

**CITY OF HIGHLAND HEIGHTS  
MINUTES PLANNING & ZONING  
MEETING  
APRIL 8, 2008**

Chairperson Crawford opened the Planning and Zoning meeting on April 8, 2008 at 7:30 pm.

**PRESENT:** Chairperson Steve Crawford, Commissioners Harold Blocher, Melody Eifert, Audrey Koester, Joseph Krebs, John McNabb, Jeanne Pettit and Scott Reinke. Also present: City Planner David Shaw and City Engineer/Zoning Administrator David Whitacre.

**ABSENT:** City Attorney Franzen.

**PRESENTATION OF THE PLANNING AND ZONING MINUTES OF THE PUBLIC HEARING AND THE REGULAR MEETING MINUTES OF MARCH 11, 2008:** These minutes had been previously distributed to the Chairperson, Commissioners, and City Staff for review.

**ACTION TAKEN: COMMISSIONER BLOCHER MOVED TO APPROVE THE MINUTES OF PLANNING AND ZONING'S PUBLIC HEARING CONDUCTED ON MARCH 11, 2008 SECONDED BY COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL: KREBS AYE; EIFERT, AYE; McNABB, ABSTAIN; CRAWFORD, AYE; KOESTER, ABSTAIN; PETTIT, ABSTAIN; REINCKE, AYE; BLOCHER, AYE. 5- AYES; 3 - ABSTENTIONS. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.**

**ACTION TAKEN: MEMBER KREBS MOVED TO APPROVE THE MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF MARCH 11, 2008, SECONDED BY COMMISSIONER BLOCHER. DISCUSSION: NONE. ROLL CALL: BLOCHER AYE; REINCKE, AYE; PETTIT, ABSTAIN; KOESTER, ABSTAIN; CRAWFORD, AYE; McNABB, ABSTAIN; EIFERT, AYE; KREBS, AYE. 5 - AYES; 3 - ABSTENTIONS. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.**

**SCHEDULED GUESTS:** Mr. Joe Hodge, Edge Real Estate Group. He stated he is here to present a concept plan for the area they are currently calling "The Crescent". He said this presentation is more reflective for what is proposed for this area. Mr. Hodge distributed a copy of the Site Plan 1, the Bird's Eye Site Aerial and the Building 1 Elevation plans to the Chairperson, each commissioner and City Staff.

Mr. Hodge stated that after last month's meeting, they reviewed the development. He stated, with the help of City Planner Dave Shaw, they now have a sense of what the City is looking for in that area.

Mr. Hodge addressed the Schematic Site Plan 1. He said this is a fully phased out development concept.

Mr. Hodge stated they currently have the parcel that is adjacent to the 5/3<sup>rd</sup> bank, the Enos Realty and Jerry Kremer parcels under contract. He stated this area is from 5/3<sup>rd</sup> to Myrtle Avenue. He also stated they are working with the Roth family about their parcel. He said what is being presented is a Phase 1 and Phase 2 approach.

Mr. Hodge addressed the Bird's Eye Site Aerial. He stated, for this development, they have placed these buildings as close as possible to old US 27.

Mr. Hodge stated the two buildings shown on the site plan would be four (4) sided buildings. He stated there would be no backs to these buildings perceived to be used for truck docks. He also stated the dumpsters would be heavily screened. He also stated with the sidewalk along old US 27 and sidewalks in front, they wanted this area to be recognized as an urban streetscape.

Mr. Hodge stated the first building is a 7,500 square foot building. He stated this building would accommodate four (4) to five (5) tenants including a Starbucks drive thru, on the north side of the building. He stated the drive thru access would be along old US 27 and would be shielded from the street.

Mr. Hodge stated the second building is a 5,000 square foot building. He stated the south side of this property becomes narrower which makes it more difficult to build a building on this site.

Mr. Hodge stated, in the middle of the two buildings, there is a 2,500 square foot green space area with a walkway. He stated, on the plan, this area is shown as a park like setting. He stated he is visioning this for patio seating for restaurants with park benches. He said there would be a 35-foot tower that would identify this project. He said there would be a tower on each building that would reach 30 feet. He further stated, at the south end, there would be a water feature and also a tower that could be implemented into a bus stop as well as a Welcome To Highland Heights sign. He said this area could be incorporated into a park like setting.

