

ORDINANCE NO. **BG2022 - 35**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND IN A  
PORTION OF THE NUTWOOD  
STREET/MAGNOLIA STREET AREA FROM RS-1D  
(SINGLE FAMILY RESIDENTIAL) AND RM-2  
(TWO-FAMILY RESIDENTIAL) TO RS-1D (SINGLE  
FAMILY RESIDENTIAL) WITH AN OVERLAY  
ZONE

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 May 19, 2022 regarding the proposed rezoning of tracts of land in a portion of the Nutwood Street/Magnolia Street area, from RS-1D (Single Family Residential) and RM-2 (Single Family Residential) to RS-1D (Single Family Residential) with an overlay zone; 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 tracts of land in a portion of the Nutwood Street/Magnolia Street area, from RS-1D (Single Family Residential) and RM-2 (Single Family Residential) to RS-1D (Single Family Residential) with an overlay zone; and,

WHEREAS, the rezoning was recommended by the City-County Planning Commission due to the recent tornado event on December 11, 2021 and the significant damage to homes, after it was determined existing multi-family zoning did not match the single family characteristics of the neighborhood.

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

1. The tracts of real estate in a portion of the Nutwood Street/Magnolia Street area, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied

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in full, are hereby rezoned from RS-1D (Single Family Residential) and RM-2 (Single Family Residential) to RS-1D (Single Family Residential) with an overlay zone.


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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 June 21, 2022, and given final reading on July 19, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: July 19, 2022

APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST:   
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



