

ORDINANCE NO. **BG2023 - 17**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND
CONTAINING 14.36 ACRES FROM RS-1D (SINGLE
FAMILY RESIDENTIAL) TO RS-1C (SINGLE
FAMILY RESIDENTIAL) AND RM-4 (MULTI-
FAMILY RESIDENTIAL) LOCATED AT 0 RODEO
LANE AND A PORTION OF 0 RUSSELLVILLE
ROAD PRESENTLY OWNED BY 2J2V, LLC

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in City Hall on June 1, 2023 regarding the proposed rezoning of tracts of land containing 14.36 acres located at 0 Rodeo Lane and a portion of 0 Russellville Road, from RS-1D (Single Family Residential) to RS-1C (Single Family Residential) and RM-4 (Multi-Family Residential); and,

WHEREAS, said Planning Commission found the proposed zone change to be in agreement with the adopted Comprehensive Plan; and,

WHEREAS, said Planning Commission, thereafter and during the regular meeting, at said time and place with five (5) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone tracts of land containing 14.36 acres located at 0 Rodeo Lane and a portion of 0 Russellville Road, from RS-1D (Single Family Residential) to RS-1C (Single Family Residential) and RM-4 (Multi-Family Residential), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The tracts of real estate presently owned by 2J2V, LLC, containing 14.36 acres located at 0 Rodeo Lane and a portion of 0 Russellville Road, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from RS-1D (Single Family Residential) to RS-1C (Single Family Residential) and RM-4 (Multi-Family Residential), with development plan conditions.

(Ordinance No. BG2023 - 17)

2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on July 18, 2023, and given final reading on August 1, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 1, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

GENERAL NOTES:

1. SOURCE OF TITLE: A PORTION OF DEED BOOK 1258, PAGE 268 (DEED OF CORRECTION).
2. TOTAL AREA OF THIS SURVEY: 15.2103 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. DATE OF FIELD SURVEY: MAY 17, 2021.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
10. UNADJUSTED CLOSURE 1:477,800.
11. ALL SET IRON PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".
12. ALL SET MAG NAILS ARE 1 1/2 INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "L SLAVEY KY 3922".
13. ALL SET WITNESS MONUMENTS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 3922".
14. CURRENTLY ZONED RS-1D W/B.E.

FLOOD NOTE:

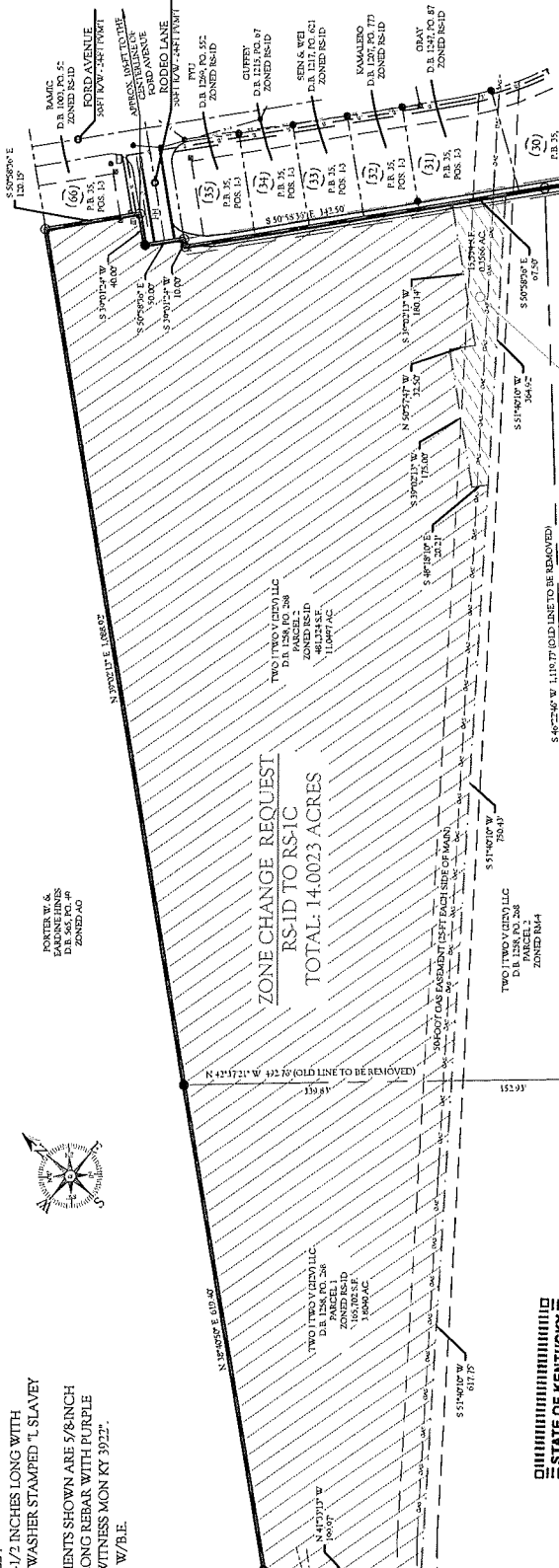
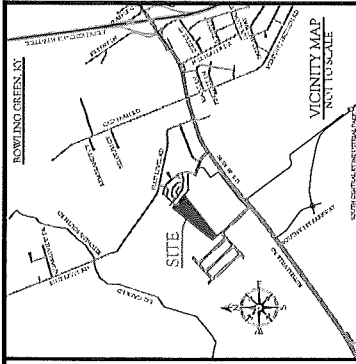
HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #2127C0285E, DATED MAY 2, 2007.

UTILITY NOTE:

UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

GENERAL LEGEND:

- MONUMENT FOUND
- IRON PIN SET
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXIST. OVERHEAD ELECTRIC
- EXIST. OVERHEAD UTILITIES
- EXISTING SANITARY SEWER
- EXISTING WATER LINE



OWNER:
TWO J TWO V (212V) LLC
1131 FAIRVIEW AVE STE 201
BOWLING GREEN, KY 42103

REZONING PLAT FOR:

A PORTION OF DEED BOOK 1258, PAGE 431
RODEO LANE & RUSSELLVILLE ROAD
BOWLING GREEN, KY



VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING
5519 Kent Bule Blvd. - Bowling Green, KY 42103
P: 270.799.1001 F: 270.791.0011 E: jslavey@vmsl.com
DRAWN BY: RAM VMS JOB #: 2112 SURVEY DATE: 5/17/2021
CHECKED BY: ILS PLOT DATE: 5/23/23