

ORDINANCE NO. BG2020 - 29

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 0.8823 ACRE FROM HB (HIGHWAY BUSINESS) AND RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) TO RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 OTTE COURT, PRESENTLY OWNED BY VGF INVESTMENTS, LLC C/O JOHN GROVES AND A PORTION OF 5844 SCOTTSVILLE ROAD, PRESENTLY OWNED BY CSR BG INVESTMENTS C/O CHRIS ROBERTSON

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing via video teleconference on August 20, 2020 regarding the proposed rezoning of tracts of land containing 0.8823 acre located at 0 Otte Court and a portion of 5844 Scottsville Road, from HB (Highway Business) and RM-3 (Townhouse/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 special call meeting, at said time and place with ten (10) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 0.8823 acre located at 0 Otte Court and 5844 Scottsville Road, from HB (Highway Business) and RM-3 (Townhouse/Multi-Family Residential) to RM-3 (Townhouse/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 VGF Investments, LLC c/o John Groves located at 0 Otte Court and CSR BG Investments c/o Chris Robertson located at 5844 Scottsville Road, containing a total of 0.8823 acre, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from HB (Highway

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Business) and RM-3 (Townhouse/Multi-Family Residential) to RM-3 (Townhouse/Multi-Family Residential), with development plan conditions.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 September 15, 2020, and given final reading on October 20, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: October 20, 2020

APPROVED: Bruce Wilkinson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

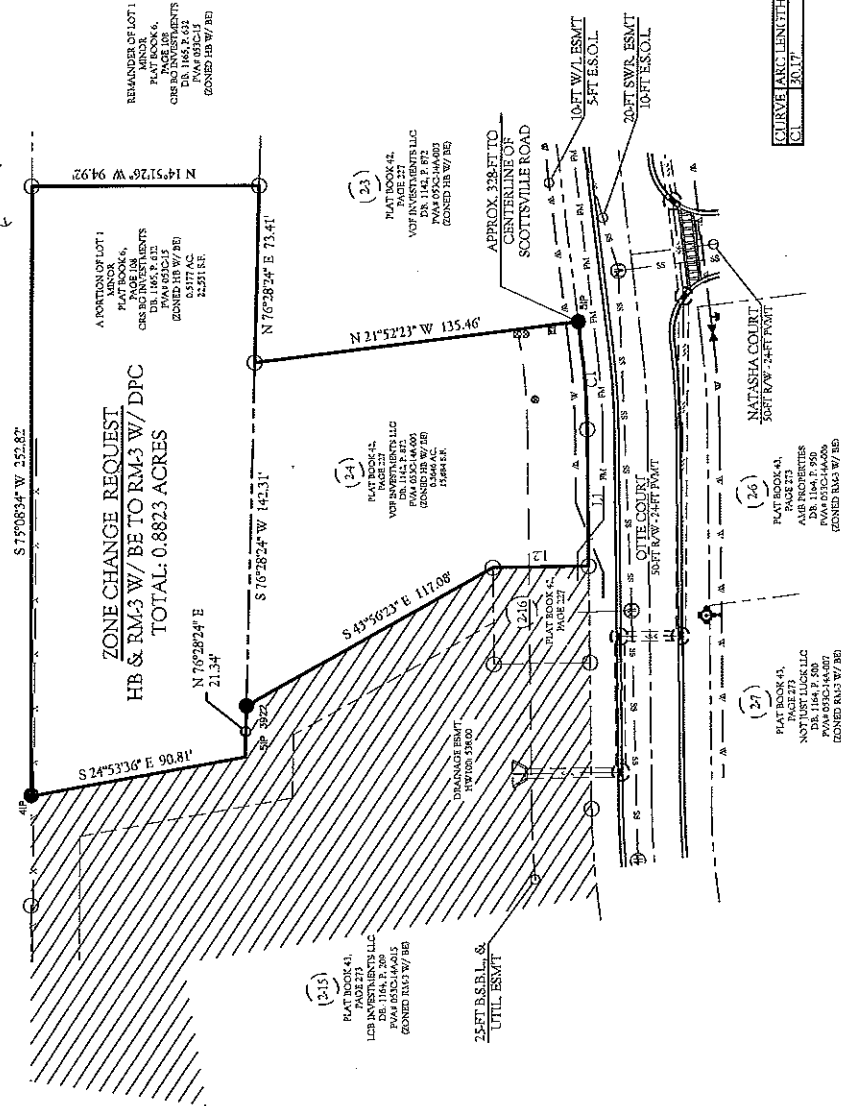
UTILITY NOTE:
UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

FLOOD NOTE:
I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #21227C0320E, AND DATED MAY 2, 2007.

OWNER LOT 1
CRS INVESTMENTS LLC
1609 REDWOOD WAY
BOWLING GREEN, KY 42103

OWNER LOT 24
VGF INVESTMENTS
PO BOX 506
BOWLING GREEN, KY 42102

(1)
WORK BOOK
PLAT BOOK 41
PAGE 273
HOUSING OF SOUTHERN KY INC
DR. 1142.2, 872
PMA 0552-14605
(ZONED RA3 W/ BB)



STATE OF KENTUCKY
LUCAS L
3922
LICENSED
PROFESSIONAL
LAND SURVEYOR

Lucas Slavy
7-23-2020

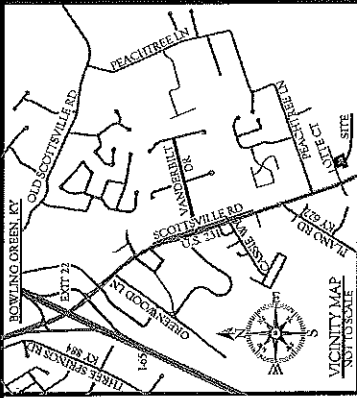
- GENERAL LEGEND**
- MONUMENT FOUND
 - IRON PIN SET
 - ↓ EXISTING GUY WIRE
 - ⊗ EXISTING POWER POLE
 - ⊗ EXISTING FIRE HYDRANT

LINE	BEARING	DISTANCE
L1	S 20°24'42" E	68.66
L2	S 15°55'10" E	48.89

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.17'	274.00'	67.007°	N 71°16'11" E	30.15'



SCALE: 1" = 50'

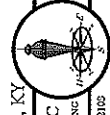


GENERAL NOTES:

1. SOURCE OF TITLE: DEED BOOK 1142, PAGE 872, AND DEED BOOK 1165, PAGE 632.
2. TOTAL AREA OF THIS SURVEY, 0.8823 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: JUNE 18, 2020.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS A URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLEYS WITH 301 KAR 18.150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
9. UNADJUSTED CLOSURE 1.44-4.66.
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".

REZONING PLAT FOR:

LOT 24 OF THE OTTE COMMERCIAL SUBDIVISION & A PORTION OF LOT 1 OF THE WHEATS PROPERTY SUBDIVISION
PLAT BOOK 42, PAGE 227 & MINOR PLAT BOOK 6, PAGE 108
OTTE COURT
BOWLING GREEN, KY



VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING
1016 Shive Lane • Bowling Green, KY 42102
P: 202-292-1001 F: 202-292-1001 E: info@vanmeter.com
CHECKED BY: DMM YSS JOB # 18118 SURVEY DATE: 6-18-2020
APPROVED BY: LLS PLOT DATE: 7-23-2020