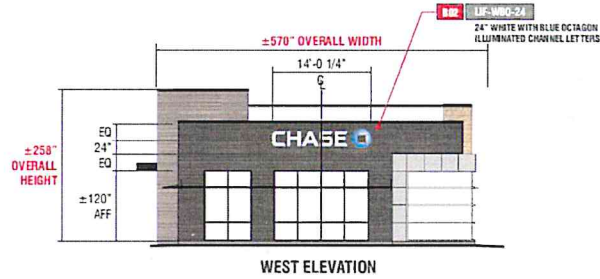
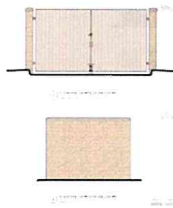
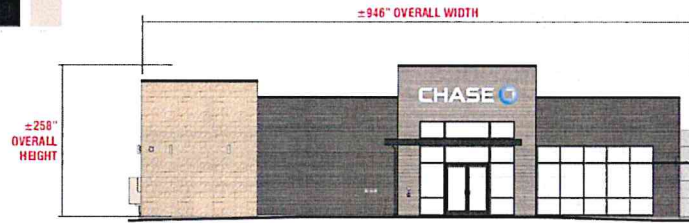
Considerations

The Applicant is submitting a Site Development Plan within the Highway Commercial-Two (HC-2) zone. Article X, Section 10.16 Highway Commercial-2 Zone lists "Banks and other financial institutions, including savings, loan, and finance companies, with drive-in windows" as a permitted use in the zone.

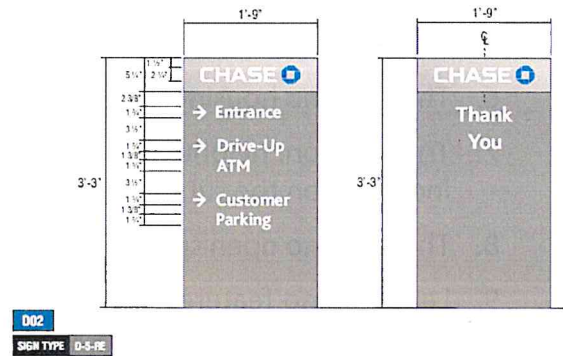
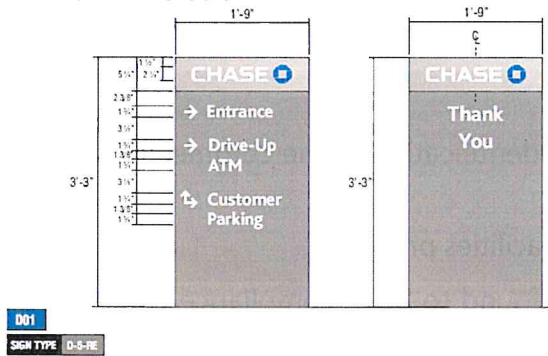
1. Plans were submitted electronically to allow for readability.
2. Exterior Elevations were provided.

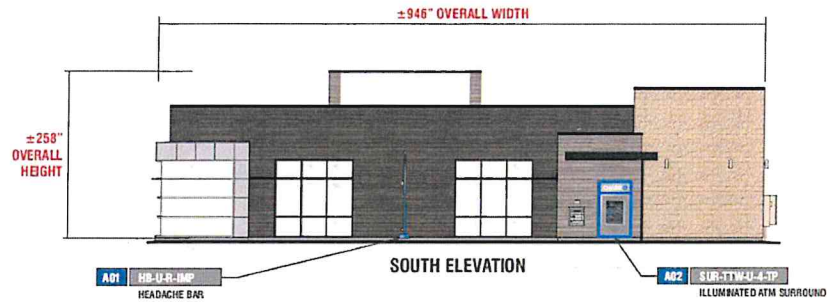


3. The total area of the project is one (1) acre as indicated on the site plan.
4. The present zoning is indicated.
5. Topography is included on Sheet C-401 at one-foot intervals.
6. There are no housing units proposed.
7. The location, height, arrangement, and identification of the commercial structure are indicated on the submittals
8. There are no open space or recreational facilities proposed.
9. Landscaping features are indicated and found to be in compliance with Section 9.15 LANDSCAPE REGULATIONS. (see Sheets L-101)
10. The application submittals include a sign permit application that shows all of the signage proposed for the project. The signage proposed includes multiple permissible sign types. The package also includes two (2) class 5 wall signs, exceeding the number of this sign type allowed (one per street frontage). Because, the proposed location only faces one publicly-maintained street, a variance on the number of signs is required for approval.

