



11/12/24 Draft

2024 Comprehensive Plan

City of Highland Heights, Kentucky



Schwab
Planning
Group, LLC
Planning | Zoning | Economic Development

2024 Comprehensive Plan **Public Hearing Draft**

City of Highland Heights, Kentucky



2024 Statement of Goals and Objectives adopted by the Highland Heights Planning Commission April 9, 2024 and by the Highland Heights City Council July 2, 2024.

2024 Elements adopted by the Highland Heights Planning Commission:

2024 Elements adopted by the Highland Heights City Council:

2012 Comprehensive Plan originally prepared by:

Schwab
Planning
Group, LLC

Planning | Zoning | Economic Development



Acknowledgements 2024

City Council

Greg Meyers, Mayor

Debbie Ball

R. Alex Bramel

John Braun

Gary Chinn

Rene Heinrich

John Hoffert

Planning Commission

Steve Crawford, Chair

John McNabb, Vice Chair

Christie Fillhardt

Audrey Koester

Joe Krebs

Scott Reincke

Gene White

City Staff

Michelle Eviston, City Attorney

Dave Geohegan, City Planner

Cindy Minter, Zoning Administrator

Jeanne Pettit, City Clerk

Frank Twehues, City Engineer

Steering Committee 2023-2024

John Braun, Chair

Bob Alston

Jeromy Ehlman

Christie Fillhardt

David Geohegan

Michael Giffen

Jim Kaufman

Kati Manning

John McNabb

David Noll

Scott Sedmak



Table of Contents

Chapter 1 Introduction

Previous Plans	IN1
Planning Participants	IN2
Policy and Organization	IN4
Statement of Goals, Objectives	IN4
Plan Vision	IN5
Key Drivers	IN6
Population	IN7
Housing	IN10

Chapter 2 Land Use and Public Facilities

Existing Land Use	LU2
Development Framework	LU6
Land Use Strategy	LU8
Future Land Use	LU10
Single Family Residential	LU11
Multi-Family Residential	LU14
Public and Semi Public	LU15
Parks	LU21
Open Space / Green Space	LU22
Commercial / Business	LU23
NKU Campus	LU24
Future NKU Acquisition	LU26
Town Center Mixed Use	LU27
Business Park	LU28

Chapter 3 Transportation

Roadway Characteristics	TR2
Functional Classification	TR4
Thoroughfare Plan	TR4
Aesthetics and Safety	TR8
Pedestrian Circulation	TR10
Bus and Air Travel	TR12
Collaboration	TR13



Chapter 4 Redevelopment

Gateway East	RD2
Gateway West	RD8
Town Center	RD12
Redevelopment Strategies	RD21

Chapter 5 Action Plan

Action Plan Table	AP1
Implementation	AP2

List of Maps

LU2 - Existing Land Use	LU3
LU2 - Development Framework	LU7
LU3 - Future Land Use	LU13
TR1 - Thoroughfare Plan	TR6
RD1 - Gateway East and Gateway West Redevelopment District Plan	RD7
RD2 - Town Center Redevelopment District Plan	RD15

List of Tables

IN1 - Highland Heights Population	IN7
IN2 - 2010 Median Age	IN8
IN3 - 2010 Median Household Income	IN8
IN4 - 2010 Highland Heights Age Breakdown	IN9
IN5 - 2010 Educational Attainment	IN9
IN6 - 2010 Housing Occupancy	IN10
IN7 - 2010 Housing Tenure	IN10
IN8 - 2010 Median Housing Value	IN10
IN9 - 2010 Housing Values Owner Occupied Housing	IN11
IN10 - Year Housing Structure Built	IN12
IN11 - Highland Heights Housing Permit Trends	IN12
LU1 Existing Land Use Acreage	LU2
TR1 - Functional Roadway Classifications	TR5
AP1 - General	AP4
AP2 - Chapter 2 Land Use	AP5
AP3 - Chapter 3 Transportation	AP8
AP4 - Chapter 4 Redevelopment (Gateway East)	AP12
AP4 - Chapter 4 Redevelopment (Gateway West)	AP14
AP4 - Chapter 4 Redevelopment (Town Center)	AP17
AP4 - Chapter 4 Redevelopment (Strategies applicable to all Redevelopment Districts)	AP18