

ORDINANCE NO. **BG2023 - 11**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 6.38 ACRES FROM AG (AGRICULTURE) AND RM-4 (MULTI-FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 1965 KY HIGHWAY 185 PRESENTLY OWNED BY BEECH HOLDINGS, 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 May 4, 2023 regarding the proposed rezoning of two tracts of land containing a total of 15.49 acres located at 102 Old Richardsville Road located in the County, and 1965 KY Highway 185 located in the City, from AG (Agriculture) and RM-4 (Multi-Family Residential) to PUD (Planned Unit Development); 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) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 6.38 acres located at 1965 KY Highway 185, from AG (Agriculture) and RM-4 (Multi-Family Residential) to PUD (Planned Unit Development), with development plan conditions.

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

1. The tract of real estate presently owned by Beech Holdings, LLC, containing 6.38 acres located at 1965 KY Highway 185, which tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from AG (Agriculture) and RM-4 (Multi-Family Residential) to PUD (Planned Unit Development), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

(Ordinance No. BG2023 - 11)

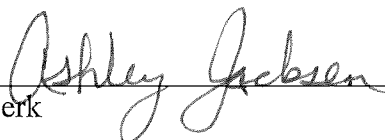
phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 6, 2023, and given final reading on June 20, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: June 20, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

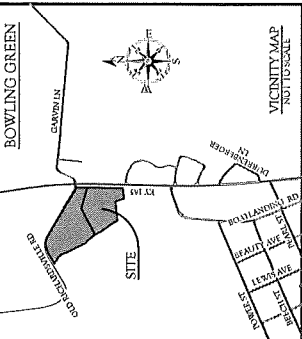
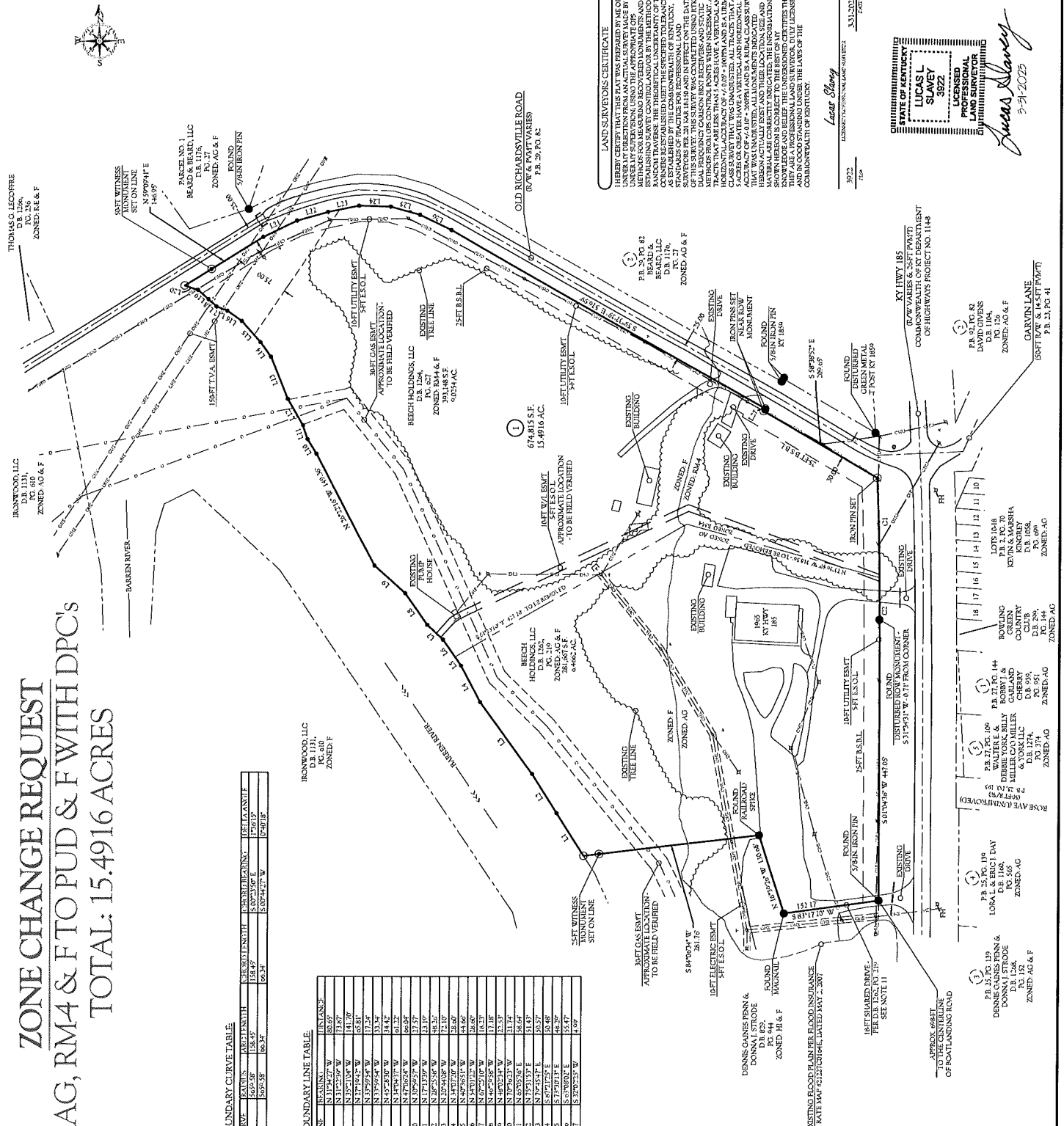
ZONE CHANGE REQUEST AG, RM4 & F TO PUD & F WITH DPC'S TOTAL: 15.4916 ACRES

