



COLD SPRING PLANNING & ZONING
May 13, 2026
6:30 PM

1. PLEDGE TO THE FLAG, ROLL CALL, AND EXIT INSTRUCTIONS
2. APPROVAL OF MINUTES
 - January 14, 2026 meeting minutes
3. NEW BUSINESS
4. PUBLIC HEARING ON SCHEDULED ITEMS
 - PZ-25-018
 - Applicant: City of Cold Spring with property owners KPR Development Group LLC and St. Luke Lutheran Church Inc.
 - Location: 4800 and 4820 (partial) Alexandria Pike
 - Request: Zone Change from R-1D & R-1C to MUPD pending Annexation
5. UNFINISHED BUSINESS
6. COMMENTS/REQUESTS TO THE COMMISSION
7. CONTINUING EDUCATION APPROVAL
7. ADJOURNMENT



Planning & Zoning Minutes

January 14, 2026

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 Foulks, Greg Hizer, Mark King, Paul Kloeker, Jerry Schmidt, Marg Trunick, City Clerk Robin Morency, City Attorney Brandon Voelker and Campbell County Director of Planning & Zoning Cindy Minter.

Minute Approval:

- October 8, 2025 meeting minutes were reviewed by all. Greg Hizer made a motion to approve, second by Mark King. All were in favor. **Motion passed**

Public Hearings:

- PZ-25-048:
 - Gold Star Chili, 3801 Alexandria Pike, improvement plan for a restaurant with a drive thru. Cindy Minter reviewed the staff report, which indicated that the proposed building is 2,623 square feet and designed to serve up to 60 patrons. The report also included plans for sidewalk connections to the master development, signage, dumpster enclosures, utility lines and easements, parking lot layout, and drive aisles. Ms. Minter stated that the staff recommendation was to approve the site plan with the condition that additional striping be added to provide a designated pedestrian pathway within the parking lot, and a note to the applicant that the encroachment permit must be obtained before occupancy, and to amend the plan to allow for future connection to out lot D. Don Stegman addressed the Commission and was available to answer questions. Discussion followed regarding the dimensions of the parking spaces and the flow of traffic. Cindy Minter reviews the bases for staff recommendation which are to approve the site plan with the following condition (1) additional striping for a pedestrian way be added within the parking lot, and a note to the applicant that the encroachment permit have final approval before occupancy, and to amend the plan to have the ability to connect out lots C and D in the future if the commission requires it. Jerry Schmidt made a motion to approve with the conditions and based on staff recommendation. The motion was seconded by Sam Conner. Roll call vote: Yes – Conner, Foulks, Hizer, King, Kloeker, Schmidt, Trunick; and 0 no. **Motion passed (7-0).**
- PZ-25-063:
 - 7 Brew, 3729 Alexandria Pike, improvement plan for a restaurant with a drive thru; conditional use permit for outdoor dining. Cindy Minter reviewed the staff report, stating that the proposal is for a 743-square-foot prefabricated building with indoor counter service and indoor dining. She also reviewed the site master plan, including site access, restrictions on outdoor dining, signage, landscaping, parking, drive aisles, and traffic circulation. Ms. Minter stated that staff recommended approval of the development plan, including wall signage on the north, south, and west elevations and a waiver of the monument sign requirement. She also stated that staff recommended approval of the conditional use permit for outdoor dining, subject to the conditions outlined in the Zoning Ordinance. Additional notes to the applicant included that final engineering documents are subject to review by the City Engineer and that an encroachment permit must be obtained prior to occupancy. Brian Evans, representing 7 Brew, addressed the Commission and answered questions regarding drive-thru stacking, outdoor seating capacity, construction timeline, and hours of operation. Dave Guidugli, a resident, inquired about parking and questioned Cold Spring zoning regulations related to prefabricated buildings. Mr. Guidugli also requested that the record reflects that 7 Brew does not intend to install a monument sign, as Mr. Evans indicated that one would not be constructed. Cindy Minter stated that staff recommendation is to approve the



Planning & Zoning Minutes

January 14, 2026

development plan with the signage as shown on the elevation plan as submitted and the applicant is waiving rights for a monument sign. Sam Conner made a motion based on staff recommendations. The motion was seconded by Greg Hizer. Roll call vote: Yes: Trunick, Schmidt, Hizer, Conner, King, Kloeker, Foulks. **Motion passed (7-0)**. Marg Trunick made a motion to approve the conditional use for outdoor dining, subject to the conditions in the Zoning Ordinance with a note to the applicant that final engineering documents are subject to review by the City Engineer. The motion was seconded by Jerry Schmidt. Roll call vote: Yes - Trunick, Schmidt, Hizer, Conner, King, Kloeker, Foulks. **Motion passed (7-0)**.

- PZ-25-057:
 - Chic-Fil-A, 1060 Magnolia Lane, improvement plan for a restaurant with a drive-thru. Cindy Minter reviewed the staff report which included the site plan, lighting plan, indoor seating for 70, outdoor seating for 16, and parking spaces. Sara Kramer with Woolpert approached the commission making herself available for questions, there was discussion about business operations. To approve the combined Stage I/Stage II improvement plan for a new restaurant with outdoor seating and drive-through, noting that the signage plan requires additional review. Roll call vote: Yes – Greg Hizer made a motion based on staff recommendation. The motion was seconded by Sam Conner. Roll call vote: Yes: Foulks, Kloeker, King, Schmidt, Conner, Hizer, Trunick. **Motion passed (7-0)**.

Election of Officers:

- Jerry Schmidt made a motion to reelect the current officers Greg to remain as the Vice Chair, Sam Conner agreed to remain as the secretary, and Mike Foulks to remain as the Chairman. The motion was seconded by Mark King. Roll call vote: Yes: King, Conner, Trunick, Hizer, Schmidt, Kloeker, Foulks. **Motion passed (7-0)**.

Adjournment:

- Greg Hizer made a motion to adjourn the meeting at 8:16pm, second by Paul Kloeker. All were in favor. **Motion passed (7-0)**.