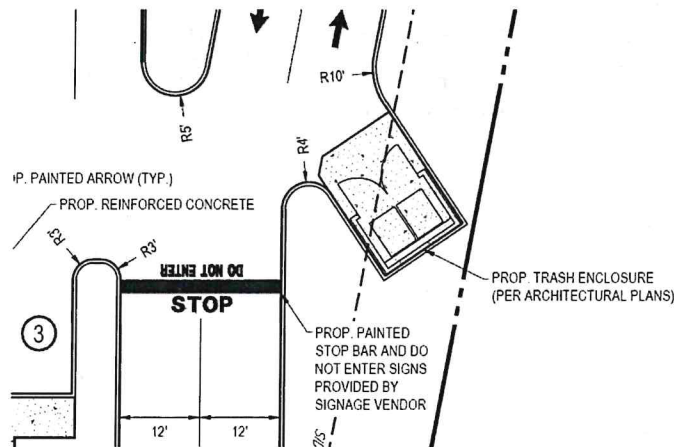


DIRECTIONAL EXTERIOR SIGNS





11. Detail on the trash enclosure is provided on Sheet C-302

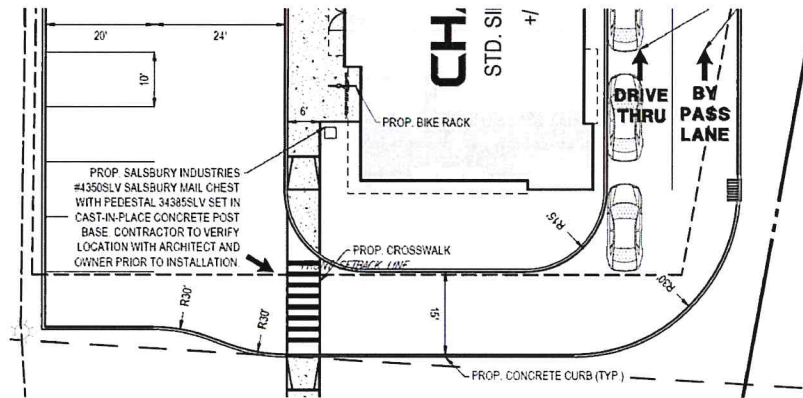


12. Utility lines and easements are indicated on Sheet C-501.

13. A lighting Plan is provided on sheet L-201.

14. The location of all off-street parking, loading and/or unloading, and driveway areas is provided on Sheet C-302.

- Parking stalls are indicated as 10' by 20'. Drive aisles are indicated at 24 feet within the parking area.
- The one-way drive aisle to the drive-thru lane narrows to 15' before widening back to 24' for a bypass lane.



- Pedestrian walkway and crosswalks are indicated within the site.
- There are no new streets or extensions of streets proposed to be dedicated.

15. Traffic analysis and stormwater calculations were completed by Bayer Becker in 2023 for the entire Cold Spring Point development.

II. Findings of Fact – Variance

Regulatory Background:

1. Cold Spring's Zoning Ordinance, Section 7.0, Definitions:

VARIANCE: A departure from dimensional terms of this ordinance pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

2. Kentucky Revised Statutes (KRS), Chapter 100.247 states:

A Variance cannot contradict zoning regulation. The board shall not possess the power to grant a variance to permit a use of any land, building, or structure which is not permitted by the zoning regulation in the zone in question, or to alter density requirements in the zone in question.

Zoning Ordinance, Section 18.6, B. abides by this statute and also states that a variance cannot contradict zoning regulation.

The board of adjustment shall not possess the power to grant a variance to permit a use of any land, building, or structure which is not permitted by this ordinance in the zone in question, or to alter the density of dwelling unit requirements in the zone in question.

