

ORDINANCE NO. 652-2003

AN ORDINANCE OF THE CITY OF DRY RIDGE, KENTUCKY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE SO CHANGING THE ZONING CLASSIFICATION OF A BOUNDARY OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, CONTAINING 17.5760 ACRES, MORE OR LESS, OWNED BY A.R.A. DEVELOPMENT, INC., ET AL, SITUATED ON THE SOUTHERLY SIDE OF THE TAFT HIGHWAY (KENTUCKY STATE HIGHWAY NO. 22) AT THE PRESENT AND CURRENT TERMINUS OF ELLEN-KAY DRIVE FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF CITY OF DRY RIDGE AGRICULTURAL ONE (A-1) TO CITY OF DRY RIDGE RESIDENTIAL TWO (R-2).

BE IT HEREBY ORDAINED BY THE CITY OF DRY RIDGE AS FOLLOWS:

WHEREAS, on the 22nd day of September, 2003, the Grant County Joint Planning Commission did hold a public hearing on the Application of A.R.A. Development, Inc., et al, (Ament and Osborne) requesting a change in zoning classification and map amendment for its boundary of real property containing 17.5760 acres on the southerly side of the Taft Highway (Kentucky Highway No. 22) at the present terminus of Ellen-Kay Drive, all within the corporate limits of the City of Dry Ridge, from the property's present zoning classification of City of Dry Ridge Agricultural One (A-1) to City of Dry Ridge Residential Two (R-2); and upon the foregoing Application, the Grant County Planning Commission did make findings and conclusions in support of the requested zone change and zoning map amendment together with written recommendations addressed to and received by the City Council of the City of Dry Ridge that A.R.A. Development, Inc.'s requested change in zoning classification and zoning map amendment be granted, approved and duly so ordained by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge did at its Regular Meeting held on October 6, 2003, did review the findings, conclusions and recommendations of the said Grant County Joint Planning Commission, did so concur in the findings, conclusions and recommendations of the Commission concerning the change in zoning classification and map amendment from A-1 to R-2 for the property of A.R.A. Development, Inc., et al; and upon due Motion and Second with Vote sufficient affirmative and in the majority, the requested zone change and map amendment were approved under the following tally, to-wit:

- Councilperson Barry Napier Absent;
- Councilperson George Hedges, Jr. Disqualified;
- Councilperson Barbara Stewart Aye;
- Councilperson Gary Hopperton Aye;
- Councilperson Kenny Edmondson Aye; and
- Councilperson Eddie Morgan Aye.

NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification of the hereinafter described boundary of A.R.A. Development, Inc., et al, on the southerly side of the Taft Highway (Kentucky Highway No. 22) at the present terminus of Ellen-Kay Drive be so fixed and classified as City of Dry Ridge Residential Two (R-2); and that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to effect the zoning map amendment, by endorsement or otherwise to the City of Dry Ridge's Official Zoning Map, to evidence the zoning reclassification so hereby granted, approved, ordered, and duly ordained as required by law to and for the hereinafter described boundary of real property, to-wit:

A boundary or parcel of land in the City of Dry Ridge, Grant County, Kentucky, on the southerly side of the Taft Highway at the southerly terminus of Ellen-Kay Drive and more particularly described as follows: **Beginning** at a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" in the east right of way of said Ellen-Kay Drive, at the southwest corner of Lot 42 of the Kinman Subdivision, Block E (P.B. 5 P.G. 15); thence with the east right to way of Ellen-Kay Drive, South 06°02'20" East a distance of 20.00 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the southerly terminus of said Ellen-Kay Drive; thence with the southerly terminus of Ellen-Kay Drive and the south lint of Lot 41 of said subdivision, South 83°57'40" West a distance of 240.00 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; thence through the lands of the grantor, South 05°24'43" East a distance of 849.67 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" in the north line of Ed Gibson; thence with the north line of said Gibson for two (2) calls: North 63°22'33" East a distance of 64.58 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; North 72°11'33" East a distance of 417.00 feet to a 42" Oak Tree in the east line of Kinman Construction; thence with the east line of Kinman Construction for four (4) calls: North 04°59'53" East a distance of 1076.11 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; North 08°15'00" East a distance of 231.00 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; North 02°00'00" West a distance of 155.90 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; North 14°15'00" West a distance of 582.90 feet to a set 12" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the southeast corner of Lot 20 of the Kinman Subdivision, Block C (P.B. 4 P.G. 19); thence with the south line of said Lot 20, South 77°57'00" West a distance of 207.30 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the northeast corner of Lot 21 of said subdivision; thence with the east line of said Lot 21, South 01°29'00" East a distance of 143.00 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the northeast corner of Lot 24 of Kinman Subdivision, Block D (P.B. 4 P.G. 69); thence with the east line of Lots 24-30 of said subdivision for two (2) calls: South 03°30'00" East a distance of 366.00 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381"; South 09°42'00" east a distance of 298.80 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the northeast corner of Lot 45 of Kinman Subdivision, Block E (P.B. 5 P.G. 15); thence with the east line of Lots 45-42 of said sub-

division for two (2) calls: South 07°33'41" East a distance of 254.33 feet to a set 1/2" steel rebar with plastic cap stamped "B.R, COX KY 3381"; South 05°14'47" East a distance of 158.32 feet to a set 1/2" steel rebar with plastic cap stamped "B.R. COX KY 3381" at the south east corner of said Lot 42; and thence with the south line of said Lot 42, South 83°57'40" West a distance of 200.00 feet to the point of beginning, containing 17.0436 acres, more or less. Being part of that property conveyed to A.R.A. Development, Inc., a Kentucky corporation, by Michael L. Baker, Trustee in Bankruptcy, per that deed dated October 19, 2001, and of record in Deed Book 273, Page 719 of the Grant County Court Clerk's Records at Williamstown, Kentucky.

This Ordinance shall take effect and be in full force when Ordained, Passed, Adopted, Ordered Approved and Published, and, thereafter Published according to law.

First Reading: November 3, 2003

Second Reading: December 1, 2003

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED
THIS THE 1st DAY OF December, 2003.

William Cull
WILLIAM CULL, MAYOR

ATTEST:
Cindy L. Harris
CINDY L. HARRIS, CITY CLERK