

**CITY OF HIGHLAND HEIGHTS, KENTUCKY  
ORDINANCE NO 04-2021**

AN ORDINANCE AMENDING ORDINANCE NO. 16-83, THE CITY OF HIGHLAND HEIGHTS ZONING ORDINANCE CHANGING 114 and 118 MAIN AVENUE FROM INDUSTRIAL (I) TO RESIDENTIAL ONE G (R-1G)

**WHEREAS**, the Highland Heights Planning Commission held a public hearing on June 8, 2021 to consider amending the map of the City's zoning ordinance which was tabled until July 13, 2021;

**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;

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

**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 8, 2021 and July 13, 2021 hearing, including, but not limited to the finding that the application for a zone change is appropriate and the original application given to the property was inappropriate and there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the comprehensive plan and which have substantially altered the basic character of the area as documented in the reports of the city planner and engineer and incorporated herein.

Section II

That the official zoning map of Highland Heights, Kentucky is hereby amended as follows:

1. For real property commonly located and addressed at 114 and 118 Main Avenue legal description thereof attached from Industrial (I) zoning district to Residential One G (R-1G) zoning district.

That the property described herein is also depicted and described in the attached meets and bounds legal descriptions which are hereby incorporated to this Ordinance herein.

Section III

That all ordinances or parts of ordinances in conflict herewith are to the extent of such conflict, hereby repealed.

Section IV

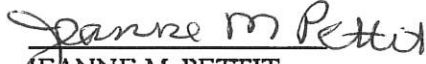
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer and recorded. Same shall be in effect at the earliest time provided by law.

First reading this 20<sup>th</sup> day of July, 2021

Passed on second reading this 3rd day of August, 2021.

  
MAYOR GREGORY V. MEYERS

ATTEST:

  
JEANNE M. PETTIT  
CITY CLERK/TREASURER  
04.21

**DESCRIPTON OF PROPERTY TO BE RE-ZONED FROM  
INDUSTRIAL (I) TO RESIDENTIAL ONE G (R-1G)**

**Being the property located at #114 and #118 Main Avenue, Highland Heights, Kentucky, and the abutting Main Avenue ROW to the centerline and the existing R-1G Zoning Boundary line.**

**Said property being Lots One Hundred Twenty Eight (128) and One Hundred Twenty Nine (129) of Section 3 of the Highland Baby Farms (and the abutting Main Avenue ROW to the centerline) as recorded in Plat Book 56, Page 244 and on Cabinet Slide 162B in the Campbell County Clerks Office in Newport, Kentucky.**