

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 18-2012

AN ORDINANCE AMENDING ORDINANCE NO. 16-83, THE CITY OF HIGHLAND HEIGHTS ZONING ORDINANCE BY CHANGING THE PREMISES KNOWN AS JEROME KREMER PARCEL AS DESCRIBED IN DEED BOOK 665, PAGE 236 AND LOCATED ADJACENT TO ALEXANDRIA PIKE IN HIGHLAND HEIGHTS FROM RESIDENTIAL (R1E) (SINGLE FAMILY) TO ROD (REDEVELOPMENT OVERLAY DISTRICT ZONE).

WHEREAS, the Highland Heights Planning Commission held a public hearing on June 12, 2012 to consider amending the map of the City's zoning ordinance.

WHEREAS, said public hearing was held pursuant to KRS 100.207, 100.211, 100.212 and 100.213 with all conditions prerequisite thereto being met; and;

WHEREAS, the Highland Heights Planning Commission decided to recommend to the City Council to amend the map of the City's zoning ordinance.

WHEREAS, the Highland Heights City Council has considered the findings and recommendations of the Planning Commission as reflected in its minutes and staff reports from the aforementioned public hearing and incorporate them herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY:

Section I

That the City of Highland Heights, Kentucky having considered the findings of the Planning Commission as reflected in its minutes and the reports adopted by the Planning Commission pursuant to those findings from the city staff and its actions and recommendations, as well as reviewing the minutes of said public hearing and the report from the city staff does hereby concur and adopt the reasons, recommendations and findings of the Planning Commission as set forth at its June 12, 2012 meeting, including, but not limited to the finding that the application for a zone change is in agreement with the city's current comprehensive plan.

Section II

That the official zoning map of Highland Heights, Kentucky is hereby amended as it pertains to the property described below, from Residential 1 (R1E) (Single Family) to ROD (Redevelopment Overlay District) zone. The property so affected is described as follows:

OWNER: JEROME KREMER
PIDN: 999-99-36-704.00
DB: 665, PAGE 236

Being located in the Commonwealth of Kentucky, County of Campbell, City of Highland Heights, and being the remaining portion of Lot 32 of Section 9 of the Highland Heights Baby Farms as described in Deed Book 665 Page 236 of the record of the Campbell County Clerk in Newport, KY, and being more particularly described as follows:

Commencing at a right of way monument located in the easterly ROW line of US 27 and the northerly ROW line of Myrtle Avenue and being Station No. 425+91.11, 44.00' Right of the centerline of US 27 as detailed on Kentucky Department of transportation ROW plans dated November 12, 1993, a found steel pin with cap (J.E. Hoh jr KY 2567) being located N 34-27-21 E, a distance of 1.82 feet from the monument;

THENCE along the right of way of US 27 a bearing of N 23-48-44 W, a distance of 116.28 feet to a point in the southerly line of Lot 32, and the real Point of Beginning for this description;

THENCE continuing along the US 27 right of way and along Lot 32 having a bearing of N 23-48-44 W, a distance of 4.61 feet to a KDOT right of way monument located at Station 427+12.00, 44.00' right of the US 27 centerline;

THENCE continuing along the US 27 ROW and Lot 32 having a bearing of N 20-29-00 E, a distance of 35.25 feet to a point in the north line of Lot 32 common with Lot 31;

THENCE leaving the US 27 right of way along the line common to Lots 32 & 31 having a bearing of N 70-00-00 E, a distance of 79.17 feet to a point common with Lots 32, 31, 14 & 13;

THENCE ALONG the line of Lot 32 being common with Lot 13 having a bearing of S 25-40-00 E, a distance of 40.00 feet to a point being common with Lots 32, 33, 12 & 12;

THENCE along the line common with Lots 32 & 33 having a bearing of S 70-00-00 W, a distance of 81.86 feet to Point of Beginning for this description.

Said Parcel containing approximately 0.07 acres.

Situated in the City of Highland Heights, Campbell County, Kentucky and being more particularly described as follows:

COMMENCING at an existing concrete right of way monument at the intersection of the east line of US 27 and the west line of Old Alexandria Pike; Thence with the east line of US 27, North 23° 50'56" West, 4.08 feet to an existing concrete right of way monument; Thence North 37°53'06" West, 26.80 feet to an existing concrete right of way monument; Thence North 23°50'56" West, 196.32 feet to an existing concrete right of way monument at intersection of the east line of US 27 and the south line of Myrtle Avenue and the POINT OF BEGINNING;

Thence continuing with the east line of US 27, North 23°50'56" West, 50.15 feet to an existing concrete right of way monument at the intersection of the east line of US 27 and the north line of Myrtle Avenue; Thence with the north line of Myrtle Avenue, North 70°37'43" East, 168.95 feet to a set iron pin at the intersection of the north line of Myrtle Avenue and the west line of Old Alexandria Pike passing an existing 3/4" pipe at 69.47 feet; Thence leaving the said north line of Myrtle Avenue, South 02°34'01" West, 53.90 feet to the intersection of the west line of Old Alexandria Pike and the south line of Myrtle Avenue; Thence with the south line of Myrtle Avenue, South 70°37'43" West, 146.74 feet to the POINT OF BEGINNING.

Containing 0.1822 acres.

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 be retained by the City Clerk/Treasurer at the Highland Heights City building for a record and inspection by the public.

Section IV

That the development plan submitted for this project as part of this map amendment and as amended by the applicant at the June 12, 2012 Planning Commission is made part of this Ordinance and is hereby approved so long as it complies with any amendments or conditions imposed or approved by the Planning Commission at any public hearings or planning commission meetings, including but not limited to the developers agreement to exclude certain uses in this development in the attached letter from the developer.

Section V

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

Section VI

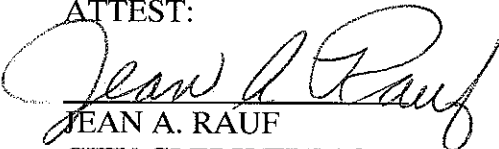
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer and recorded. Same shall be in effect at the earliest time provided by law.

First reading this 20th day of November, 2012.

Passed on second reading this 4th day of December, 2012.


MAYOR GREGORY V. MEYERS

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER
Ord12.18

PUBLISH : CCR

DEC 13 2012