3. Zoning Ordinance Section 18.6 A defines that prior to granting a variance the board of adjustments shall consider and make findings that the variance:
 - a) *is the minimum variance that will make possible the reasonable use of the land, building, or structure,*
 - b) *will not adversely affect the public health, safety, or welfare,*
 - c) *will not alter the essential character of the general vicinity,*
 - d) *will not cause a hazard or a nuisance to the public, and*

- e) *will not allow an unreasonable circumvention of the requirements of the zoning regulations;*

In addition, the board may consider whether:

- a) *the variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone,*
- b) *strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant, and*
- c) *circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

4. Zoning Ordinance, Section 2.1, Purpose defines:

The zoning regulations and districts, as herein set forth, have been prepared in accordance with the adopted comprehensive plan to promote the public health, safety, morals, and general welfare of the city, to facilitate orderly and harmonious development and the visual or historical character of the city, and to regulate the density of population and intensity of land use in order to provide for adequate light and air.

5. Zoning Ordinance, Section 14.6, Permitted Use and Location of Signs:

6. Zoning Ordinance, Section 14.7, paragraph F., provides the following details on a Class 6 sign:

E. *CLASS 5: The following signs, meeting the following specifications, shall constitute Class 5 and shall be only business or identification signs, as defined herein:*

1. *Structural Type - Individual letters, single faced only*
2. *Maximum Size of Individual Sign*
 - a. *One (1) square foot of area for each horizontal linear foot of building wall upon which the sign or signs are to be located.*
 - b. *The total size for individual letter signs shall be computed by taking the area enclosed within a rectangle that is needed to completely encompass each individual letter or insignia of the sign.*
3. *Maximum Height Above Grade at Top of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed*

4. *Limitation on Number of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached shopping complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign regardless of how many firms, companies, or incorporations having separate ownership, rental or lease are located within said office building*

5. *Other Limitations*

- a. *Sign may be illuminated, but only from a concealed light source. Flashing and animated signs including electronic message display boards are not permitted.*
- b. *Sign may not extend outward from the building wall more than twelve (12) inches. If the sign is illuminated, the reflectors may not project more than four (4) feet beyond the wall.*

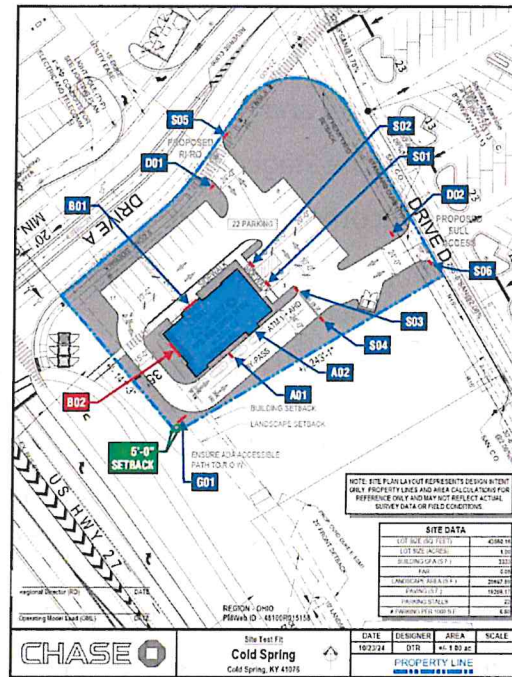
7. Among the signage proposed, two (2) Class 5 signs are proposed: One on the southwest (SW) side facing Alexandria Pike (US27), and one on the northwest (NW) side facing Drive A. The access to the lot is from Drive A. The ordinance limits the number of class 5 signs to one per street frontage. Drive A is a private street and does not count toward permissible frontages.
8. In travelling Northbound on US 27, the proposed monument sign to the south of the building serves to identify the business location and, as it is approached, the wall sign on the SW elevation building identifies the building. The SW facing wall sign also serves to identify the building to people crossing US27 from the Meijer shopping center across the street. Traveling southbound, the wall sign on the NW elevation serves to identify the building. This sign also serves to identify the building to people coming from within the Cold Spring Point shopping center.

