

ORDINANCE NO. **BG2022 - 38**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TWO TRACTS OF LAND
CONTAINING 0.8204 ACRE FROM CB (CENTRAL
BUSINESS) TO RM-3 (TOWNHOUSE/MULTI-
FAMILY RESIDENTIAL) LOCATED AT 0 EAST
12TH AVENUE, PRESENTLY OWNED BY BARREN
RIVER CAPITAL, 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 2, 2022 regarding the proposed rezoning of two tracts of land containing 0.8204 acre located at 0 East 12th Avenue (formerly 719 and 727 East 12th Avenue), from CB (Central Business) to RM-3 (Townhouse/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 six (6) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone two tracts of land containing 0.8204 acre located at 0 East 12th Avenue, from CB (Central Business) 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 Barren River Capital, LLC, containing 0.8204 acre located at 0 East 12th Avenue, 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 CB (Central Business) 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

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 19, 2022, and given final reading on August 2, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 2, 2022

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

EXISTING ZONING
2022-39-Z-BG

AG	HB	NB	PUD	RM-4	RS-1C
CB	HI	OP-C	R-E	RR	RS-1D
F	LI	OP-R	RM-2	RS-1A	
GB	MHP	P	RM-3	RS-1B	