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

April 30, 2026

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

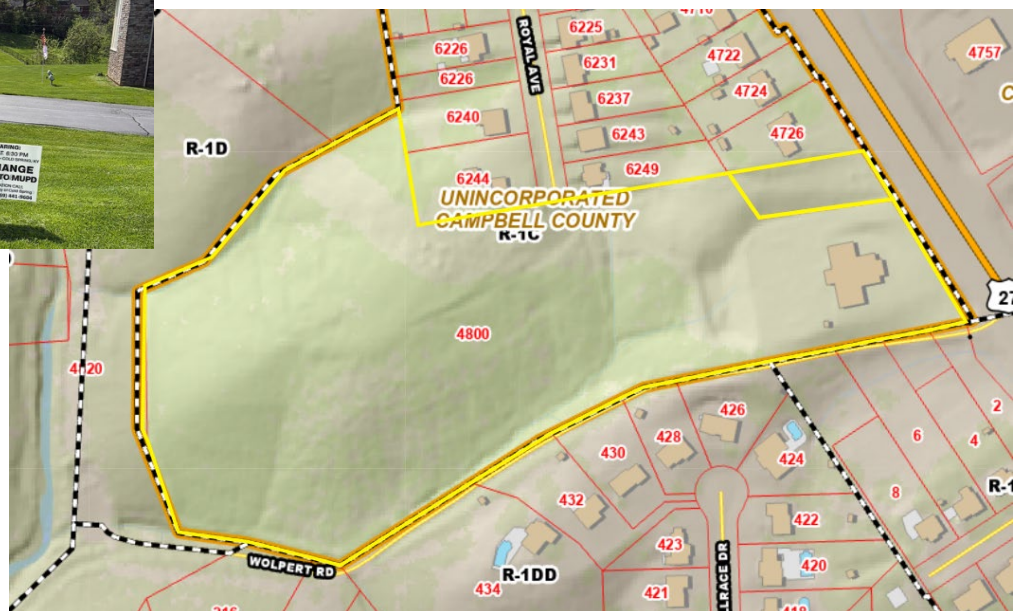
Mr. Foulks,

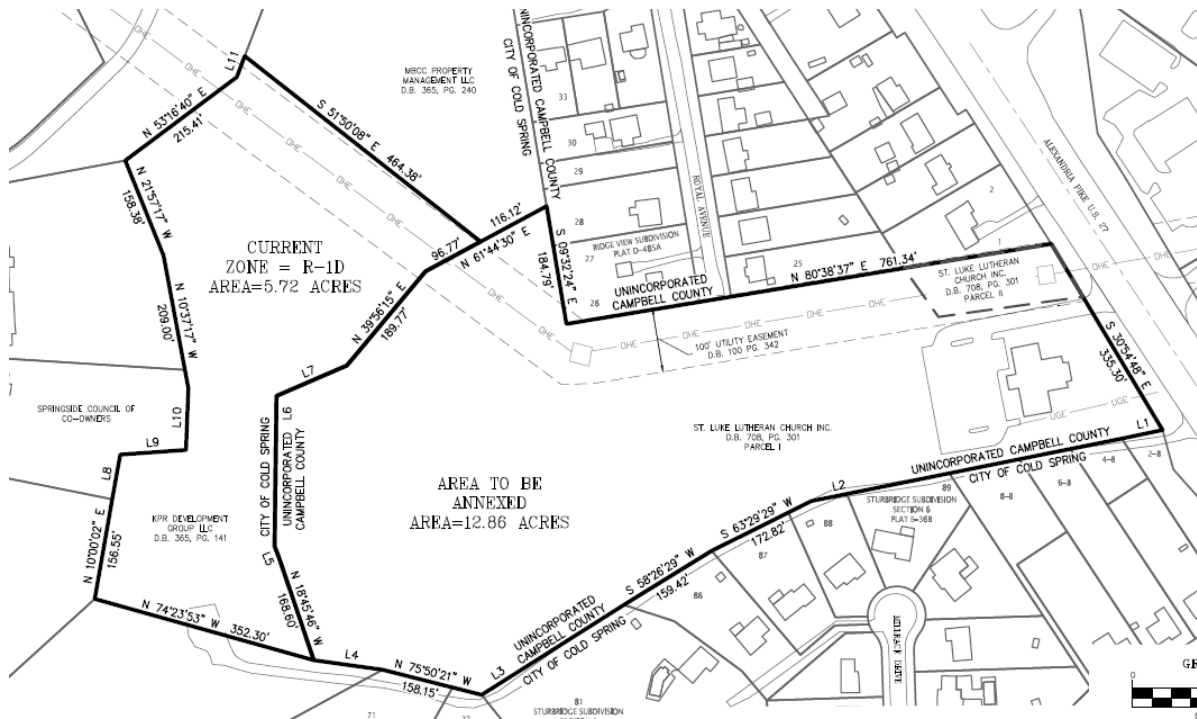
The Campbell County staff respectfully submits the attached recommendation for review. A public hearing has been scheduled on May 13, 2026 at 6:30 P.M. at the City of Cold Spring City Building, 5694 E. Alexandria Pike, Cold Spring, KY for the following case:

- FILE NUMBER: PZ-25-018
- APPLICANT: City of Cold Spring with property owners KPR Development Group LLC and St. Luke Lutheran Church Inc.
- LOCATION: 4800 and 4820 (partial) Alexandria Pike
- REQUESTS: Zone Change from R-1D & R-1C to MUPD pending Annexation

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

The City of Cold Spring and the St. Luke Lutheran Church Inc. have entered into an annexation of approximately 12.86 acres This land, owned by St Luke Lutheran Church Inc., is located at 4800 Alexandra Pike and consists of two parcels identified as 999-99-20-469.00 and 999-99-35-461.01.





In addition, approximately 5.72 acres of Parcel 999-99-19-593.00, currently with the city boundaries, are included in the annexation agreement. This acreage is owned by KPR Development Group LLC.

As part of the annexation, the respective owners are requesting a zone change is from R-1D (City) and R-1C (County) to MUPD (City). The combined parcels total approximately 18.58 acres.

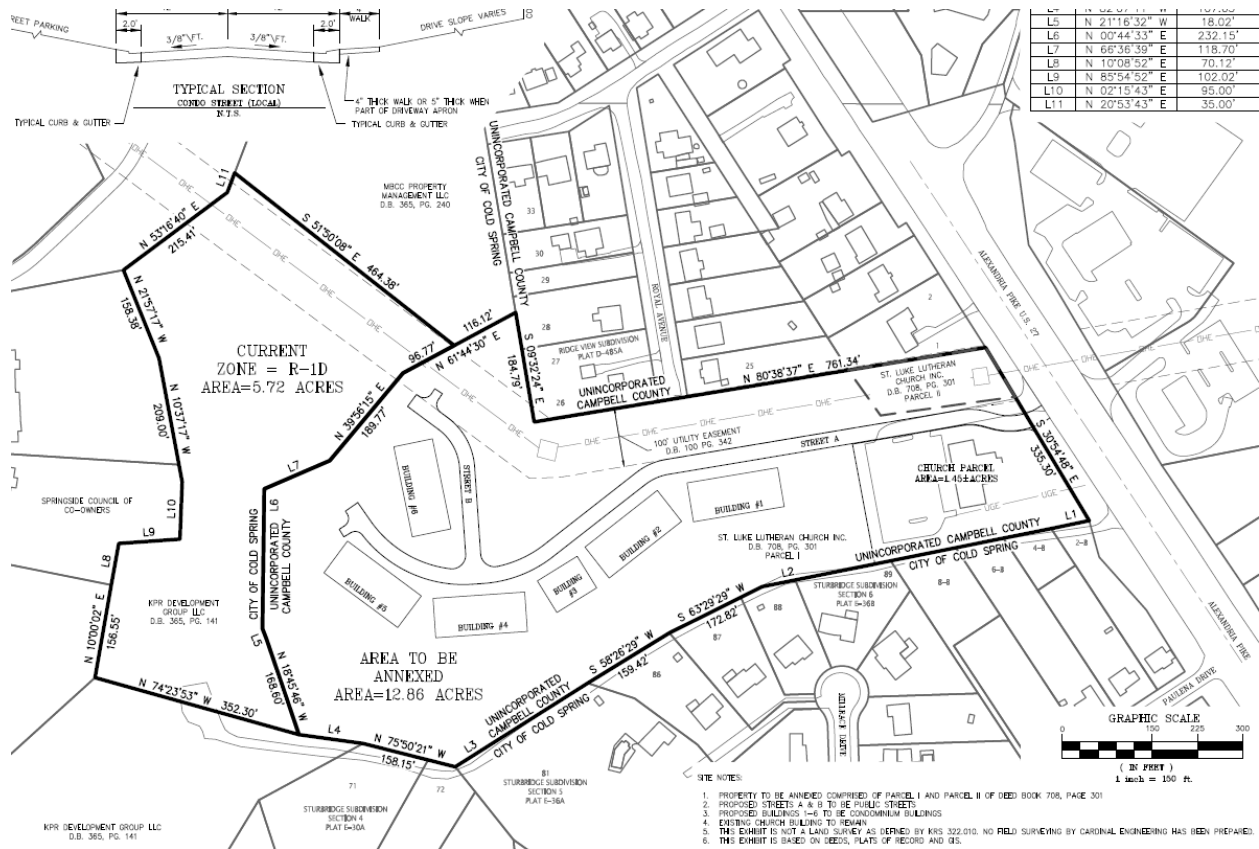
As referenced by the annexation agreement, owners KPR Development Group LLC and St. Luke Lutheran Church Inc. are seeking to redevelop the rear acreage while retaining the existing church through the use of the MUPD Zone.

That prior to taking final action to annex, the City of Cold Spring, pursuant to KRS 100.209 agrees to set both the St. Luke Lutheran Church Inc., property in unincorporated Campbell County, pursuant to KRS 100.21 land the City of Cold Spring, agrees to also sponsor a proposed Zoning Map Amendment for the KPR Development Group, LLC, for consideration by the Cold Spring Planning and Zoning Commission for a zoning map designation of Mixed Use Planned Development (MUPD) for both parcels of property upon annexation.

A conceptual development for the combined acreage was provided.