SITE PLAN
SCALE: 1"=55'-0"

EXTERIOR SCOPE OF WORK				
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	ADDITIONAL APPROVAL (Y/N)
G01	--	CHA-MON-64032X110-LF-WSD-12"	Custom Double Panel Illuminated Monument	21.3 --
B01	NORTH	LF-WSD-24	24" White Channel Letters and Logo	35.9 --
B02	WEST	LF-WSD-24	24" White Channel Letters and Logo	35.9 Y
A01	--	HB-U-R-ZIP	Horizontal Bar - Illuminated Sign - Right	-- --
A02	--	SUR-TIW4U-4-TP	Universal Illuminated Sign - Right	-- --
D01	--	CUSTOM D-5-RE	Non-Illuminated Directional Sign - No Branding	-- --
D02	--	CUSTOM D-5-RE	Non-Illuminated Directional Sign - No Branding	-- --
S01	--	TC-P-ADA-KY-V-RE	Post Mount Handicap Sign - Van Accessible	-- --
S02	--	TC-P-ADA-KY-RE	Post Mount Handicap Sign - Van Accessible	-- --
S03	--	TC-P-ONE-DOOT-STOP-RE	Post Mount - Do Not Enter Sign - STOP/DOOT Standard	-- --
S04	--	TC-P-ONE-DOOT-STOP-RE	Post Mount - Do Not Enter Sign - STOP/DOOT Standard	-- --
S05	--	TC-P-DOOT-STOP-RE	Post Mount - STOP Sign - DOOT Standard	-- --
S06	--	TC-P-DOOT-STOP-RE	Post Mount - STOP Sign - DOOT Standard	-- --
T01	--	CHA-TEMP-CS-60K144-BAN	Temporary Construction Site Banner - LOCATION TYP ON SITE	-- --
T02	--	CHA-TEMP-CS-60K144-BAN	Temporary Construction Site Banner - LOCATION TYP ON SITE	-- --

MONUMENT & PYLON GROUND SIGNS
FINAL LOCATION TO BE CONFIRMED VIA CIVIL ENGINEERING REPORT & VERIFIED BY FIELD SURVEY

SQUARE FOOTAGE	SQUARE FOOTAGE
PROPOSED SUFF: 58.2	ALL PROPOSED SUFF: 55.1
ALLOWABLE SUFF: 69.2	ALLOWABLE SUFF: 69.2
DIFFERENCE: 11	DIFFERENCE: -25.9



CHASE Cold Spring - SEC of AA Hwy (Rt 9) & Alexandria Pike (US Hwy 23) Cold Spring, KY 41076 - PMWeb #48100R015158

DRC Page 4

9. The applicant has indicated that the NW facing sign is their preferred location if only one sign is permitted. The monument sign at the southern point of the parcel faces northbound and southbound traffic directly. When directly in front of the building on US27, or travelling across the street from the Meijer shopping center, the NW facing signage would not be visible, nor would the sign face of the monument sign.

Staff Comment

This requested variance:

- Is the minimum variance that will make possible the reasonable use of the land, building, or structure,
- Will not adversely affect the public health, safety, or welfare,
- Will not alter the essential character of the general vicinity,
- Will not cause a hazard or a nuisance to the public, and
- Will not be an unreasonable circumvention of the requirements of the zoning regulations;

Strict application of the provisions of the regulation may place an unintended burden on the travel patterns from US27 and the shopping center across the street.

III. Findings of Fact – Site Development (Stage 1/Stage II) Development Plan

In accordance with Section 9.17 Development Plan Requirements, Campbell County Planning and Zoning Staff, as the duly authorized representative of the Cold Spring Planning Commission, has reviewed the submitted plans in accordance with requirements of this and other applicable sections of the ordinance and the comprehensive plan.

Staff Recommendation:

1. To grant a variance of the maximum number of Class 5 signs to allow for a total of two (2) class 5 signs; and
2. To approve the Stage I/Stage II plan for a bank with drive-through.

