

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 03-2015

AN ORDINANCE AMENDING ORDINANCE NO.
16-83, THE CITY OF HIGHLAND HEIGHTS
ZONING ORDINANCE CHANGING 2555, 2557
AND 2559 ALEXANDRIA PIKE FROM
RESIDENTIAL (R3) (MULTI FAMILY)
TO GC (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Highland Heights Planning Commission held a public hearing on March 10, 2015, April 14, 2015 and a regular planning and zoning meeting on May 12, 2015 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 hearings 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 March 10, 2015, April 14, 2015 and regular planning and zoning meeting on May 12, 2015, 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 3 (R3) (Multi Family) to GC (General Commercial) zone. The property so affected is described as follows:

PER MAPS ATTACHED.

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 March 10, 2015, April 14, 2015 and regular planning and zoning meeting on May 12, 2015 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 zoning book.

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 2nd day of June, 2015.

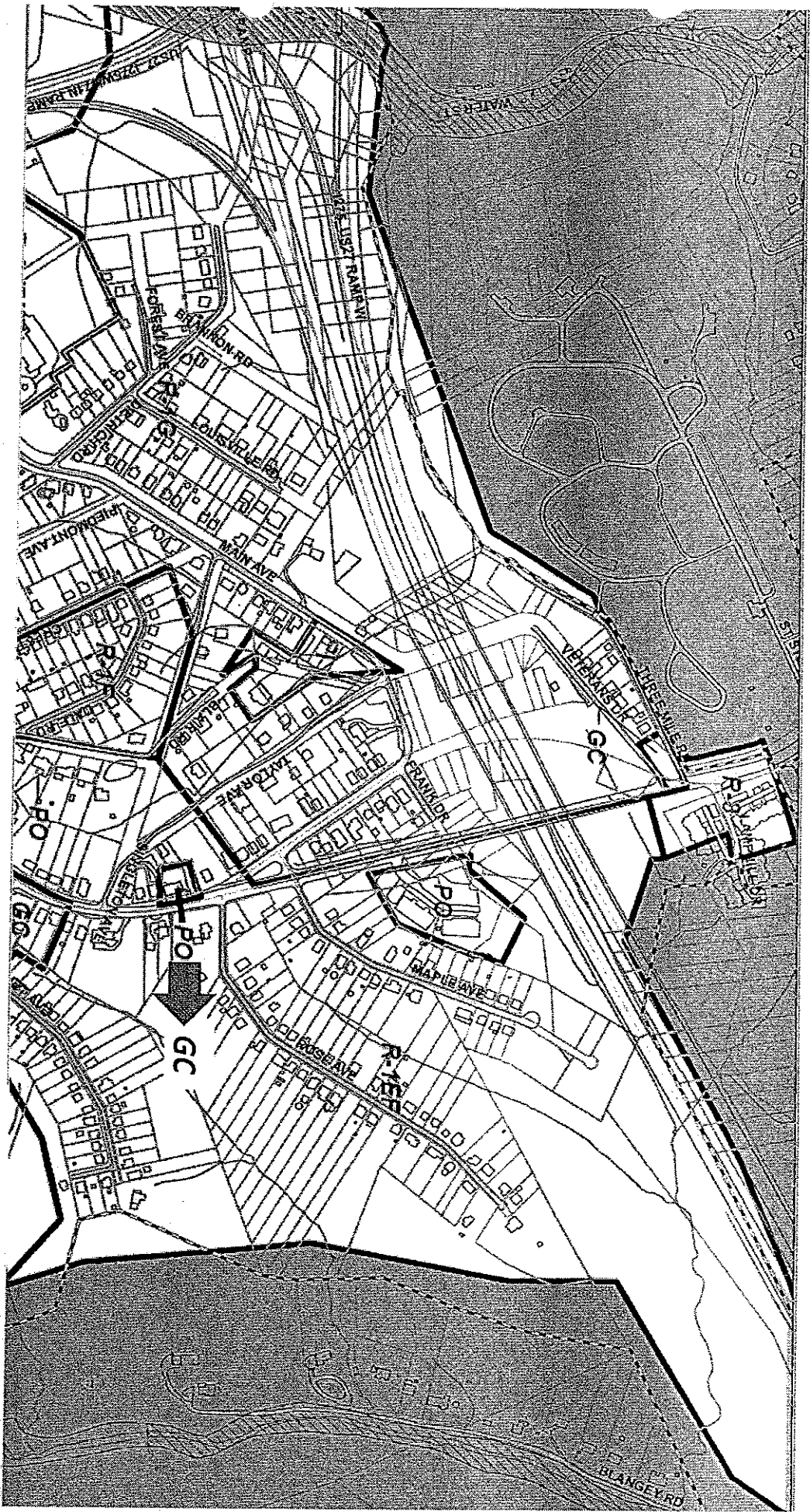
Passed on second reading this 16th day of June, 2015.


MAYOR GREGORY V. MEYERS

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER

Ord15.03



Proposed zoning district correction shown with arrow.

