

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 01-2001

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HIGHLAND HEIGHTS, KENTUCKY FOR APPROXIMATELY THREE (3) ACRES LOCATED NEAR THE INTERSECTION OF JOHNS HILL ROAD AND ALEXANDRIA PIKE US 27 LOCATED IN HIGHLAND HEIGHTS, CAMPBELL COUNTY, KENTUCKY.

WHEREAS, the Highland Heights Planning and Zoning Commission held public hearings on December 12, 2000;

WHEREAS, said public hearings were held pursuant to KRS 100.211, 212 and 213 with all conditions and prerequisites thereto being met;

BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY AS FOLLOWS:

Section I

That the City of Highland Heights, Kentucky having considered the findings of the Planning Commission and its actions and recommendations as well as reviewing the minutes of said public hearings on December 12, 2000 does hereby concur and adopt the reasons, recommendations and findings of the Planning Commission and does further incorporate the minutes of the Planning Commission's public hearing held on December 12, 2000 herein by reference.

Section II

The official zoning map of the City of Highland Heights, Kentucky is hereby amended as it effects the property described below, from general commercial/single family residential, R-1E/single family residential R-1G to Redevelopment Overlay District Zone (ROD). The property so effected is described as follows:

Being a continuation of Bluegrass Center, Phase I & II and being more particularly described as Bluegrass Center Phase III, as shown on Preliminary Plat attached and also being Highland Baby Farms, Section 9, Lots 112 through 120, 156 through 165, and including adjacent vacated right of way including Easterly half of vacated Campbell Avenue, Myrtle Avenue and Harriett Avenue. Lying South of Marshall Road, West of US 27, and North of the existing Bluegrass Center, Phase I.

Section III

That the map referred to in Section II herein is hereby made a part of this ordinance and same shall remain on file and retained by the City Clerk/Treasurer at the Highland Heights city building for record and inspection by the public.

Section IV

That the Stage I development plans submitted for the project as part of this map amendment is hereby approved provided it complies with all the conditions imposed by the Planning Commission and City Council at the public hearings held therein. Approval of this development plan is contingent upon the development plan submitted for the project and the conditions imposed by the Planning Commission and City Council at the public hearings held herewith, being complied with. If said conditions are not complied with the City of Highland Heights can take any and all means pursuant to law to enforce compliance, including but not limited to a revocation of premises zoning and/or occupancy permits.

Section V

That of the three potential plans submitted by the owner for the development of this property, the Planning Commission, City Planner, and the City Council consider the single building plan to be the preferred plan and will only consider the other two plans submitted by the developer if they are convinced a good faith effort has been made by the owner to market and develop the single building plan.

SECTION VI

That all ordinances or parts of ordinances in conflict herewith are to the extent of such conflict, hereby repealed.

SECTION VII

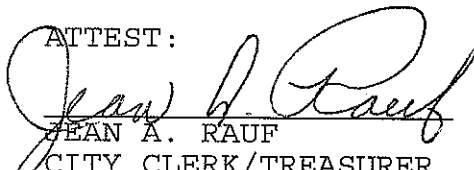
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer and recorded. Same shall be in effect at the earliest time provided by law.

First reading this 16th day of January, 2001.

Second reading this 6th day of February, 2001.

  
MAYOR CHARLES ROETTGER, III

ATTEST:

  
JEAN A. RAUF  
CITY CLERK/TREASURER

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