Bases for Staff Recommendation:

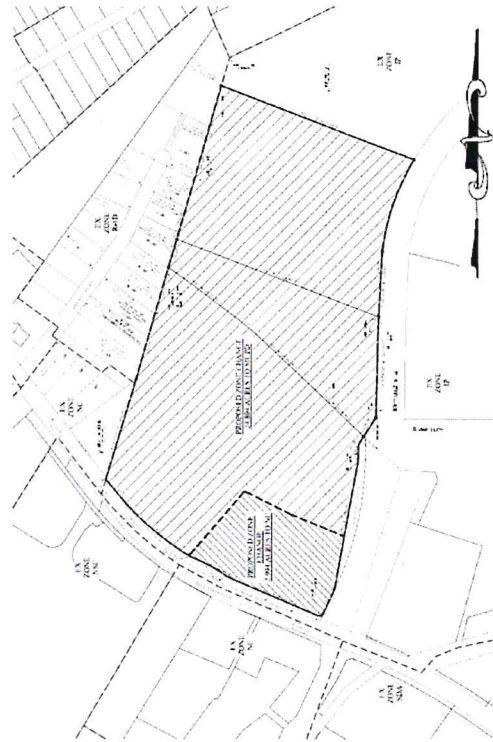
1. Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance;
2. In accordance with KRS 100.241 Variances, the board shall have the power to hear and decide on applications for variances. The board may impose any reasonable conditions or restrictions on any variance it decides to grant.
3. 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.
4. The submitted request is appropriate for this site and is found to be in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning Ordinance.
5. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given.

*

[illegible]

The applicant has submitted Stage II and grading plans for three outlots, access drives and a detention pond.

The site was rezoned to Mixed Use Planned Development (MUPD) and Neighborhood Commercial (NC) in 2024 and a Stage I plan was approved with a variance for parking stall dimensions.



The applicant has submitted more detailed Stage plans for Outlot A, which are reviewed subsequently in PZ-25-018. PZ-25-019 does not include specific tenants or buildings.

Considerations:

The site is located at the former DAV site along the eastern side of Alexandria Pike (US27) between Industrial Road and Henry Court. Neighboring and adjoining parcels to the north and south are Neighborhood Commercial (NC) and across the street to the west is a Neighborhood Shopping Center Zone (NSC).



The 2018 Comprehensive Plan Future Land Use Map shows the site as “Neighborhood Commercial”.

From the 2018 Comprehensive Plan:

Neighborhood Commercial

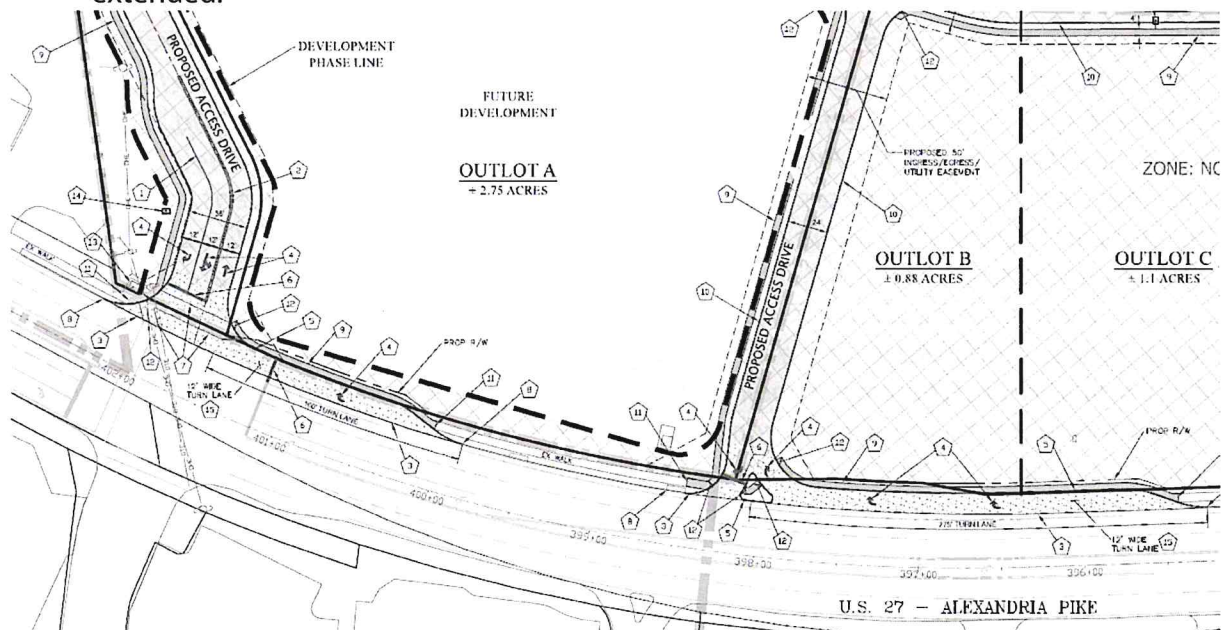
“Alexandria Pike is a major commercial artery for Cold Spring that has continued to grow and redevelop with changing trends and markets. Unlike other areas of Cold Spring, many of the properties along Alexandria Pike are shallower than the larger lots around the AA Highway and have attracted smaller uses. Additionally, there are a number of different zoning districts that applied to properties along this entire corridor, including the Special Development Area (SDA) zoning district. The small-scale commercial and office mix already located in this area should continue with a focus on uses that serve the local residents and provide job opportunities. Additionally, this area has long served as a central focus and gateway entry for the community and therefore should maintain a strong aesthetic with more focus on small-scale development connected to surrounding neighborhoods with enhanced architectural design, landscaping standards, outdoor lighting standards, and regulations that will mitigate the negative land use impacts of nonresidential uses including, but not limited to, noise and lighting glare.”

