

ORDINANCE NO. 727-2008

AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, 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, KENTUCKY, AND SITUATED ON THE SOUTHERLY SIDE OF THE TAFT HIGHWAY (KENTUCKY HIGHWAY #22) HAVING AN AREA OF 0.14 ACRES, MORE OR LESS, OWNED BY MR. LARRY SEARS FROM THE PROPERTY'S PRESENT ZONING CLASSIFICATION OF CITY OF DRY RIDGE RESIDENTIAL TWO (R-2) (CITY OF DRY RIDGE OFFICIAL ZONING ORDINANCE NO. 380-1982) TO CITY OF DRY RIDGE RESIDENTIAL FOUR (R-4) (CITY OF DRY RIDGE OFFICIAL ZONING ORDINANCE NO. 380-1982) NUNC PRO TUNC TO NOVEMBER 7, 2005.

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

WHEREAS, on the 28th day of June, 2004, the Grant County Joint Planning Commission did hold a public hearing on the Application of Mr. Larry Spears through Grant County Realty, his agent, requesting a change in zoning classification and map amendment from City of Dry Ridge Residential Two (R-2) (Ordinance No. 380-1982) to City of Dry Ridge Residential Four (R-4) (Ordinance No. 380-1982) for the Applicant's 0.14-acre parcel situated on the southerly side of the Taft Highway (Kentucky Highway #22) near the Applicant's existing apartment building together with approval of the Applicant's initial developmental and site plan from the property; and upon the foregoing applications, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zoning changes, map amendments and the Applicant's initial site and developmental plans concerning which written recommendations of the Commission were not authored until a writing under date of September 16, 2005, was purportedly made and transmitted to the City council of the City of Dry Ridge, Kentucky, all of which, including legal description sufficient, was discovered in other city files and matters issuing from activities with the Commission and being only readied now for presentation to Council present for attention, review and action appropriate nunc pro tunc; and

WHEREAS, the City Council of the City of Dry Ridge at a Regular Meeting held on the 2nd day of June, 2008, did review the findings and recommendations of the said Grant County Joint Planning Commission of September 2005 concerning Spear's zoning amendment and site/developmental plan matters under the 2005 zoning ordinance and zoning map referenced in City of Dry Ridge Ordinance No. 380-1982, and upon due Council Motion, Second and Vote affirmative and in the majority did approve Spear's initial developmental and site plans and the change in change in zoning classification and map amendment for his 0.14-acre parcel from City of Dry Ridge Residential Two (R-2) to City of Dry Ridge Residential Four (R-4) under City of Dry Ridge Official Zoning Ordinance No. 380-1982 nunc pro tunc to November 7, 2005, the date when in the ordinary and regular course of business and city matters the herein matters would have been attended to and concluded.

KEITH & CINDY KINMON
D.B. 211, 76
(ZONED: I1)

Taft Highway



Grant County Realty R2 to R4

Survey Plat for Zone Change

Prepared by:



JERRY F. KEITH AND
ASSOCIATES, P.S.C.

1245 Violet Road
Crittenden, KY 41030

Jerry F. Keith, PE
KY. PE #: 21762

Telephone: (859) 428-0068
Facsimile: (859) 428-0711

CIVIL ENGINEERING - CONSTRUCTION STAKING - CADD SERVICES

GRANT COUNTY REALTY
D.B. 242, PG. 390
(ZONED: R4)

REQUESTED ZONING CHANGE
GRANT COUNTY REALTY
D.B. 242, PG. 390
PARCEL #9
(CURRENTLY ZONED: R2)