Recommended for approval by Highland Heights Planning Commission, May 12, 2015

MAP #1



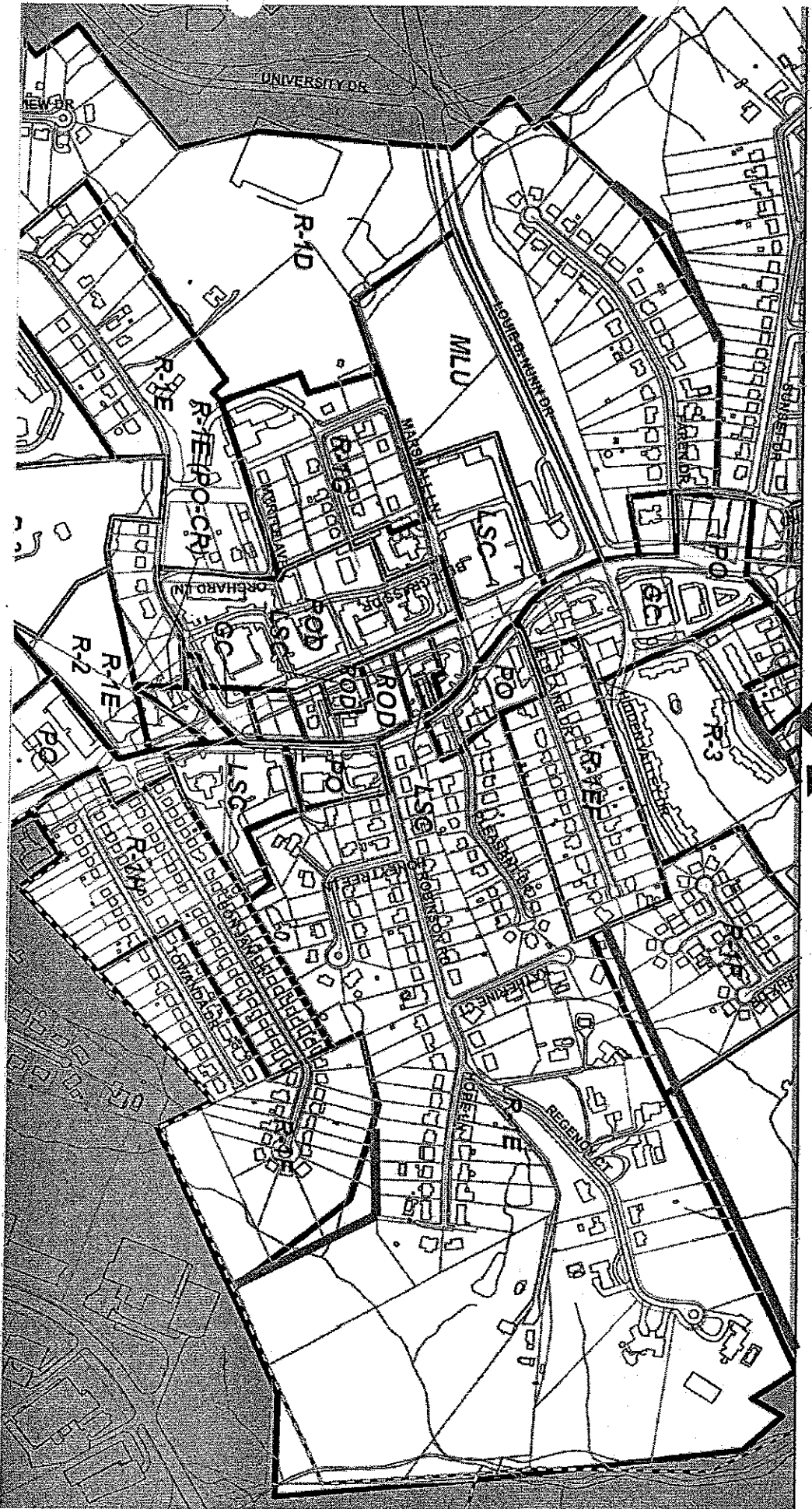
Proposed zoning boundary shown thicker, and district changes shown with arrows.

R-3 to GC

GC (Bowling Zone Change)

Recommended for approval by Highland Heights Planning Commission May 12, 2015

MAPP 2



Proposed zoning boundary corrections shown in bold line, and zoning classification changes and corrections with arrows or ROD corrections in Town Center. Recommended for approval by Highland Heights Planning Commission May 12, 2015

ZONE CHANGE DESCRIPTION

R-3 TO GC

MIDWEST BOTTLE GAS DISTRIBUTION

BEGINNING at a point in the centerline of US 27/Alexandria Pike, said point being in an existing Zoning Boundary between the GC Zone to the southwest and the R-3 Zone to the northeast;

THENCE leaving the US 27/Alexandria Pike centerline along the existing GC/R-3 zone boundary through the property located at 2555-2557 Alexandria Pike described in Deed Book 265, Page 87 to a point in the rear line of the property parcel described in Deed Book 376, Page 37;

THENCE along the new GC ZONE Boundary Line along the property having a Bearing of N 51-54-59 E, a distance of approximately 95 feet to a point;

THENCE along the new GC ZONE Boundary Line along the property having a Bearing of N 54-31-25 W, a distance of approximately 26.06 feet to a concrete monument at the rear corner being common with the property locate at 2525 Alexandria Pike as described in Deed Book 718, Page 796;

THENCE along the new GC ZONE Boundary and common property line N 36-30-00 W, a distance of approximately 198.06 feet to a concrete monument located at the common front corner located in the Right of way of US 27/Alexandria Pike;

THENCE along the new GC Zone Boundary to the centerline of Alexandria Pike on a bearing of N 33-36-40 W, a distance of 30 feet;

THENCE along the new GC Zone Boundary and along the US 27/Alexandria Pike centerline S 56-13-20 W, a distance of approximately 128 feet to the POINT OF BEGINNING for this Zone Change Description.

Said Zone Change is to include all the area lying between 2555 Alexandria Pike to 2525 Alexandria Pike.