Considerations of Site Development Plan

In conformance with Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, and Section 10.13 SPECIAL DEVELOPMENT AREA (SDA) ZONE, paragraph(s) C., and D., the submitted Site Development Plan identifies and provides the following information:

Plans of the subject property, drawn to a scale of one (1) inch equals twenty (30) feet¹ that identify and provide the following information:

- The total area in the project is approximately 18 Acres. The area under review is approximately 7 acres, comprised of the four outlots facing Alexandria Pike and the detention pond.
- All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
- Existing topography and approximate delineation of any topographical changes shown by contour with intervals of two (2) feet.
- At this stage, only the restaurant is proposed, which is reviewed as PZ-25-018. No other specific uses or buildings are proposed.
- No new public streets are proposed;
- A grading plan with profiles is provided;
- A landscape plan is provided showing conformance with the City's landscape regulations.
- Utility plan is provided;
- Access drives are shown.
- One new curb cut on Alexandria Pike is proposed at the existing light. A turn lane will be added.
- The existing curb cut will be modified as a right-in/right out and the turn lane will be extended.



¹ Plans were submitted electronically and viewable at any scale. However, when printed on standard ARCH D (24"X36") paper, the 1" = 30' scale is correct.

Findings of Fact – Site Development (Stage I/Stage II) Development Plan

In accordance with Section 9.17 Development Plan Requirements, Campbell County Planning and Zoning Staff, as the duly authorized representative of the Cold Spring Planning Commission, has reviewed the submitted plans in accordance with requirements of this and other applicable sections of the ordinance and the comprehensive plan.

Staff Recommendation:

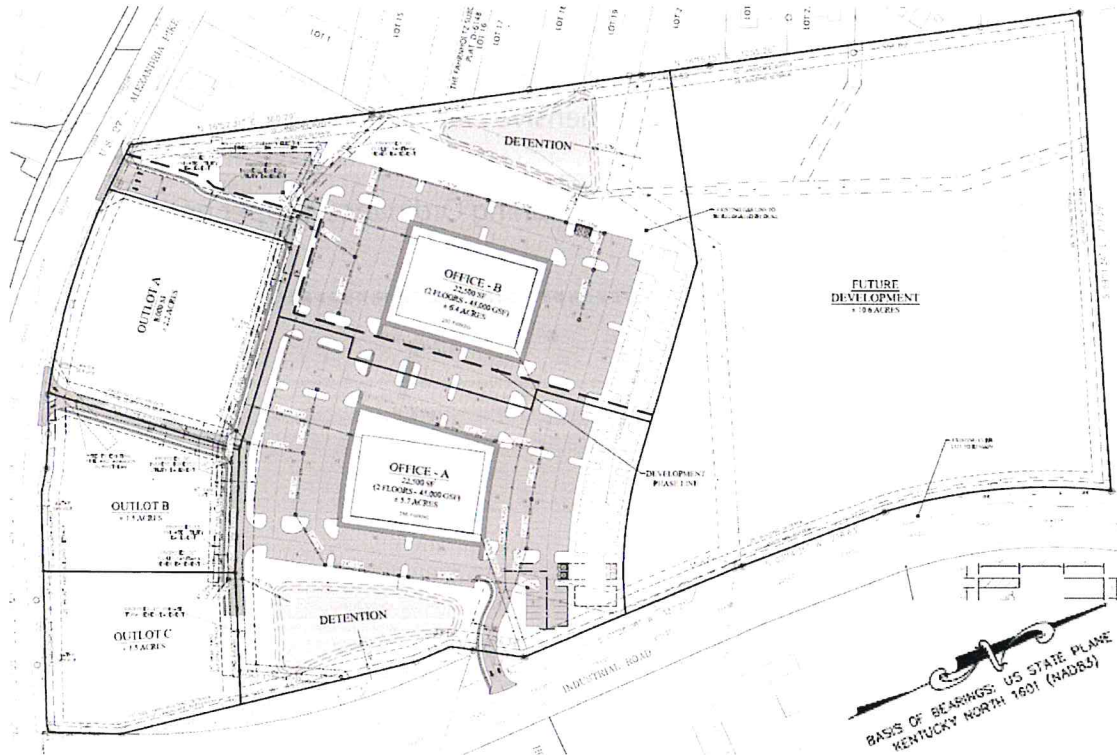
1. To approve the Stage I/Stage II/Grading plan for retail development.

Bases for Staff Recommendation:

1. The submitted request is appropriate for this site and is found to be in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning Ordinance.
2. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given.

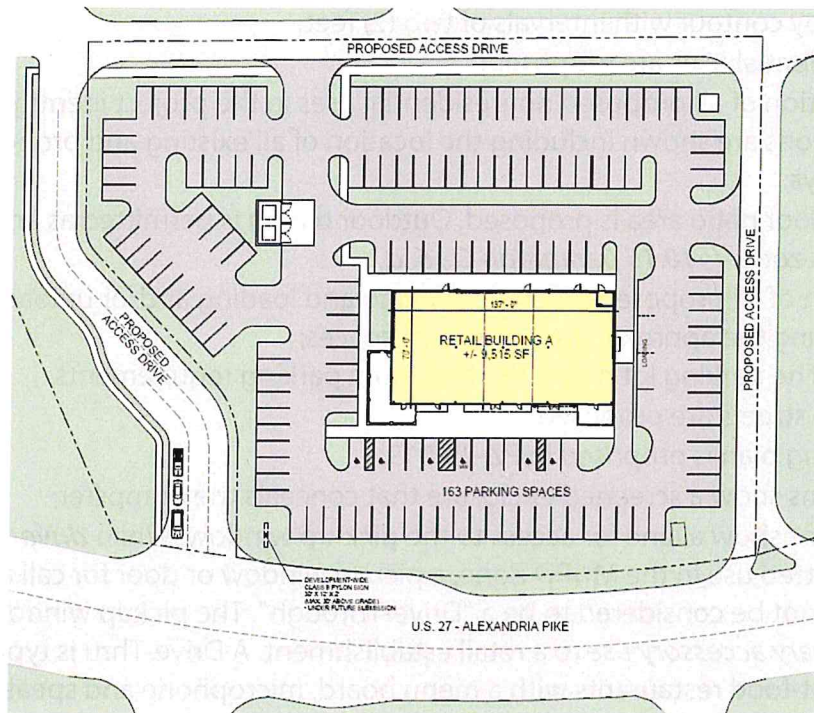
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FILE NUMBER: PZ-25-018
APPLICANT: Merus, LLC
LOCATION: 3725 Alexandria Pike
REQUESTS: Stage I and II Plans for a Restaurant



Overview:

The site is located at the former DAV site along the eastern side of Alexandria Pike (US27) between Industrial Road and Henry Court. The proposed use will locate at Retail Lot A (Outlot A on original plan). The site encompasses approximately 2.2 acres and is situated in the Mixed Use Planned Development (MUPD) Zone. Neighboring and adjoining parcels to the north and south are Neighborhood Commercial (NC) and across the street to the west is a Neighborhood Shopping Center Zone (NSC).