BOUNDARY CURVE TABLE

CHORD	BEGINNING	END	CHORD BEARING	CHORD LENGTH
1	84°53'35"	84°53'35"	S 89°23'28" E	140.19
2	84°53'35"	84°53'35"	S 89°42'27" W	120.18

BOUNDARY LINE TABLE

CHORD	BEGINNING	END	CHORD BEARING	CHORD LENGTH
1	N 31°04'27" W	84°53'35"		
2	N 31°04'27" W	84°53'35"		
3	N 31°04'27" W	84°53'35"		
4	N 31°04'27" W	84°53'35"		
5	N 31°04'27" W	84°53'35"		
6	N 31°04'27" W	84°53'35"		
7	N 31°04'27" W	84°53'35"		
8	N 31°04'27" W	84°53'35"		
9	N 31°04'27" W	84°53'35"		
10	N 31°04'27" W	84°53'35"		
11	N 31°04'27" W	84°53'35"		
12	N 31°04'27" W	84°53'35"		
13	N 31°04'27" W	84°53'35"		
14	N 31°04'27" W	84°53'35"		
15	N 31°04'27" W	84°53'35"		
16	N 31°04'27" W	84°53'35"		
17	N 31°04'27" W	84°53'35"		
18	N 31°04'27" W	84°53'35"		
19	N 31°04'27" W	84°53'35"		
20	N 31°04'27" W	84°53'35"		
21	N 31°04'27" W	84°53'35"		
22	N 31°04'27" W	84°53'35"		
23	N 31°04'27" W	84°53'35"		
24	N 31°04'27" W	84°53'35"		
25	N 31°04'27" W	84°53'35"		
26	N 31°04'27" W	84°53'35"		
27	N 31°04'27" W	84°53'35"		



GENERAL NOTES:

1. THIS SURVEY WAS MADE FROM THE DEED BOOK 136, PAGE 319 AND DEED BOOK 134, PAGE 67.
2. TOTAL AREA OF THIS SURVEY: 15.4916 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. SOURCE OF BEARING: NAD83, N 40°00'00" ZONE.
5. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY MEETS THE ACCURACY AND PRECISION OF SAID SURVEY MEETS THE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT AND THIS PLAT REPRESENTS A RURAL SURVEY AND COMPLIES WITH 201 KAR 18.140.
6. ALL SET IRON PINS ARE 5/8" INCH DIAMETER BY 18" INCHES LONG WITH YELLOW PLASTIC CAPS STAMPED "1".
7. ALL SET IRON PINS ARE 1/2" INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "1, SLAVEY K7022".
8. ALL SET IRON PINS ARE 1/2" INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "1, SLAVEY K7022".
9. ALL SET IRON PINS ARE 1/2" INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "1, SLAVEY K7022".
10. ALL SET IRON PINS ARE 1/2" INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "1, SLAVEY K7022".
11. PER D.R. 136, P. 319 BEECH HOLDINGS, LLC HAS THE RIGHT TO FULLY USE THE LEFT DRIVEWAY WHICH NOW EXISTS AND WHICH IS LOCATED ON EITHER SIDE OF THE EXISTING DRIVEWAY. THE DRIVEWAY IS DESCRIBED IN DEED BOOK 45, PAGE 44, SAID DRIVEWAY LINE BEING DESIGNATED BY THE CALL "S 89°17'23" W, 152.17 FT."

UTILITY NOTE:

HEREON IS A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #12120104E, DATED MAY 7, 2007.

UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES NOT SHOWN HEREON ARE NOT TO BE CONSIDERED AS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

CONVEYANCE:

MONUMENT POINT (AS DESCRIBED)

IRON PIN SET (IPS)

WITNESS MONUMENT

MEASURE POINT

EXISTING POWER POLE

EXISTING WATER METER

EXISTING FIRE HYDRANT

EXISTING FENCE

EXISTING OVERHEAD UTILITIES

EXISTING OVERHEAD ELECTRIC

EXISTING GAS LINE

OWNER:

BEECH HOLDINGS, LLC
P.O. BOX 3350
BOWLING GREEN, KY 42102

REZONING PLAT FOR:

DEED BOOK 1363, PAGE 319 AND DEED BOOK 1344, PAGE 627
KY HIGHWAY 185 AND OLD RICHMOND ROAD
BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERING - LAND SURVEYING
5010 East Main Road - Bowling Green, KY 42108
P: 270.796.1001 F: 270.721.0011 E: jslavey@vanmeter.com
DRAYTON, KY TDS 1985 JOB # 2401 SURVEY DATE: 6/23/2023
CHECKED BY: JAC PLATT DATE: 6/23/2023
APPROVED BY: JAC

Lucas Slavey
PROFESSIONAL LAND SURVEYOR
3922
3/1/2023