THIS IS A CONCEPTUAL PLAN FOR THE PURPOSE OF COMPLETING THE ANNEXATION AND ZONE CHANGE. BOTH STAGE I AND STAGE II PLANS ARE REQUIRED TO PROGRESS A PROPOSED DEVELOPMENT FOR THIS SITE. NO RIGHT-OF-WAY IS DEDICATED FOR PUBLIC USE AS PART OF THIS CONCEPTUAL PLAN.

The zoning code for SECTION 10.15 MUPD-MIXED USE PLANNED DEVELOPMENT ZONE is in Appendix A of this report.



Consideration of Plan for the purposes of a combined Annexation/ Zone Change:

1. A Conceptual Plan was submitted electronically to enable a detailed view. The plan was designed for scale of 1-inch equals 150 feet.

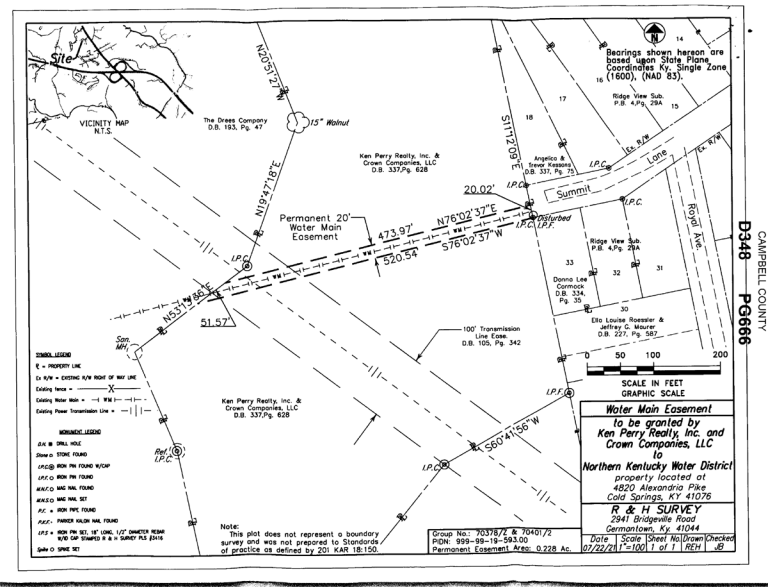
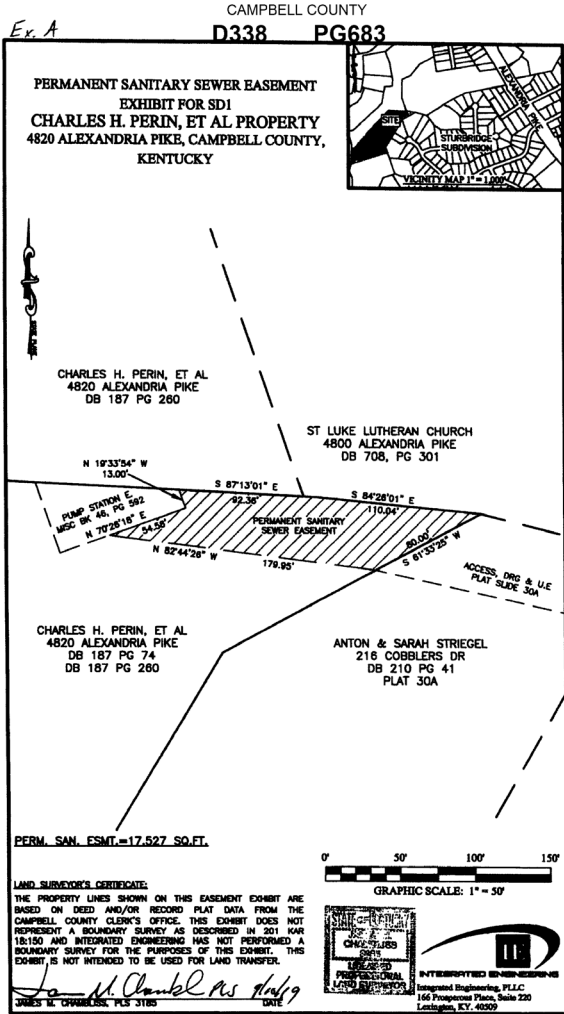
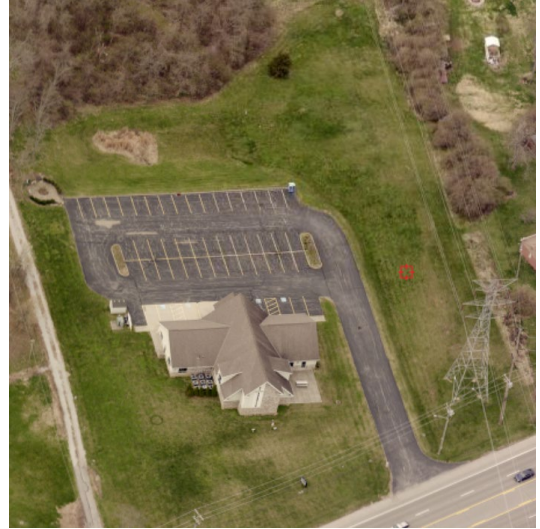
- a. The total area in the project for the three parcels was listed.
- b. The present zoning of the subject property was listed. Adjacent zoning was determined from LINK GIS. Parcels west of Alexandra Pike (US 27) are residential in nature. Parcels to the east of Alexandra Pike are Neighbor Commercial (NC).



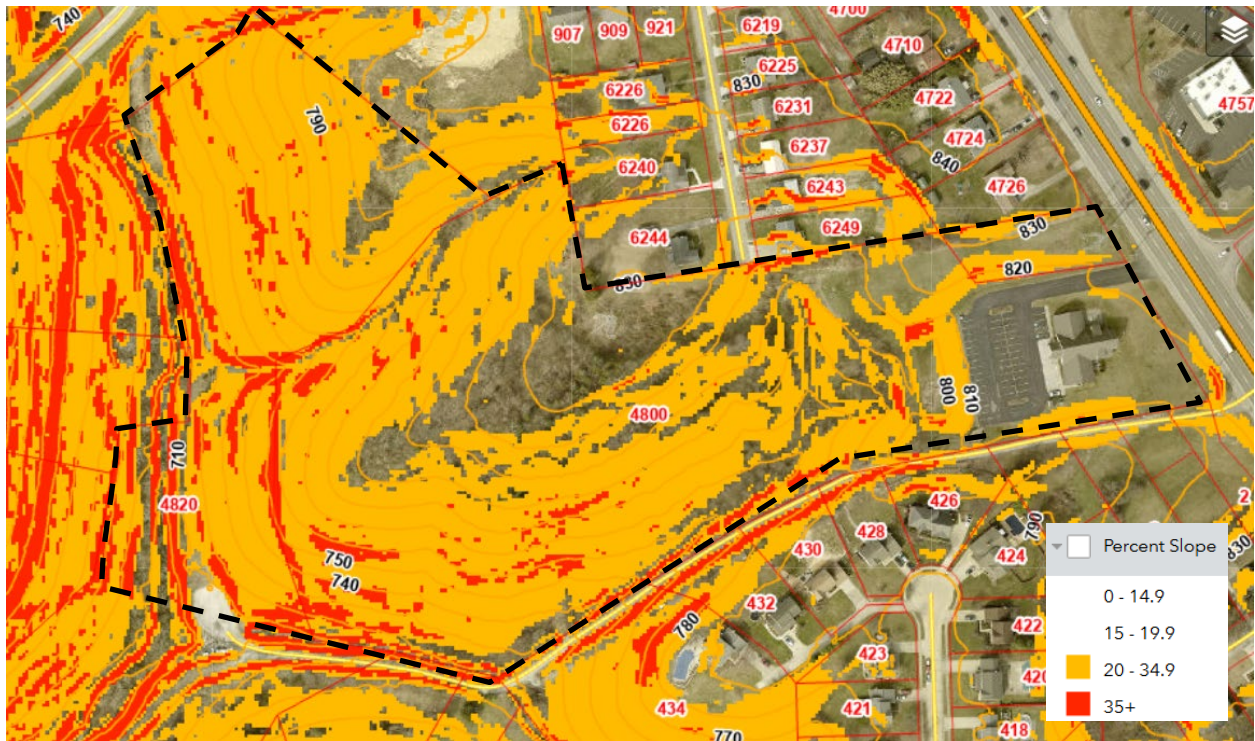
c. An existing 100-foot utility easement was depicted along with the location of the major utility towers.

