

**CITY OF HIGHLAND HEIGHTS, KENTUCKY**

**ORDINANCE NO. 04-2008**

AN ORDINANCE AMENDING ORDINANCE NO. 16-83, THE CITY OF HIGHLAND HEIGHTS ZONING ORDINANCE BY CHANGING THE NELTNER PROPERTY FROM R-1E TO REDEVELOPMENT OVERLAY DISTRICT (ROD) ZONE.

WHEREAS, the Highland Heights Planning Commission held a public hearing on January 8, 2008 to consider amending the map of the City's zoning ordinance.

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; and;

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

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's public hearing held on January 8, 2008, 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 of Highland Heights, Kentucky is hereby amended as it pertains to the property described below, from Residential I (R-1E) to (ROD) Redevelopment Overlay District. The property so affected is described as follows:

Situated in the City of Highland Heights, County of Campbell, Commonwealth of Kentucky, lying on the East side of Wilson Avenue, and being Lots 351-364 of the Highland Baby Farms, Section One, as recorded in Plat Slide 1558 of the Campbell County Clerk's Records at Alexandria, part of Wilson Avenue, Sunset Connector and Interstate 471, and more particularly described as follows;

Begin at a found PK nail at the centerline intersection of Sunset Connector and Interstate 471, said nail being the TRUE POINT OF BEGINNING.

thence from the TRUE POINT OF BEGINNING, and with the centerline of Sunset Connector North 85°16'10" West, 153.09 feet;

thence along a curve to the left having a radius of 75.00 feet, an arc length of 56.34 feet, a chord bearing South 73°12'33" West, and a chord length of 55.03 feet to the centerline intersection of Sunset Connector and Wilson Avenue;

thence leaving the centerline of Sunset Connector and with the centerline of Wilson Avenue North 38°18'45" West, 51.56 feet;

thence continuing with said centerline North 1°42'13" West, 630.74 feet;

thence leaving said centerline, through the right-of-way of Wilson Avenue and with the common line of the above mentioned Lots 350 and 351, North 88°17'47" East, 245.46 feet to a point in the centerline of Interstate 471;

thence with the centerline of Interstate 471, South 8°53'01" East, 148.64 feet; thence South 2°29'38" East, 244.46 feet;

thence South 4°37'47" West, 284.79 feet to the TRUE POINT OF BEGINNING.

Containing 3.9 acres of land and subject to all easements and rights-of-ways of record.

The reference meridian of record is Kentucky Transportation Cabinet Right-of-Way plans for Sunset Drive/Wilson Avenue/Sunset Connector, Sheet 69 of 83, revised date 2-9-93.

The above description was prepared for zoning purposes only under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky. Monuments will not be set. Not for recoding purposes.

Prior Instrument Reference: Plat Slide 155B

### Section III

That the map referred to in Section II herein is hereby made a part of this Ordinance and same shall remain on file and be retained by the City Clerk/Treasurer at the Highland Heights City building for a record and inspection by the public.

### Section IV

That any development plans submitted for the project as part of this map amendment, is hereby approved provided it complies with any conditions imposed by the Planning Commission at any public hearings or planning commission meeting therein.

Section V

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

Section VI


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 19<sup>th</sup> day of February, 2008.

Passed on second reading this 4<sup>th</sup> day of March, 2008.

  
MAYOR GREGORY V. MEYERS

ATTEST:

  
JEAN A. RAUF  
CITY CLERK/TREASURER

Ord08.04

PUBISH: CCR 3-13-2008