

**CITY OF HIGHLAND HEIGHTS
PLANNING & ZONING
PUBLIC HEARING
MAY 8, 2018**

On Tuesday, May 8, 2018 Chairperson Steve Crawford called the Public Hearing to order at 7:00 p.m. at 176 Johns Hill Road.

Chairperson Crawford reports the purpose of the Public Hearing is for proposed zone change requested by the Highland Heights Planning Commission from a Professional Office (PO) zoning district to Mixed Land Use (MLU) zoning district for 2622 Alexandria Pike and for a proposed zone change from Residential One – D (R-1D) zoning district to Mixed Land Use (MLU) zoning district for a portion of parcel at the northwest corner of Louis B. Nunn Drive and Alexandria Pike and for 24 Faren Drive; 28 Faren Drive; 32 Faren Drive; 40 Faren Drive; 48 Faren Drive and parcel between Faren Drive and Alexandria Pike.

NOTIFICATION OF THE PUBLIC HEARING: Mrs. Rauf reported that notification of the Public Hearing was published in the Campbell County Recorder on April 19, 2018; notice was posted on the front door of the City Building and notice was posted on the City's web site. Signs were posted on the properties. Certified letters were sent to the adjacent property owners of record.

STAFF REPORTS: CITY PLANNER DAVE GEOHEGAN: Mr. Geohegan gave a lengthy presentation on the consideration of a change in zoning from Residential One – (R-1D) and Professional Office (PO) to Mixed Land Use (MLU) on eight parcels at the Northwest corner of Louie B. Nunn Drive and Alexandria Pike, U.S. 27 and adjacent to Faren Drive, Highland Heights, Ky. All parcels within the approximately 3.8 acre site are owned by Northern Kentucky University (NKU).

Mr. Geohegan reported that this Public Hearing is to review the relationship between the current development trends and the Highland Heights zoning map and to make sure the land use regulations and map are in accordance with development that is already occurring and setting the character of the area.

Mr. Geohegan reported that According to KRS 100.211, the planning commission, legislative unit, or private property owner can originate a zoning map amendment. He reported in this case, the Highland Heights Planning Commission originated this request.

Mr. Geohegan addressed the current land uses and zoning, current Highland Heights zoning map, background of request, purpose of this zoning map amendment request, and relationship to the 2012 Highland Heights Comprehensive Plan.

Mr. Geohegan requested the Planning Commission and City Council should review this request based upon three criteria described in KRS 100.213 and in the report.

Mr. Geohegan's report was previously distributed to the Planning and Zoning Commissioners and City Staff and a copy thereof is attached to the minutes.

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COMMENTS FROM THE AUDIENCE: City Councilmember Deb Ball, Faren Drive, asked about displacing the residents at Gateway West for development. Chairperson Crawford explained that this development has nothing to do with the proposed zone change discussed tonight. Chairperson Crawford stated the photo is from the Comprehensive Plan of 2012 and nothing has changed as of this time.

Ms. Ball asked about when the construction will begin and whether they will tear up the street. Chairperson Crawford reported that he has no new information on when the construction will begin. Mr. Geohegan reported the developer is in contact with KYTC about entrances and exits.


Pat Smith, 25 Faren Drive asked about how many cars the parking garage will hold. Chairperson Crawford explained the developer would know that and he could get the contact information from the staff.

Mr. Jim McCord, Real Estate Agent, stated he is here on behalf of Peggy Smith, 25 Faren Drive. He stated he is concerned that this will affect the values of the homes on Faren Drive; it negatively impacts the values of each one of the properties. He stated he hopes that they are treated fairly.

Mr. John Ramler, stated he has a house at 84 Faren Drive that is for sale and he received 3 offers. He stated NKU has no money to purchase any more residents. He also stated the property values in the area are going down, probably due to the zoning change and the way NKU is purchasing property.

Kathleen Quinn, Faren Drive, she has concerns about the zoning. Her concerns are the traffic, construction debris and how can they make a decision when they don't know the outcome of the traffic study.

At 7:45pm, hearing no further comments, Chairperson Crawford closed the Public Hearing and announced there would be a 5 minute break before the regular Planning & Zoning Meeting would begin.

SUBMITTED: 
JEAN A. RAUF, CITY CLERK/TREASURER
RECORDING SECRETARY

SIGNED: 
STEVE CRAWFORD, CHAIRPERSON
PLANNING AND ZONING