

ORDINANCE NO. **BG2020 - 5**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TWO TRACTS OF LAND CONTAINING 1.22 ACRES FROM HI (HEAVY INDUSTRIAL) AND RM-4 (MULTI-FAMILY RESIDENTIAL) TO HB (HIGHWAY BUSINESS) LOCATED AT 701 AND 711 BOATLANDING ROAD, PRESENTLY OWNED BY MUGAT RAM, INC.

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 February 20, 2020 regarding the proposed rezoning of two tracts of land containing 1.22 acres located at 701 and 711 Boatlanding Road, from HI (Heavy Industrial) and RM-4 (Multi-Family Residential) to HB (Highway Business); 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 seven (7) members of the Board present, by unanimous vote approved a recommendation to rezone two tracts of land containing 1.22 acres located at 701 and 711 Boatlanding Road, from HI (Heavy Industrial) and RM-4 (Multi-Family Residential) to HB (Highway Business), with development plan conditions.

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

1. The two tracts of real estate presently owned by Mugat Ram, Inc., containing 1.22 acres located at 701 and 711 Boatlanding 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 HI (Heavy Industrial) and RM-4 (Multi-Family Residential) to HB (Highway Business), with development plan conditions.

(Ordinance No. BG2020 - 5)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

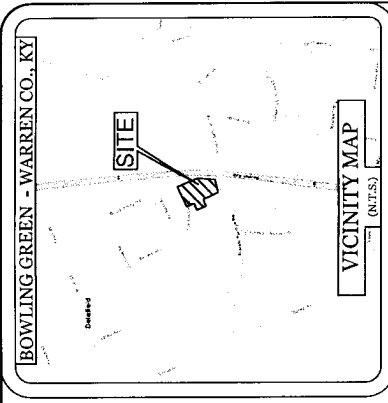
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 17, 2020, and given final reading on April 21, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: April 21, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



FLOODPLAIN INFORMATION
 THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO THE FLOODPLAIN MAPS OF WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP # 212270184E WITH AN EFFECTIVE DATE OF MAY 2, 2007.

PARCEL OWNER, ADDRESS & SOURCE OF TITLE
 MUCAT RAM, INC.
 205 EAST PEARL DRIVE
 RUSSELLVILLE, KY 42276
 DEED BOOK 1192 PAGE 75

TOTAL AREA OF SURVEY
 53,182 +/- SQ. FT.
 1.22 +/- ACRES

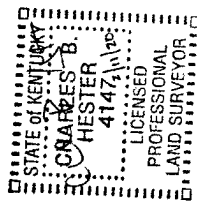
- GENERAL NOTES**
1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
 5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED 'B, HESTER PLS & 4147' UNLESS OTHERWISE NOTED.
 6. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTIES DESIGNATED PHYSICAL ADDRESS PER WARREN COUNTY PVA ARE AS FOLLOWS: 900 BROADWAY AVE # 907 BROADWAY AVE.
 7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1802.
 8. A PORTION OF THE BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY WAY OF BOUNDARY LINE AGREEMENT BETWEEN THE OWNER OF THE SUBJECT PROPERTY AND THE HOUSING AUTHORITY OF BOWLING GREEN PER AN ON SITE MEETING. SAID BOUNDARY LINE AGREEMENT WILL BE PUT TO RECORD VIA A RECORDED PLAT WITH CONSENTING SIGNATURES FROM EACH OF THE AFFECTED PROPERTY OWNERS FOLLOWING THE APPROVAL OF THE PROPOSED ZONE CHANGE.

GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRA PRECISION SPW (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY. THE MEASUREMENTS WERE VERIFIED BY DIRECT TOTAL STATION MEASUREMENT BY CONVENTIONAL METHODS WAS TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KRS 19.150. THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON OCTOBER 19, 2019 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING THE DIMENSIONS AND BEARING SURVEYING METHOD, AND/OR BY THE METHOD OF CLOSEURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY, KRS 19.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1802, GEOID 128 CONUS), TAKEN FROM STATIC GPS OBSERVATION.

Charles B. Hester
 DATE: 2/11/20



REZONING EXHIBIT
 701 AND 711 BOAT LANDING ROAD
 BOWLING GREEN, KY

CHANDUBHAI PATEL
 400 CASTLE PEAK COURT
 BOWLING GREEN, KY 42104

DATE: 1-28-2020 SCALE: 1" = 50'

PROJECT/CLIENT: REZONING EXHIBIT

DRAWN BY: J. HOGUE

CHECKED BY: B. HESTER

PREPARED BY: ARNOLD CONSULTING ENGINEERING SERVICES, INC.

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

LEGEND

	MAG NAIL SET
	IRON PIN FOUND
	PROPERTY LINE
	SETBACK LINE
	EASEMENTS
	CENTERLINE
	INTERIOR LOT LINE

