

ORDINANCE NO. **BG2020 - 41**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 1.3686 ACRES FROM RM-2 (TWO-FAMILY RESIDENTIAL) AND GB (GENERAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 0, 1024, 1028, 1032 AND 1038 KENTON STREET AND 1023, 1027, 1031 AND 1033 GREENWOOD ALLEY, PRESENTLY OWNED BY CSR BG INVESTMENTS, LLC C/O CHRIS ROBERTSON WITH BELL VUE PROPERTIES, LLC C/O DESMOND BELL AS THE APPLICANT

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 November 5, 2020 regarding the proposed rezoning of tracts of land containing 1.3686 acres located at 0, 1024, 1028, 1032 and 1038 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, from RM-2 (Two-Family Residential) and GB (General Business) 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 special 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 1.3686 acres located at 0, 1024, 1028, 1032 and 1038 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, from RM-2 (Two-Family Residential) and GB (General Business) 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 tracts of real estate presently owned by CSR BG Investments, LLC c/o Chris Robertson with Bell Vue Properties, LLC c/o Desmond Bell, containing 1.3686 acres located at 0, 1024, 1028, 1032 and 1038 Kenton Street and 1023, 1027, 1031 and 1033 Greenwood Alley, which tracts of real estate

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are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from RM-2 (Two-Family Residential) and GB (General Business) 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, 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.

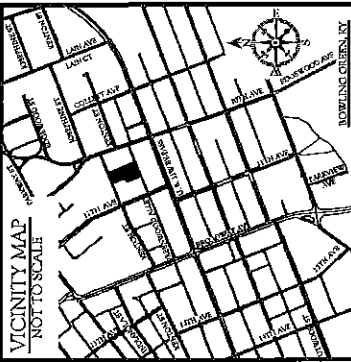
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 1, 2020, and given final reading on December 15, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 15, 2020

APPROVED: Brian Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

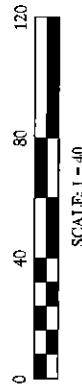
SPONSORED BY: Jeffery B. Meisel, City Manager



STATE OF KENTUCKY
LUCAS L. SLAVEY
 3922
 LICENSED PROFESSIONAL LAND SURVEYOR

Lucas Slavey
 10-8-2020

- GENERAL LEGEND
- MONUMENT ROUND
 - IRON PIN SET
 - ⊕ EXISTING CUI WIRE
 - ⊖ EXISTING POWER POLE
 - ⊗ EXISTING FIRE HYDRANT