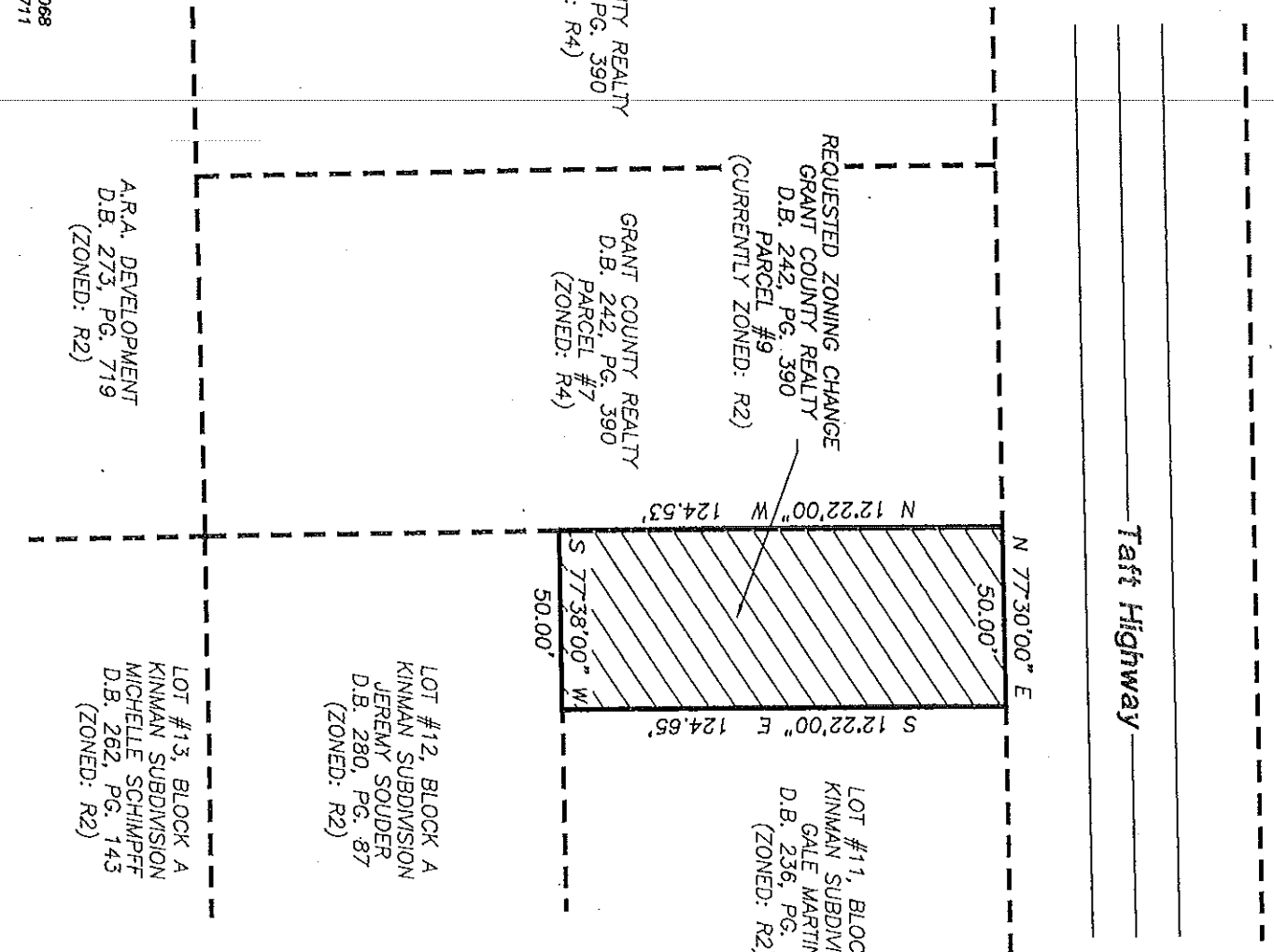
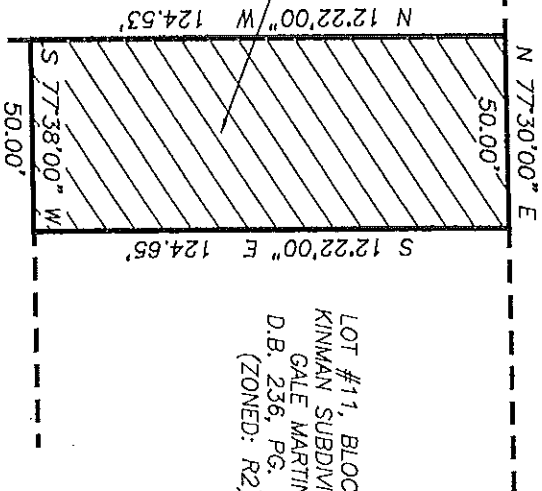
GRANT COUNTY REALTY
D.B. 242, PG. 390
PARCEL #7
(ZONED: R4)

A.R.A. DEVELOPMENT
D.B. 273, PG. 719
(ZONED: R2)

LOT #11, BLOCK A
KINMAN SUBDIVISION
GALE MARTIN
D.B. 236, PG. 545
(ZONED: R2)

LOT #12, BLOCK A
KINMAN SUBDIVISION
JEREMY SOUDER
D.B. 280, PG. 87
(ZONED: R2)

LOT #13, BLOCK A
KINMAN SUBDIVISION
MICHELLE SCHIMPFF
D.B. 262, PG. 143
(ZONED: R2)



NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification, in accordance with the approved developmental and site plan, of the hereinafter described real estate, property and boundary containing approximately 0.14 acres, more or less, of Mr. Larry Spears be so fixed and classified under City of Dry Ridge Official Zoning Ordinance (Ordinance No. 380-1982) and the City's Official Zoning Map in 2005 applicable thereto as City of Dry Ridge Residential Four (R-4) under Zoning Ordinance No. 380-1982 nunc pro tunc to November 7, 2005; and 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 evidence the zoning classification so hereby granted, ordered and duly ordained as required by law on the 2005 city zoning map or maps official subsequent thereto to, unto and for the hereinafter described boundary of real property, to-wit:

A certain tract of land lying and being in the City of Dry Ridge, Kentucky and on the South side of Kentucky Route #22 and more particularly described as follows: **Beginning** at a point in the south right of way line of Kentucky Route #22 (Taft Highway), said point being a common property corner to Grant County Realty (D.B. 242, Pg. 390 - Parcel #7); thence following said south right of way line, N 77° 30' 00" E -- 50.00 feet to a point, said point being a common property corner to Lot #11, Block A of the Kinman Subdivision; thence with the west line of Lot #11, S 12° 22' 00" E -- 124.65 feet to a point, said point being in the north line of Lot #12, Block A of the Kinman Subdivision; thence with the north line of Lot #12, S 77° 38' 00" W -- 50.00 feet to a point, said point being in the east line of Grant County Realty (D.B. 242, Pg. 390 - Parcel #7); thence with the east line of said parcel, N 12° 22' 00" W -- 124.53 feet to the place of beginning containing 0.14 acres, more or less, exclusive of all rights-of-way and easements of record. See Deed Book 242, Page 390 in the Office of the Grant County Court Clerk 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 June 2, 2008
Second Reading: June 16, 2008

PASSED, ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON
THIS THE 16th DAY OF June, 2008.

Clay Crupper
CLAY CRUPPER, MAYOR

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