Public records indicate a Northern Kentucky Water District easement and a Sanitation District #1 easement which were not shown on the concept plan.

A SD1 pump station is located in the south west portion of the property. This site should be identified and either be entirely excluded or included in the are to be rezoned.



- d. Existing topography was gathered from LINK GIS. No proposed topography was provided. The site has notable areas where topography exceeds 20 percent slopes. Soil consideration and geotechnical review will be required.



- e. The conceptual plan depicts 6 condominium style buildings. No density was provided. The MUPD zone would limit the number of units.
- f. The existing church is shown to remain.
- g. No common open space, or recreational facilities are identified. The MUPD zone requires that at least twenty (20) percent of the total acreage of the proposed MUPD shall be retained as common open space and/or recreation area, and dedicated to a public and/or private entity for operation and maintenance. The concept plan has sufficient acreage to meet this requirement.
- h. Pedestrian walkways are required.
- i. A conceptual street alignment was identified.
- j. Off-street parking is required.
- k. The site has access to water, electric and sanitary sewer. Once annexed the entire site will be within the Cold Spring Storm Water boundary.
- l. Landscaping will be required.
- m. A schedule of development was not provided as the owners intend to market the property to a future developer.

Summary of Applicants Request:

The respective owners are requesting a zone change is from R-1D (City) and R-1C (County) to MUPD (City). The combined parcels total approximately 18.58 acres.

A conceptual plan was given for a condominium style complex.

Staff Recommendation:

1. A conveyance plat be prepared for the portion of Parcel 999-99-19-593.00, currently owned by KPR Development Group LLC to be include in the zone change and that this subdivided parcel reflects the location of the Sd1 pump station.
2. The Zone Change Boundary map should be updated to include the known public easements and the subset parcel from KPR Development Group LLC. The revised map may be reviewed by staff on behalf of the Planning Commission.
3. The Planning Commission approve the zone change request, subject to the revised Zone Change Boundary map, from R-1D (City) and R-1C (County) to MUPD (City) for a portion approximately 5.7 acres parcel PIDN 999-99-19-593.00 and the entirety of parcels PIDN 999-99-20-469.00 and PIDN 999-99-35-461.01 and forwarded the action City of Cold Spring City Council for consideration in conjunction with annexations of parcels PIDN 999-99-20-469.00 and PIDN 999-99-35-461.01.

NOTE: A recommendation for the zone change as part of an annexation, does not release that parties from any future requires of the zone or development plan review.

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.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°12'59" W	64.74'
L2	S 78°39'14" W	489.99'
L3	S 57°44'19" W	260.61'
L4	N 82°07'11" W	107.63'
L5	N 21°16'32" W	18.02'
L6	N 00°44'33" E	232.15'
L7	N 66°36'39" E	118.70'
L8	N 10°08'52" E	70.12'
L9	N 85°54'52" E	102.02'
L10	N 02°15'43" E	95.00'
L11	N 20°53'43" E	35.00'

REVISIONS	DATE	#	ITEM

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (502) 581-0600

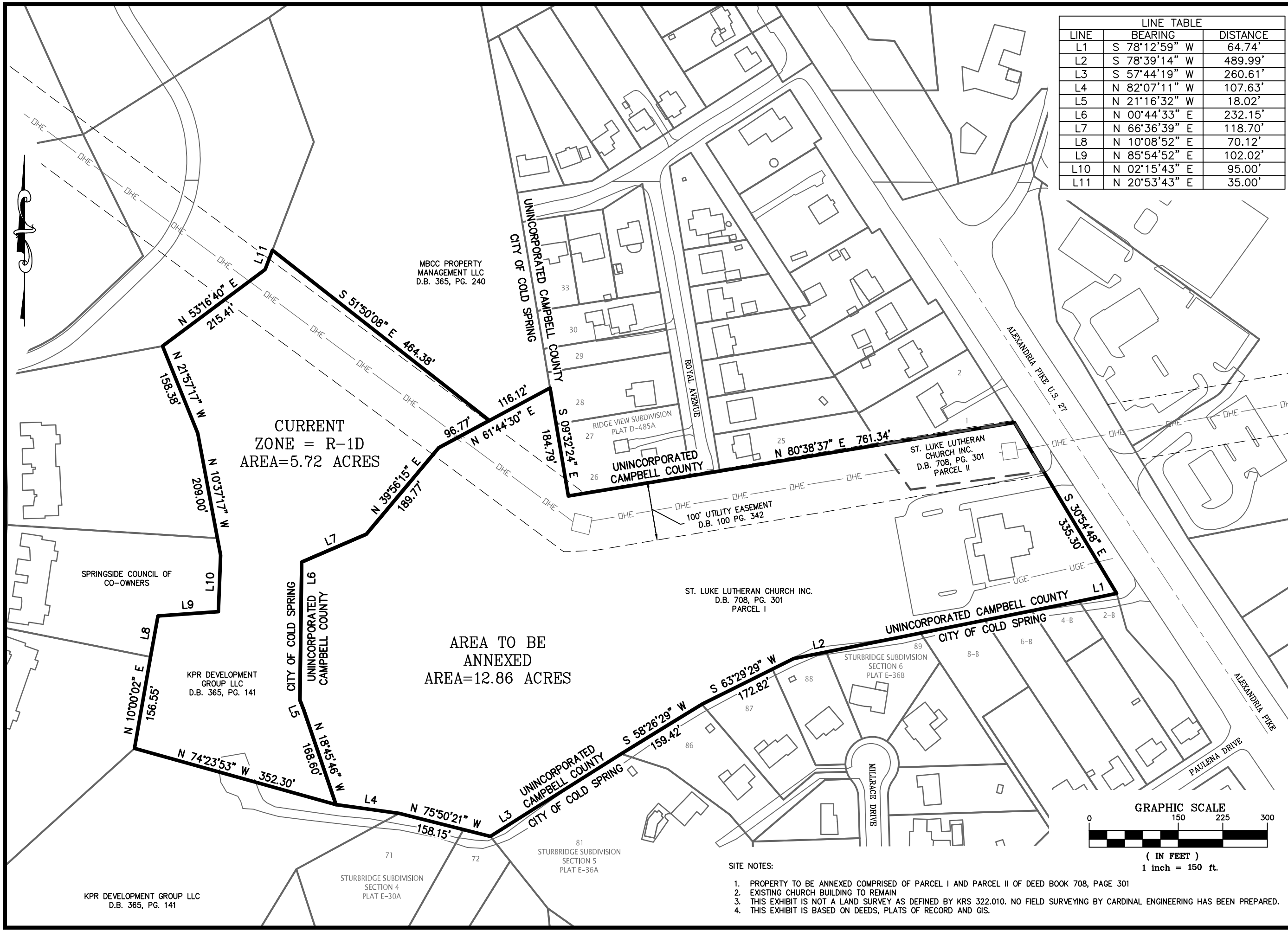
WEBSITE: <http://www.cardinalengineering.net>

ANNEXATION PLAN

PROJECT: ST. LUKE LUTHERAN CHURCH PROPERTY

CLIENT: KPR DEVELOPMENT GROUP
4135 ALEXANDRIA PIKE
COLD SPRING, KENTUCKY 41076

DRAWN BY:	SEAL
CHECKED BY:	JGK
PROJECT MANAGER:	JGK
PROJECT NO. 25-145	
SCALE 1"=150'	
DATE 12-17-25	
ANNEXATION PLAN	
SHEET C-000	



- SITE NOTES:**
1. PROPERTY TO BE ANNEXED COMPRISED OF PARCEL I AND PARCEL II OF DEED BOOK 708, PAGE 301
 2. EXISTING CHURCH BUILDING TO REMAIN
 3. THIS EXHIBIT IS NOT A LAND SURVEY AS DEFINED BY KRS 322.010. NO FIELD SURVEYING BY CARDINAL ENGINEERING HAS BEEN PREPARED.
 4. THIS EXHIBIT IS BASED ON DEEDS, PLATS OF RECORD AND GIS.