COLD SPRING TOWN CENTER – OUTLOT A (FORMER DAV PROPERTY)

STAGE I & II DEVELOPMENT PLAN | COLD SPRING, KY | APRIL 10, 2025

ARCHITECTURAL SITE PLAN
MERUS | **MERUS** | A1.1

The proposed use multi-tenant retail building. At this stage, only one of the tenant spaces has a proposal. The proposed tenant is an eating and drinking place with a pick-up window and outdoor seating. An “eating and drinking place” is a permitted use in the zone. Accessory seating areas are permitted by right in the MUPD zone.

Considerations of Site Development Plan

In conformance with Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, and Section 10.13 SPECIAL DEVELOPMENT AREA (SDA) ZONE, paragraph(s) C., and D., the submitted Site Development Plan identifies and provides the following information:

Plans of the subject property, drawn to a scale of one (1) inch equals twenty (30) feet² that identify and provide the following information:

- The total area in the project is approximately 2.2 Acres.
- All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
- Existing topography and approximate delineation of any topographical changes

² Plans were submitted electronically and viewable at any scale. However, when printed on standard ARCH D (24"X36") paper, the 1" = 30' scale is correct.

shown by contour with intervals of two (2) feet.

- No residential uses are proposed;
- Delineation of all proposed nonresidential uses in the project identifying approximate dimensions are shown including the location of all existing and proposed pedestrian walkways;
- An outdoor patio area is proposed. Outdoor dining is permitted as an accessory use in the SDA zone. (*§10.15 paragraph O., 6. c.*)
- Location of all proposed off-street parking and loading and/or unloading areas, identifying the approximate number of spaces;
 - The parking lot meets the minimum parking requirements
- No new streets are proposed;
- A grading plan is proposed in PZ-25-019;
- The plans show a screened enclosure that conceals the dumpster;
- The plans show a lane for access to the pick-up window. While *drive-throughs* are not a permitted use in the MUPD Zone, a pickup window or door for call ahead orders should not be considered to be a "Drive-Through". The pickup window is considered a *customary accessory use* to a retail establishment. A Drive-Thru is typically associated with fast-food restaurants with a menu board, microphone and speaker system in a dedicated lane. Orders are placed and received while the customer remains in the queue lane. Noise and traffic are common concerns with conventional fast-food drive-throughs. Cold Spring has accepted pickup locations at LaRosa's, and O' Charley's as examples. The City also has numerous grocery stores and pharmacies that use an order ahead pickup location. We recognize that this is an evolution that migrated from retail services (like a dry cleaner) to restaurants. Call-ahead ordering with a pickup location is a new normal.
- No signage is proposed at this stage.
- A landscape plan is provided, which confirms the plans conformance to the City's Landscape standards.
- Utility plan is provided;
- Photometric plan is provided;
- Circulation plan is provided.
- The building is indicated as 9,515 square feet of gross leasable space.
- The plans indicate 163 parking spaces with 6 ADA-compliant spaces. For this building, the parking regulations would require:
 - 38 spaces for retail and personal service use (4 spaces/1000 square feet); or
 - Approximately 159 spaces for a restaurant (1 space/2 employees at busiest shift plus 1 space/65 square feet of leasable space.
 - The proposed 163 spaces exceeds the number of required spaces even if the entire development were to be occupied by eating and drinking establishments.
 - Staff opines that the provided parking is more than adequate for a combination of retail and restaurant uses. Trip reduction regulations in Article 9 could be applied to reduce the required number of parking spaces based on nearby public transit.

Summary of Applicants Request:

The applicant is requesting:

- Site Development plan approval

Staff Recommendation:

To approve the Site Development Plan with the following condition:

- Stage II plans be submitted for review the City's engineer.

Bases for Staff Recommendation:

1. The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning Ordinance.
2. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public hearing was given.

If you need additional information or clarification prior the meeting, you may contact us at 859-292-3880.

Respectfully Submitted,



Kirk Hunter, AICP
Principal Planner