

ORDINANCE NO. **BG2023 - 29**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND
CONTAINING 2.2073 ACRES FROM RM-4 (MULTI-
FAMILY RESIDENTIAL) AND HB (HIGHWAY
BUSINESS) TO RM-4 (MULTI-FAMILY
RESIDENTIAL) LOCATED AT CORNERSTONE
AVENUE AND VETERANS MEMORIAL LANE
PRESENTLY OWNED BY KEYSTONE
DEVELOPMENT GROUP, 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 September 7, 2023 regarding the proposed rezoning of tracts of land containing 2.2073 acres located at Cornerstone Avenue and Veterans Memorial Lane, from RM-4 (Multi-Family Residential) and HB (Highway Business) to 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 eight (8) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone tracts of land containing 2.2073 acres located at Cornerstone Avenue and Veterans Memorial Lane, from RM-4 (Multi-Family Residential) and HB (Highway Business) to 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 Keystone Development Group, LLC, containing 2.2073 acres located at Cornerstone Avenue and Veterans Memorial Lane, 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 RM-4 (Multi-Family Residential) and HB (Highway Business) to RM-4 (Multi-Family Residential), with development plan conditions.

(Ordinance No. BG2023 - 29)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 October 17, 2023, and given final reading on November 7, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

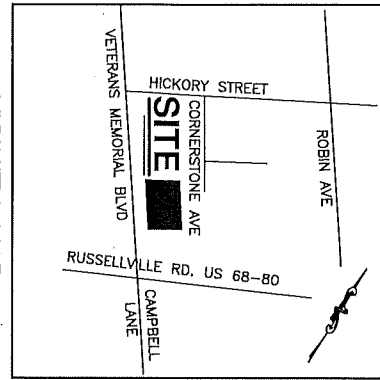
ADOPTED: November 7, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

LANDMARK ENGINEERING



VICINITY MAP
(N.T.S.)

OWNER:

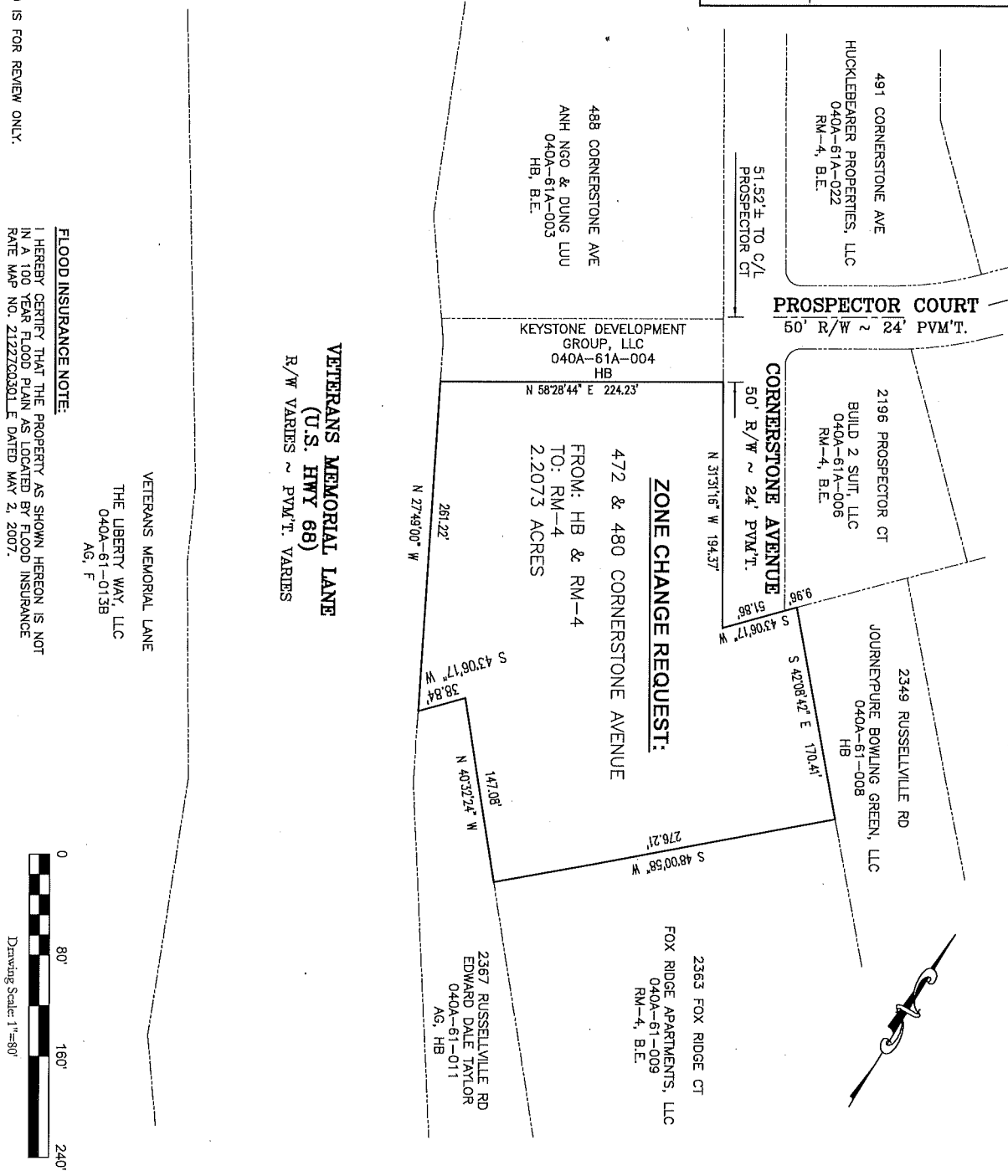
KEystone DEVELOPMENT GROUP, LLC
13101 LOUISVILLE RD
BOWLING GREEN KY 42101

APPLICANT:

MATTHEW TABOR
933 THREEWOOD CIRCLE
BOWLING GREEN, KY 42103

STATE OF KENTUCKY
THOMAS J. LUCAS, JR.
368
PROFESSIONAL
LAND SURVEYOR

THIS DRAWING IS NOT A BOUNDARY SURVEY AND IS FOR REVIEW ONLY.
NOT TO BE USED FOR LAND TRANSFER.



FLOOD INSURANCE 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 NO. 2122ZC0301 E DATED MAY 2, 2007.



File location: PROJECTS\2017\17258\ZONE CHANGE LOTS 4 & 5\ZONE CHANGE PLAN.17258.LOTS 4 & 5.DWG

LANDMARK ENGINEERING

Chief Engineer
Matthew Tabor
Professional Land Surveyor
License No. 368
Kentucky
17258

Client: E. Tabor
Project: 17258
Date: 11/20/2017

SHEET TITLE
CL.0

ZONE CHANGE
472 & 480 CORNERSTONE AVENUE
BOWLING GREEN, WARREN COUNTY, KY

REVISIONS	
Date	Description