KPR DEVELOPMENT GROUP LLC
D.B. 365, PG. 141

STURBRIDGE SUBDIVISION
SECTION 4
PLAT E-30A

81
STURBRIDGE SUBDIVISION
SECTION 5
PLAT E-36A

MILLRACE DRIVE

ALEXANDRIA PIKE

ST. LUKE LUTHERAN CHURCH INC.
D.B. 708, PG. 301
PARCEL I

ST. LUKE LUTHERAN CHURCH INC.
D.B. 708, PG. 301
PARCEL II

UNINCORPORATED CAMPBELL COUNTY

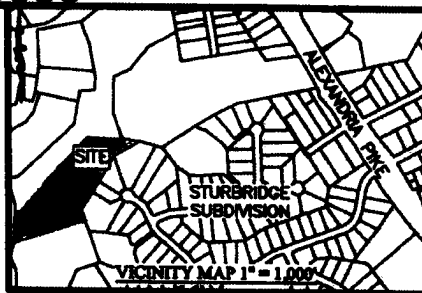
RIDGE VIEW SUBDIVISION
PLAT D-485A

MBCC PROPERTY MANAGEMENT LLC
D.B. 365, PG. 240

SPRINGSIDE COUNCIL OF CO-OWNERS

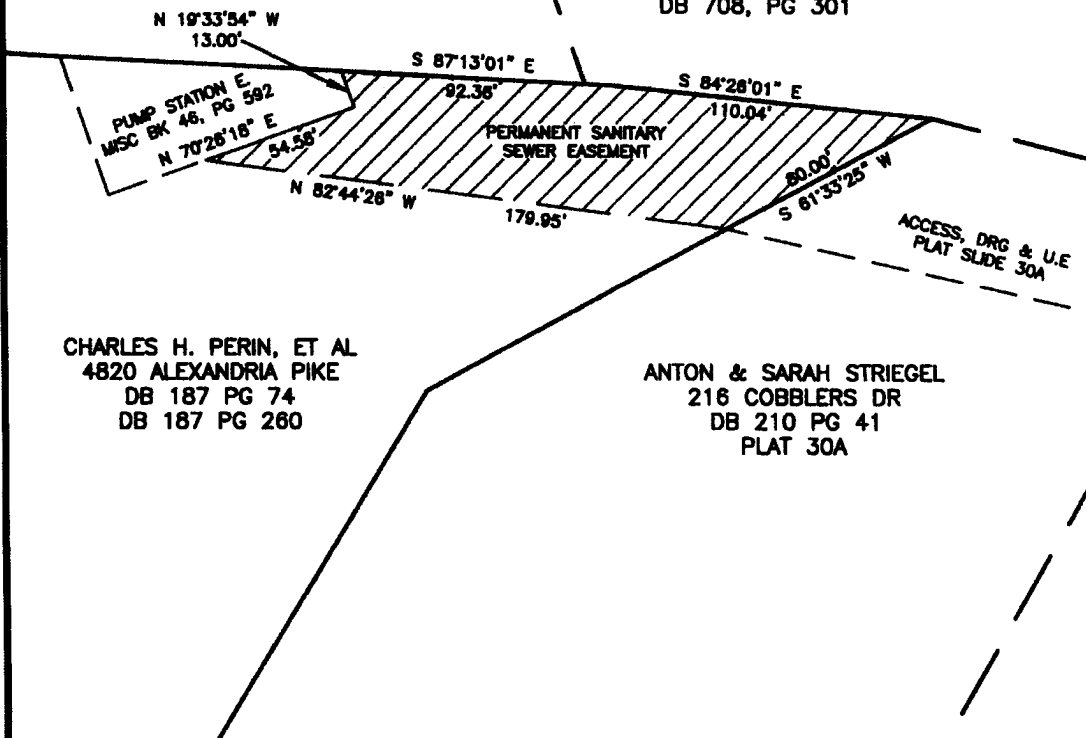
Ex. A

PERMANENT SANITARY SEWER EASEMENT
EXHIBIT FOR SD1
CHARLES H. PERIN, ET AL PROPERTY
4820 ALEXANDRIA PIKE, CAMPBELL COUNTY,
KENTUCKY



CHARLES H. PERIN, ET AL
4820 ALEXANDRIA PIKE
DB 187 PG 260

ST LUKE LUTHERAN CHURCH
4800 ALEXANDRIA PIKE
DB 708, PG 301



CHARLES H. PERIN, ET AL
4820 ALEXANDRIA PIKE
DB 187 PG 74
DB 187 PG 260

ANTON & SARAH STRIEGEL
216 COBBLERS DR
DB 210 PG 41
PLAT 30A

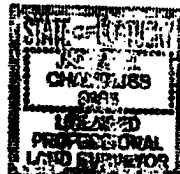
PERM. SAN. ESMT.=17,527 SQ.FT.

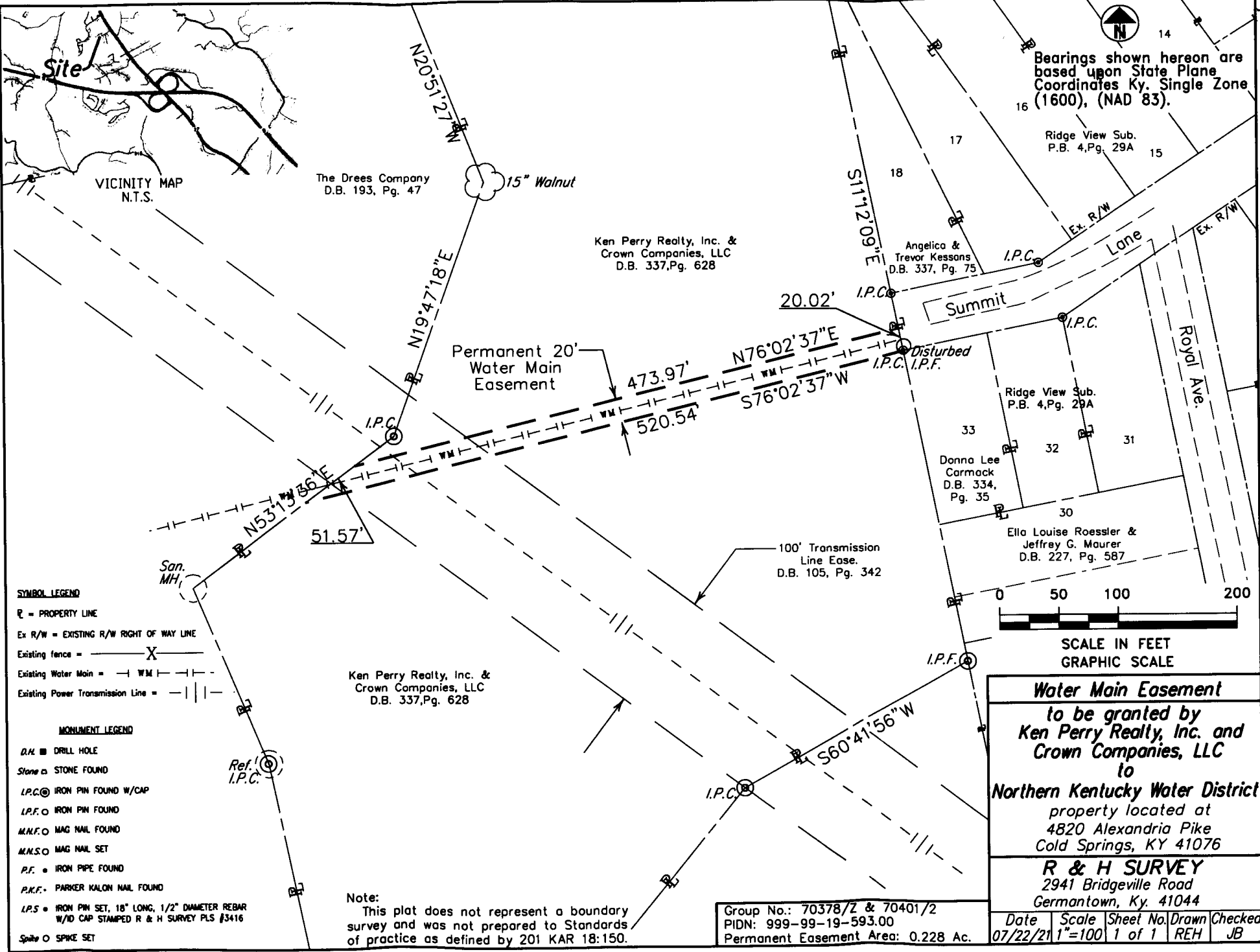


LAND SURVEYOR'S CERTIFICATE:

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE CAMPBELL COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss
JAMES M. CHAMBLISS, PLS 3185 DATE





Site

VICINITY MAP
N.T.S.

