

**CITY OF HIGHLAND HEIGHTS, KENTUCKY**

**ORDINANCE NO. 01-2026**

**AN ORDINANCE UPDATING THE OFFICIAL ZONING MAP FOR HIGHLAND HEIGHTS TO REZONE APPROXIMATELY 11.4 ACRES AT SUNSET AND UNIVERSITY DRIVE FROM RESIDENTIAL ONE-E (R-1E) ZONE AND INSTITUTIONAL (INST) ZONE TO RESIDENTIAL-THREE (R-3) ZONE WITH THE ADJACENT RIGHTS-OF-WAY**

This ordinance rezones multiple parcels (approximately 11.4 acres) located along Sunset Drive and University Drive, and associated areas to the centerlines of abutting rights-of-way be added, from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone for the reasons set forth in the minutes and reports adopted by the Planning & Zoning Commission. It also concurs and adopts the reasons, recommendations and findings of the Planning & Zoning Commission as set forth at its March 10, 2026 meeting, including, but not limited to the finding that the application for zone change is in agreement with the city's current comprehensive plan. It also provides for repeal of inconsistent laws and an effective date upon passage and publication.

I, Michelle Eviston, an attorney licensed to practice law in the Commonwealth of Kentucky, acting as attorney for the City of Highland Heights, Kentucky, do hereby certify that this summary was prepared for me at the direction of the Council of the City of Highland Heights, and that said summary is a true and accurate summary of the contents of the ordinance.

  
MICHELLE EVISTON

**CITY OF HIGHLAND HEIGHTS, KENTUCKY**

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**WHEREAS**, the City of Highland Heights has heretofore adopted an official zoning map for the City; and

**WHEREAS**, the City of Highland Heights Planning & Zoning Commission has been requested to review and act upon a request to rezone parcels identified as 999-99-20-708.00, 999-99-21-832.00 and 999-99-20-709.01 by the owner from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone; and

**WHEREAS**, this parcel has frontage along Sunset Drive and University Drive; and

**WHEREAS**, portions of undeveloped Gibson Road and Scherrer Road border these parcels; and

**WHEREAS**, the Highland Heights Zoning Ordinance Section 16.0 (F) identifies that one half of the area of the adjacent right-of-way and the area continuous to the same zone be of the area being sought shall be included to provide continuity; and

**WHEREAS**, the Highland Heights Planning & Zoning Commission held public hearings, pursuant to due legal notice in accordance with KRS Chapters 100 and 424 on February 10, 2026 and March 10, 2026; and

**WHEREAS**, at the March 10, 2026 public hearing and after due consideration of the evidence and testimony presented, the Highland Heights Planning & Zoning Commission voted in favor of the approval of the requested map amendment to include the subject parcel and adjacent rights-of ways; and,

**WHEREAS**, the Highland Heights City Council, Campbell County, Kentucky, having reviewed the proposed zoning map amendment, hereby concurs with the recommendation of the Highland Heights Planning & Zoning Commission to approve this zone change request; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE HIGHLAND HEIGHTS CITY COUNCIL, CAMPBELL COUNTY, KENTUCKY, AS FOLLOWS:**

**Section I**

That the City Council of the City of Highland Heights, Kentucky having considered the findings of the Planning & Zoning Commission as reflected in its minutes and the reports adopted by the Planning & Zoning 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 March 10, 2026 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 for City of Highland Heights, Campbell County, Kentucky be hereby amended to rezone approximately 11.4 acres including parcels identified as 999-99-20-708.00, 999-99-21-832.00 and 999-99-20-709.01 and one-half of the adjacent rights of way from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone.

That the property described herein is also depicted and described in the attached map which is 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 to by the City Clerk/Treasurer and recorded. Same shall be in effect at the earliest time provided by law.

Read by title and a summary given on May 5, 2026

Read and adopted after second reading by title and a summary given on June 2, 2026



GREGORY V. MEYERS  
MAYOR

Attest:

  
JEANNE PETTIT  
CITY CLERK/TREASURER

