

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 04-2004

AN ORDINANCE AMENDING ORDINANCE No. 16-83, THE OFFICIAL ZONING MAP OF THE CITY OF HIGHLAND HEIGHTS, KENTUCKY FOR A PARCEL OF LAND LOCATED AT OLD US 27 AND NEW US 27.

Whereas, the Highland Heights Planning Commission held a public hearing on May 11, 2004; and

Whereas, said public hearing was held pursuant to KRS 100.211, 212, and 213, with all conditions prerequisite thereto being met;

BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY AS FOLLOWS:

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's staff, does hereby concur and adopt the reasons, recommendations and findings of the Planning Commissions public hearing held on May 11, 2004 herein by reference.

SECTION II

That the official zoning map of Highland Heights, Kentucky is hereby amended as it affects the property described below, from Residential I (R-1E) to Limited Service Commercial (LSC) the property so affected is described as follows:

PER ATTACHED.

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 meetings therein.

SECTION V

That all Ordinances or parts of ordinances in conflict herewith are to the extent of such conflict, hereby repealed.

SECTION VI

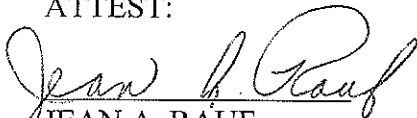
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published. Same shall be in effect at the earliest time provided by law.

First reading this 18 day of May, 2004.

Passed on second reading this 1st day of June, 2004.


MAYOR CHARLES ROETTGER, III

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER
Ord04.04

PUBLISH CCR: 6-10-2004

LEGAL DESCRIPTION - CITY OF HIGHLAND HEIGHTS, TRACT I

Situated in the City of Highland Heights, Campbell County Kentucky and being part of lot 18 of the Highland Baby Farms Subdivision, Section 9, June 1914, Plat Book 56, Page 252, inclusive of the Campbell Counties Recorders Office and being more particularly described as follows:

Commencing at a right-of-way monument at the easterly right-of-way of U.S. 27 and the northerly right-of-way of Myrtle Avenue and being at Station 425+91.11, 44.00 feet right of the centerline of U.S. 27 per Kentucky Department of Transportation (KDOT) right-of-way plans dated November 12, 1993, a found steel pin with cap (J.E. Hoh Jr. KY 2567), being located N 34°27'21" E, 1.82 feet, from the point;

Thence along the new right-of-way of U.S. 27 N 23°48'44" W, a distance of 120.89 feet to a KDOT right-of-way monument, being at station 427+12.00, 44.00 right of the centerline of U.S. 27;

Thence continuing along said right-of-way N 20°29'00" W, a distance of 115.36 feet to a point being Station 428+26.70, 51.65 feet right, a found steel pin with cap (J.E. Hoh Jr. KY 2567), being located S 11°47'09" W, 0.76 feet, from the point;

Thence continuing along said right-of-way N 21°00'19" W, a distance of 64.90 feet to a KDOT right-of-way monument, being at station 428+92.00, 56.00 feet right of the centerline of U.S. 27;

Thence continuing along said right-of-way N 21°50'50" W, a distance of 14.83 feet to a set steel pin with cap (Foltz KY 3322) being at Station 429+06.31, 56.00 feet right of the centerline of U.S. 27;

Thence N 70°11'17" E, a distance of 68.15 feet to a found iron pin, being at Station 429+00.99, 123.94 feet right of the centerline of U.S. 27 also being the northeast corner of lot 28 and the northwest corner of lot 17 of Highland Baby Farms Subdivision to the TRUE POINT OF BEGINNING for this description;

Thence N 24°30'46" W, a distance of 40.70 feet to a point;

Thence to the westerly right-of-way of Old U.S. 27 Connector-North right-of-way N 71°09'14" E, a distance of 116.48 to a set steel pin with cap (Foltz KY 3322), a found KDOT right-of-way monument being N 00°10'40" E, a distance of 1.06 feet from the set steel pin;

Thence along said right-of-way, S 42°29'46" E, a distance 0.27 feet to a point;

Thence along said right-of-way, S 36°59'42" E, a distance of 41.84 feet to a found steel pin with cap (J.E. Hoh Jr. KY 2567);

Thence leaving the right-of-way of Old U.S. 27, S 70°55'36" W, a distance of 125.60 feet to the TRUE POINT OF BEGINNING, containing 0.1119 acres more or less. Subject to easements and restrictions of record.