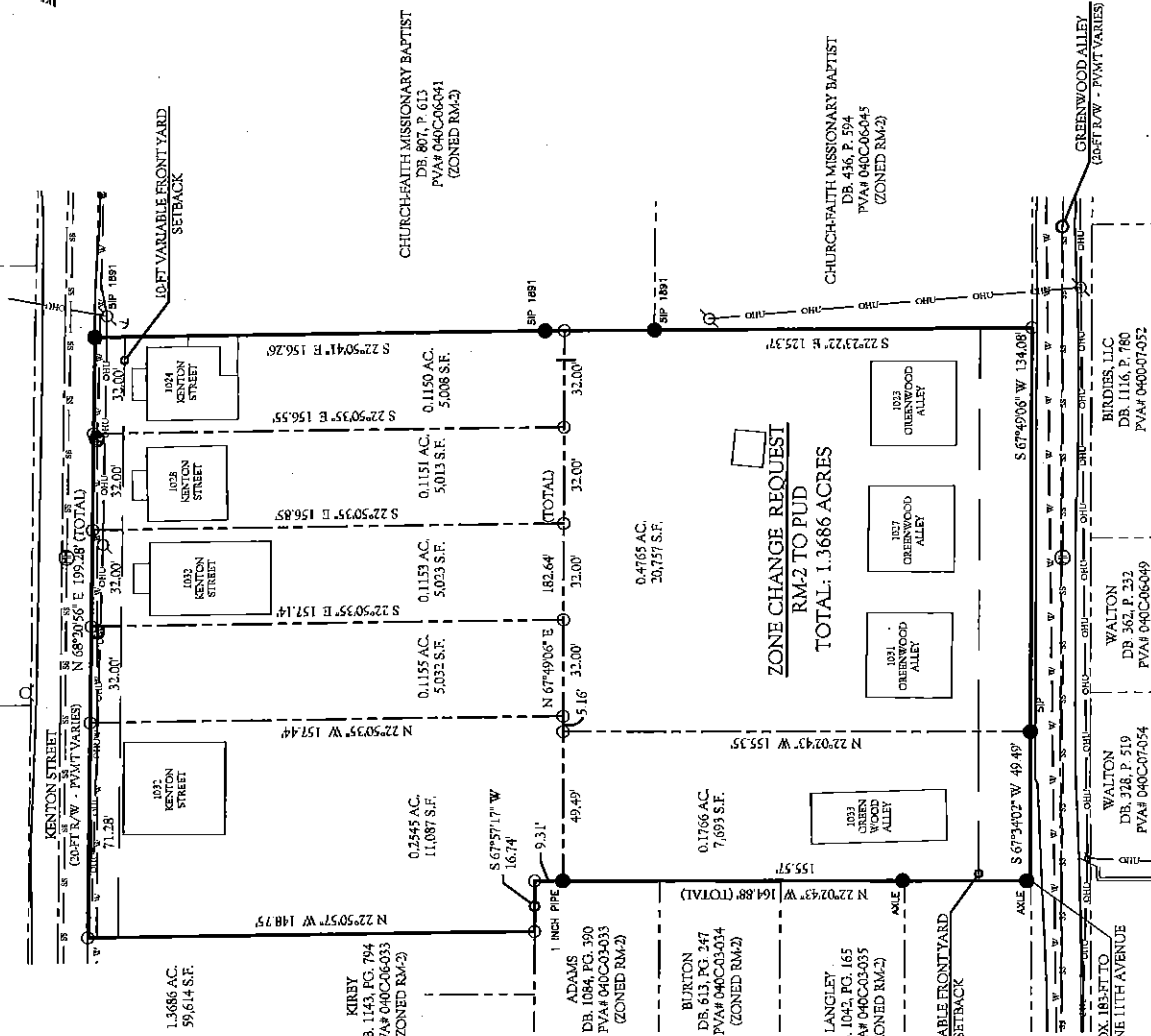


REZONING PLAT FOR:

1023, 1027, 1031, 1033 GREENWOOD ALLEY, AND
 1024, 1028, 1032, 1036, 1038 KENTON STREET
 BOWLING GREEN, KY

VAN METER & SLAVEY, LLC

PROFESSIONAL ENGINEERING - LAND SURVEYING
 1016 Shiloh Lane - Bowling Green, KY 42103
 P: 773.268.1001 F: 773.268.1001 E: info@vanmeter.com
 LICENSE NO. 12332 KY-00000000000000000000000000000000
 CHECKED BY: ALSH SURVEY DATE: 10/8/2020
 APPROVED BY: LSL PLOT DATE: 10/8/2020



GENERAL NOTES:

1. SOURCE OF TITLE: DEED BOOK 1190, PAGE 748, DEED BOOK 1175, PAGE 284, DEED BOOK 1172, PAGE 612, DEED BOOK 1214, PAGE 692, AND DEED BOOK 1169, PAGE 932.
2. TOTAL AREA OF THIS SURVEY: 1.3686 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: AUGUST 8, 2019.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 301 KAR 18.150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
10. UNADJUSTED CLOSURE: 180.345.
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".

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:

IT IS HEREBY CERTIFIED THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #21227C03065, DATED MAY 2, 2007.

OWNER:
 CSR BG INVESTMENTS, LLC
 1266 US 31W BYP
 BOWLING GREEN, KY 42101

APPLICANT:
 BELLEVUE PROPERTIES
 2865 LAURELSTONE LANE
 BOWLING GREEN, KY 42101

1-JEE PROPERTIES, LLC
 DB: 1164, PG 480
 PVA# 040C03035
 (ZONED RM-2)

WALTON
 DB: 362, P. 232
 PVA# 040C06049
 (ZONED HB)

BIRDERS, LLC
 DB: 1116, P. 780
 PVA# 040C07052
 (ZONED HB)

WALTON
 DB: 362, P. 319
 PVA# 040C07054
 (ZONED HB)