The Drees Company
D.B. 193, Pg. 47

Ken Perry Realty, Inc. &
Crown Companies, LLC
D.B. 337, Pg. 628

Bearings shown hereon are
based upon State Plane
Coordinates Ky. Single Zone
(1600), (NAD 83).

Ridge View Sub.
P.B. 4, Pg. 29A

Angelica &
Trevor Kessons
D.B. 337, Pg. 75

Summit

Ridge View Sub.
P.B. 4, Pg. 29A

Donna Lee
Carmack
D.B. 334,
Pg. 35

Ella Louise Roesstler &
Jeffrey G. Maurer
D.B. 227, Pg. 587

100' Transmission
Line Ease.
D.B. 105, Pg. 342

Ken Perry Realty, Inc. &
Crown Companies, LLC
D.B. 337, Pg. 628

SYMBOL LEGEND

- R = PROPERTY LINE
- Ex R/W = EXISTING R/W RIGHT OF WAY LINE
- Existing fence = — X —
- Existing Water Main = — WM —
- Existing Power Transmission Line = — || —

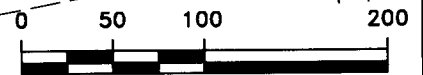
MONUMENT LEGEND

- D.H. ■ DRILL HOLE
- Stone □ STONE FOUND
- I.P.C. ⊙ IRON PIN FOUND W/CAP
- I.P.F. ○ IRON PIN FOUND
- M.M.F. ○ MAG NAIL FOUND
- M.M.S.O ○ MAG NAIL SET
- P.F. ● IRON PIPE FOUND
- P.K.F. ● PARKER KALON NAIL FOUND
- I.P.S. ● IRON PIN SET, 18" LONG, 1/2" DIAMETER REBAR
W/ID CAP STAMPED R & H SURVEY PLS #3416
- Spike ○ SPIKE SET

Note:

This plat does not represent a boundary survey and was not prepared to Standards of practice as defined by 201 KAR 18:150.

Group No.: 70378/2 & 70401/2
PIDN: 999-99-19-593.00
Permanent Easement Area: 0.228 Ac.



SCALE IN FEET
GRAPHIC SCALE

Water Main Easement
to be granted by
**Ken Perry Realty, Inc. and
Crown Companies, LLC**
to
Northern Kentucky Water District
property located at
4820 Alexandria Pike
Cold Springs, KY 41076

R & H SURVEY
2941 Bridgeville Road
Germantown, Ky. 41044

Date	Scale	Sheet No.	Drawn	Checked
07/22/21	1"=100'	1 of 1	REH	JB

D348 PG666
CAMPBELL COUNTY

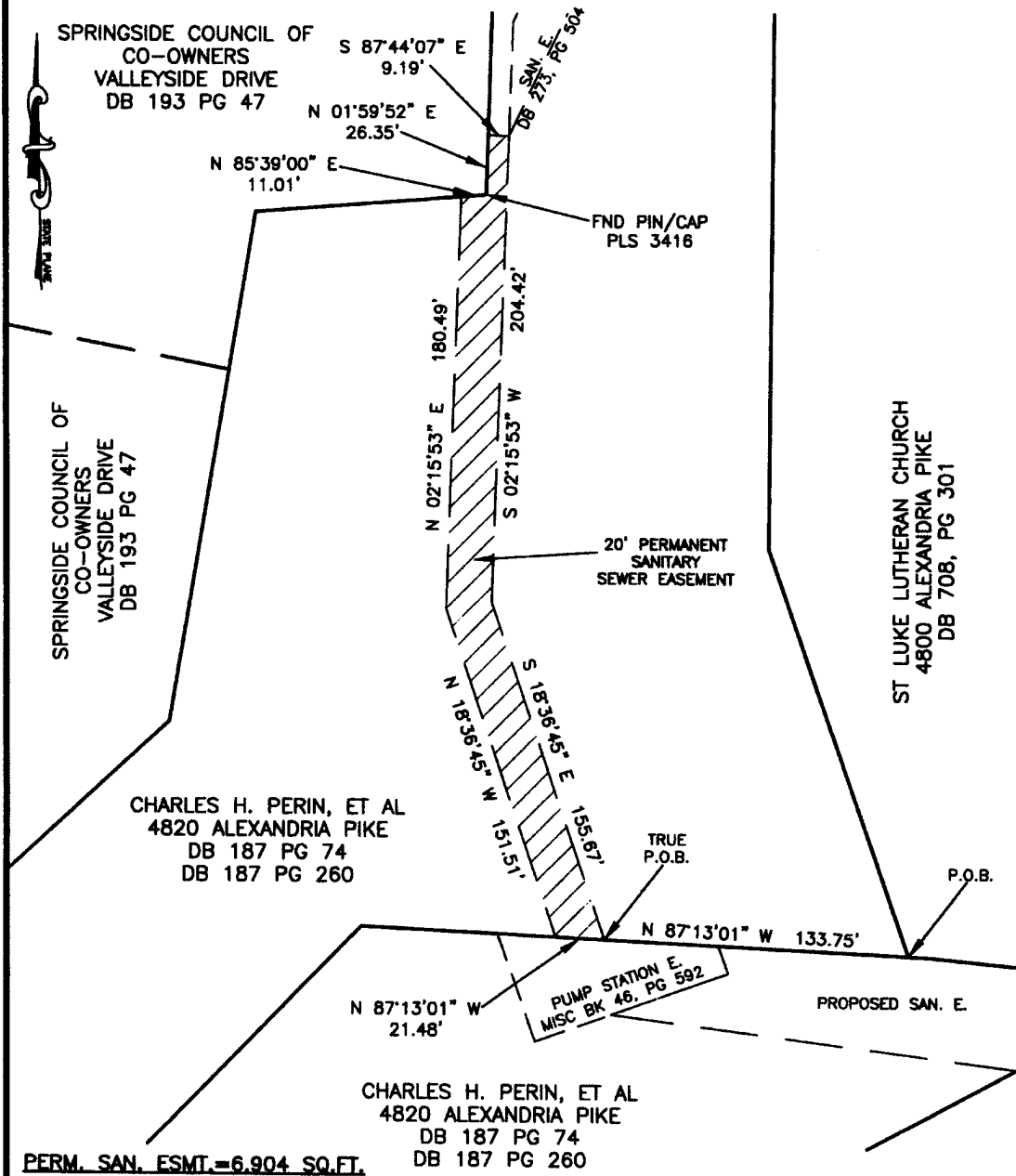
Ex. B

20' WIDE PERMANENT
 SANITARY SEWER EASEMENT
 EXHIBIT FOR SD1
 CHARLES H. PERIN, ET AL PROPERTY
 4820 ALEXANDRIA PIKE
 COLD SPRING, CAMPBELL COUNTY, KENTUCKY

SITE

STURBRIDGE
SUBMISSION

VICINITY MAP 1" = 1,000'



0' 60' 120' 180'

GRAPHIC SCALE: 1" = 60'

LAND SURVEYOR'S CERTIFICATE:

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE CAMPBELL COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss 12/17/19
 JAMES M. CHAMBLISS, PLS 3185
 DATE

STATE OF KENTUCKY
 JAMES M. CHAMBLISS
 3185
 LICENSED PROFESSIONAL LAND SURVEYOR

INTEGRATED ENGINEERING
 Integrated Engineering, PLLC
 166 Prosperous Place, Suite 220
 Lexington, KY, 40509