Mr. Hodge stated that they would like to propose a phase construction for this area until all parcels can be put together. He said they would remain dedicated to this project to see it through to completion. He stated they currently don't have enough parking for Building 2. He said they would use this area as a parking lot until they have the opportunity to acquire the Roth property, the State property and vacate Myrtle Avenue. He further stated that acquiring the right-of-way from the State is a lengthy process. He said this could take up to 12 to 24 months.

Mr. Hodge stated the buildings are shown by size, height and color. He stated there would be a 36-foot commons tower that will be illuminated internally and will illuminate all four sides of the tower. He stated this tower is imitated three different times on the north, west and south elevation sides of this development. He stated everything is developed in unison with one common feature throughout the development. He stated the materials for the buildings are a mixture of brick, stone and glass.

Mr. Hodge stated they would continue working with City Planner Dave Shaw.

**COMMENTS FROM THE COMMISSIONERS:** There were comments from the commissioners that ranged from, why Edge Real Estate Group could not build Building 2, the alignment of this development, status of the storm detention, the ingress and egress to this development to, if the lighting from the tower would shine on the residential property.

Mr. Hodge responded. He stated, in order to meet the parking requirements, they need to acquire more property to build Building 2.

Mr. Hodge responded that the development would be slightly higher than new US 27, but would be lower than old 27. He also stated they could lower the size of the retaining wall. His architect also responded to this question and gave a brief informative report.

Mr. Hodge stated that the storm detention would be done during Phase 1 of the development.

Mr. Hodge stated that Myrtle Avenue would be the ingress and egress to the development.

Mr. Hodge stated that the lights from the tower would not shine on the neighbors on old US 27 or onto new US 27. Mr. Hodge said it would illuminate the facings on the towers.

Mr. Hodge also stated they would be asking Planning and Zoning for text changes to the Zoning Ordinance.

**COMMENTS FROM CITY PLANNER SHAW.** Mr. Shaw stated that Planning and Zoning recommended, and City Council approved their recommendation, to reject Edge Real Estate's first request for a text change to the ordinance to permit drive a thru for a coffee shop on this property.

Mr. Shaw stated that Edge Real Estate would need to come before Planning and Zoning for a rezoning, with a development plan, for the Enos property and the Jerry Kremer property. He stated they would also need to ask Planning and Zoning to conduct a Public Hearing for a text amendment to the Zoning Ordinance.

**COMMENTS FROM THE AUDIENCE:** Mr. Chuck Roth, 2802 Alexandria Pike, asked about the topography. He stated his concerns about this development being done in phases and how would they do the transition at Myrtle Avenue. Mr. Hodge explained how this transition would work without being an abrupt transition.

**CORRESPONDENCE:** None.

**STAFF REPORTS: ZONING ADMINISTRATOR:** Commissioner Koester asked if the records would be checked regarding the length of time a temporary banner sign is permitted. She stated the banner sign on Dr. Stamper's Clinic has been on the building for quite some time.

**CITY ATTORNEY FRANZEN:** No report.

**CITY PLANNER:** No report.

**CONTINUING EDUCATION:** Chairperson Crawford announced that prior to this meeting a Continuing Education Session was conducted. He stated this session was a video presentation from Northern Kentucky Area Planning titled Protecting First Amendment Rights. He stated the following persons were present and each earned 1.50 Continuing Education Credit Hours.

Harold Blocher  
Steve Crawford  
Melody Eifert  
Audrey Koester  
Joe Krebs  
John McNabb  
Jeanne Pettit  
Scott Reincke  
Jean Rauf

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:** Mr. Shaw reported that he has met with Collegiate Development. He stated they would be approaching Planning and Zoning with revised development plans for the student housing for the property owned by Asbury Methodist Church.

**CITIZENS TO ADDRESS THE COMMISSION:** None.

Being no further business, **COMMISSIONER McNABB MOVED TO ADJOURN, SECONDED BY MEMBER KOESTER. AYE, ALL. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:25p.m.

**SUBMITTED BY:** \_\_\_\_\_

**JEAN A. RAUF, CITY CLERK TREASURER, CMC, RECORDING  
SECRETARY PLANNING & ZONING**

**SIGNED:** \_\_\_\_\_

**STEVE CRAWFORD CHAIRPERSON  
PLANNING & ZONING**