APPENDIX A

SECTION 10.15 MUPD - MIXED USE PLANNED DEVELOPMENT ZONE

- A. **PURPOSE:** Mixed-use is a land use where three or more significant uses are permitted that in well planned projects are mutually supporting. This 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, successful planned environment. Guided by an overall master plan, and the Stage I Development 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. The use of this zone shall not be used for a single permitted use, unless the permitted use is diverse, meaning application of numerous uses within a facility, building or other. These uses may be combined on a lot, within a structure, development or within and overall district.
- B. **APPLICATION AND PROCESSING:** Applications for development within a Mixed Use Planned Development (MUPD) Zone shall be processed as follows:
1. Applications for a map amendment to zone an area MUPD shall follow the procedure set forth in Article XVII of this ordinance. In addition to the regulations set forth in Article XVII of this ordinance, the application shall be accompanied by a development plan, as regulated by Subsection C., herein, for the entire area under single ownership or the control of a single entity.
 2. When a site is proposed to be developed within an area which is currently zoned MUPD, a Stage I Development Plan for the entire area under single ownership, as regulated by Subsection C., herein, shall be submitted for review and action by the planning commission. Development shall include: grading of any land; construction of any streets or other improvements; and the demolition, erection, physical expansion, or significant change of use of any structure. Development shall not include the normal maintenance (e.g., cleaning, painting, etc.) of any structure. Development shall also not include the change of use within an existing structure where the change of use is between similar land use types (i.e., residential to residential, real estate office to insurance office, etc.) and where the change of use does not require building additions or additions in required off-street parking areas.
 - a. The planning commission shall hold a public hearing on the proposed Stage I Development Plan in accordance with the requirements of KRS Chapter 424, and review said Stage I Development Plan with regard to its compliance with the stated purposes of the MUPD Zone, the required elements of the Stage I Development Plan, other applicable requirements of this section of the ordinance, and other applicable requirements of this ordinance. Upon holding such hearing, the

planning commission shall, within ninety (90) days after the completion of the public hearing, take action to approve, disapprove, or approve with conditions, the Stage I Development Plan.

3. Stage II - A Stage II Development Plan, for the area proposed to be developed, shall be developed in conformance with the approved Stage I Development Plan and in accordance with the requirements of Subsection D., herein, and submitted to the planning commission for its review and action. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Subsection D., herein, shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
 - a. The planning commission shall review the submitted Stage II Development Plan with regard to its compliance with the required elements of Subsection D., herein, its conformity with the approved Stage I Development Plan, applicable requirements of this section of the ordinance, and other applicable requirements of this ordinance. Following review of the submitted Stage II Development Plan, the planning commission shall take action to approve, disapprove, or approve with conditions, the Stage II Development Plan. The planning commission, in approving the Stage II Development Plan, may authorize minor adjustments from the approved Stage I Development Plan, provided that the adjustments do not significantly change the approved Stage I Development Plan with respect to the spatial relationship of structures, change land uses, increase overall density, significantly alter circulation patterns (vehicular and pedestrian), decrease the amount and/or usability of open space or recreation areas, or conflict with other applicable requirements of this ordinance.
 - b. Upon planning commission approval of the Stage II Development Plan, a copy of said plan shall be forwarded to the zoning administrator, who shall grant permits only in accordance with the approved Stage II Development Plan and other regulations, as may be required by this ordinance.

C. STAGE I DEVELOPMENT PLAN REQUIREMENTS: The Stage I Development

Plan shall identify and provide the following information, where applicable:

1. Plan(s) of the subject property drawn to a scale not smaller than one (1) inch equals one hundred (100) feet showing:
 - a. The total area in the project
 - b. The present zoning of the subject property and all adjacent properties
 - c. 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
- d. Existing and proposed topography shown by contour with intervals not to exceed five (5) feet
 - e. All existing and proposed housing units on the subject property:
 - (1) Attached housing - location, height, and arrangement of all buildings, number of units within each building and all lot lines with approximate dimensions where applicable
 - f. Location, arrangement, height and identification of all existing and proposed nonresidential buildings and uses on the subject property
 - g. The amount of area proposed for common open space, including the location and arrangement of recreational facilities, identification of unique natural features to be retained and a statement indicating the means of maintaining all common areas
 - h. Location of proposed pedestrian walkways, identifying type of surfacing and approximate dimension
 - i. Location of proposed streets identifying approximate dimensions of pavement and right-of-way widths, type of surfacing and approximate grades
 - (1) A conceptual analysis of the traffic related to the proposed development and the ability of the existing street system to adequately handle said traffic and circulation. Should the proposed site utilize KYTC roadways for ingress/egress, KYTC approval shall be required prior to any submittal.
 - j. Location of off-street parking, loading and/or unloading and driveway areas, identifying the number of off-street parking spaces to be provided, type of surfacing and approximate dimensions
 - k. Location of all existing and proposed water, sanitary sewer and storm drainage lines, indicating approximate pipe sizes and grades. Indication should also be given regarding the provision of electric and telephone service
 - l. Certification from appropriate water and sewer agencies that services will be available
 - m. Landscaping features including identification of planting areas and the location, type, and approximate height of fences and walls
 - n. Location of signs, indicating their orientation and approximate size and height
 - o. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed method of handling said problems
 - p. A schedule of development, including the staging and phasing of:
 - (1) Residential areas, in order of priority, by type of dwelling unit
 - (2) Streets, utilities, and other public facility improvements, in order of priority
 - (3) Dedication of land to public use or set aside for common

ownership

- (4) Non-residential buildings and uses, in order of priority

The information required in items a through p, may be combined in any suitable and convenient manner so long as the data required is clearly indicated. A separate plan or drawing for each element is not necessary, but may be provided at the option of the applicant.

D. STAGE II DEVELOPMENT PLAN REQUIREMENTS: The Stage II Development Plan shall identify and provide the following information, where applicable:

1. Plan(s) of the subject property drawn to a scale not smaller than one (1) inch equals one hundred (100) feet showing:
 - a. The existing proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the Planning Commission
 - b. All housing units on the subject property:
 - (1) Attached housing - Location, height, and arrangement of all buildings indicating the number of units in each building, and, where applicable, location and arrangement of all lots with exact lot dimensions
 - c. Location, height, arrangement and identification of all nonresidential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with exact lot dimensions
 - d. All design elements, including building materials and design
 - e. All common open space areas, including identification of planting areas and the location and arrangement of all recreational facilities
 - f. Landscaping features, including identification of planting areas and the location, type and height of walls and fences
 - g. Location of signs indicating their orientation and size and height
 - h. All utility lines and easements:
 - (1) Water distribution system, including pipe sizes, width of easements, types of pipe, location of hydrants and valves, and other appurtenances
 - (2) Sanitary sewer system, including pipe sizes, width of easements gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances
 - (3) Storm sewer and natural drainage system, including pipe and culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of storm

water entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet) the quantity of storm water generated by development of the subject area, and the quantity of storm water to be discharged at various points to areas outside the subject property

- (4) Other utilities (e.g., electric, telephone, etc.) including the type of service and width of easements
- i. Location of all off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off- street parking, and loading and/or unloading spaces
- j. Circulation System:
 - (1) pedestrian walkways, including alignment, grades, type of surfacing and width
 - (2) streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections
 - (3) relevant traffic studies the ability of the existing street system to adequately handle said traffic and circulation
 - (4) details related to on and off-site roadway or traffic improvements including those requested by KYTC or the City Engineer are required
- k. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction. The schedule of development staging and phasing in accordance with the requirement in Subsection B., 3., and as approved in the Stage I approved Development Plan.
- l. Should the Stage II submittal be for a portion of the MUPD area, the submission shall include integration of all requirements set forth herein in Section D, 1(a)-(k). Any application found to be deficient of this integration shall be denied.

The information required in items a. through k., may be combined in any suitable and convenient manner so long as the data required is clearly indicated.

E. PERMITTED USES:

- 1. Residential Uses: Only attached single-family and multi-family residential uses are permitted in the MUPD Zone, and shall be grouped in areas as delineated on the Stage I Development Plan. The density of any residential area should not exceed a density of 14 dwelling units per net acre, which calculation shall

not include required greenspace and/or roadways as set forth in this Zone. No residential only building shall exceed 42 feet in height. For any residential buildings seeking to have commercial space therein, the entire ground floor area may be commercial, with the vertical residential above the density set forth hereinabove. No residential building with first floor commercial building shall exceed 52 feet in height.

2. Office and Related Uses: Professional Office, Research Training and other related uses shall be contained in designated areas as delineated on the Stage I Development Plan and may include the following 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, medical, and business schools
 - p. Libraries and museums
 - q. Urgent medical care facilities.
3. Commercial Uses: Areas designated for commercial and service uses may be included on the Stage I Development Plan to include the following uses:
 - a. Antique stores
 - b. Apparel stores
 - c. Art supplies stores
 - 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

F. ACCESSORY USES:

1. Customary accessory structures and uses.
2. Fences and/or walls, as regulated by Article XIII of this ordinance.

3. Signs, as regulated by Article XIV of this ordinance.
- G. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Sections 9.12 and 18.7 of this ordinance.
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.
 2. Research and testing laboratories.
 3. Hospitals when adjacent to an arterial street. A hospital shall be a medical facility containing an emergency room.
- H. **AREA REQUIREMENTS:**
1. No MUPD Zone shall be permitted on less than ten (10) acres of land. No application may be made to see MUPD for an adjoining property unless the subject property seeking to join thereto contains no less than ten (10) acres.
 2. The minimum area for submission of a Stage II Development Plan shall not be less than one (1) acre.
- I. **HEIGHT, YARD, AND SETBACK REQUIREMENTS:** Requirements shall be as approved on the Stage I Development Plan.
- J. **OFF-STREET PARKING AND LOADING AND/OR UNLOADING AREAS:** Off- street parking and, when applicable, loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
- K. **FENCES, WALLS, AND SIGNS:** The location, height, and type of all fences, walls, and signs, shall be as approved in the Stage I Development Plan.
- L. **EROSION AND SEDIMENTATION CONTROL:** Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.6 of this ordinance.
- M. **COMMON OPEN SPACE/RECREATION AREA:** At least twenty (20) percent of the total acreage of the proposed MUPD shall be retained as common open space and/or recreation area, and dedicated to a public and/or private entity for operation and maintenance. Common open space and recreation areas shall be that part of the total project exclusive of buildings, streets, parking areas, residential lots, commercial areas, access drives, and incidental green/lawn strips along drives and parking lots.
- N. **SCREENING:** Shall be as approved in the Stage I Development Plan.
- O. **OTHER DEVELOPMENT CONTROLS:**
1. The Development Plan shall be consistent with the intent of the Comprehensive Plan and any conceptual development plan/study which has

been adopted/approved by the legislative body. Consideration shall be given specifically the MUPD purpose as set forth in Section A herein.

2. Use of this zone as a single permitted use is not permitted, unless the permitted use contains multiple uses within, for example an establishment that offers multiple businesses within and/or on premises.
3. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
4. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers. Such area shall be screened from view.
5. No lighting shall be permitted which would unreasonably glare from any use located within this zone onto any street or into any adjacent property.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building, except for the following:
 - a. Off-street parking and loading and/or unloading areas
 - b. Outside churches, recreational areas
 - c. Accessory seating area for eating establishments
 - d. Open air display area, subject to the following requirements:
 - (1) shall be located on the same lot as the primary permitted use
 - (2) no sales transactions shall be permitted
 - (3) such area shall be clearly identified on the development plan as "outside display area"
 - (4) shall be enclosed and/or surrounded by a building or group of buildings, be screened by a masonry wall or other screening material such as a fence, landscaping, or dense live plant material, or be completely located under a roof overhang. In all cases, a sufficient pedestrian walkway width shall be maintained
7. Circulation systems (vehicular and pedestrian) shall be coordinated with those of adjacent areas.
8. Mechanical equipment, whether ground or roof mounted, shall be screened from view.
9. No use producing unreasonable objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
10. Sidewalks shall be required when any new development occurs.

11. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
- P. CRITERIA: Evaluation of the proposed MUPD Zone and/or development plan shall be based upon the following criteria:
1. Design
 - a. Agreement with the various elements of the Cold Spring Comprehensive Plan, the Vision 2000 Initiative, and where applicable, any other adopted plan.
 - b. Extent to which the proposed development plan is consistent with the purpose of the MUPD Zone.
 - c. Adequacy of the proposed site, considering such factors as the sufficiency of the size of the site to comply with the established criteria, the configuration of the site, and the extent to which the site is formed by logical boundaries (e.g., topography, natural features, streets, relationship of adjacent uses, etc.).
 - d. Nature and extent of the proposed uses in relation to the unique characteristics of the site.
 - e. Extent to which the design of the proposed development responds to the natural and man-made features of the site.
 - f. Building locations should be planned to accomplish a desirable transition with open spaces, pedestrian areas, and off-street parking areas.
 - g. Extent to which the scale of each building relates to the natural environment and adjacent buildings.
 - h. The primary activity area of a building should be oriented toward a natural site amenity.
 - i. The location of buildings should be designed to provide for an orderly rhythm by avoiding long, unbroken building facades.
 - j. Heights of structures should be compatible with the overall character and scale of the development and, where applicable, should provide for a compatible height transition with directly adjacent uses.
 - k. The orientation of buildings to provide access through rear entrances is encouraged.
 - l. The relationship of width to height of new structures shall be consistent with the relationship of the adjacent structures within the development.
 2. Circulation
 - a. Amount of traffic that would be generated by the proposed development and the ability of the existing street system to adequately handle said traffic. Where deficiencies exist, proposed traffic improvements that would correct such deficiencies may be considered.
 - b. Extent to which the design of the internal street system provides for the efficient and safe movement of traffic within and adjacent to the

- c. site.
 - d. The circulation system should follow the natural terrain of the site.
 - e. The circulation system should provide for the continuation of existing streets and provide for the connection of proposed streets to adjoining properties.
 - f. Extent to which the complete separation of pedestrian and vehicular circulation systems is achieved.
 - g. Pedestrian street crossings should provide for safe crossings where there is good sight distance along the street or at a grade separated crossing.
 - h. Extent to which off-street parking areas are screened from view at street level.
- 3. Open Space
 - a. Existing trees, streams, natural features, and scenic views should be preserved and maintained where feasible and practicable.
 - b. Extent to which an overall landscaping plan is developed and achieved to compliment the overall project.
 - c. Landscaping should be an integral part in the design of off-street parking areas to soften the impact of hard surfaced areas on adjacent areas.
 - d. Open spaces should not be isolated from one another by unrelated physical obstructions, but rather, should be linked together by open space corridors having a reasonable width.
 - e. Open spaces and landscaping along the perimeter of the site shall be compatible with adjoining uses and zones.
- 4. Utilities
 - a. Extent to which all necessary public utilities and facilities are available to service the proposed development, including police and fire protection, water and sewer services, and other services normally provided within the area. Where deficiencies exist, improvements that would correct such deficiencies may be considered.
- 5. Signage
 - a. Signage should be designed to protect and enhance the visual amenities of the site.
 - b. A sign package should be developed for the entire development that forms an integral part of the total design of the site.
 - c. All signs should be of a complimentary scale and proportion in design and in visual relationship to the site and buildings.
 - d. Extent to which signs define and enhance the architectural elements of a building or site.
 - e. Extent to which signage is consolidated and coordinated with the overall site design.

- Q. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the planning commission, shall be made in accordance with the procedure required by this ordinance, subject to the same limitations and requirements as those under which such plans were originally approved.
- R. UTILITIES: All utilities in a MUPD Zone shall be underground.
- S. EXPIRATION: Development plans within the MUPD Zone shall be subject to the time constraints, as noted below. Upon expiration of said time constraints, and any extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining: (1) whether the MUPD Zone should revert to its original zoning designation; or (2) that the approved development plan should be voided. A public hearing may be initiated if either of the following conditions apply.
1. Stage II Development Plan has not been approved by the planning commission within a period of twenty-four (24) consecutive months from the date of approval of the Stage I Development Plan, provided that an extension may be permitted upon approval of the planning commission if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the approved Stage I Development Plan obsolete.
 2. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II Development Plan by the planning commission, provided that an extension may be permitted upon approval of the planning commission or zoning administrator if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the approved Stage II Development Plan obsolete. Substantial construction shall be as identified on the Stage II.