

ORDINANCE NO. BG2020 - 11

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF TWO TRACTS OF LAND CONTAINING 0.211 ACRE FROM LI (LIGHT INDUSTRIAL) TO CB (CENTRAL BUSINESS) LOCATED AT 0 AND 907 BROADWAY AVENUE, PRESENTLY OWNED BY THOMAS HUNT

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 May 21, 2020 regarding the proposed rezoning of a portion of two tracts of land containing 0.211 acre located at 0 and 907 Broadway Avenue, from LI (Light Industrial) to CB (Central Business); 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 eight (8) members of the Board present, by unanimous vote approved a recommendation to rezone a portion of two tracts of land containing 0.211 acre located at 0 and 907 Broadway Avenue, from LI (Light Industrial) to CB (Central Business), 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 Thomas Hunt, containing 0.211 acre located at 0 and 907 Broadway Avenue, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from LI (Light Industrial) to CB (Central Business), 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

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conflict therewith are hereby repealed.

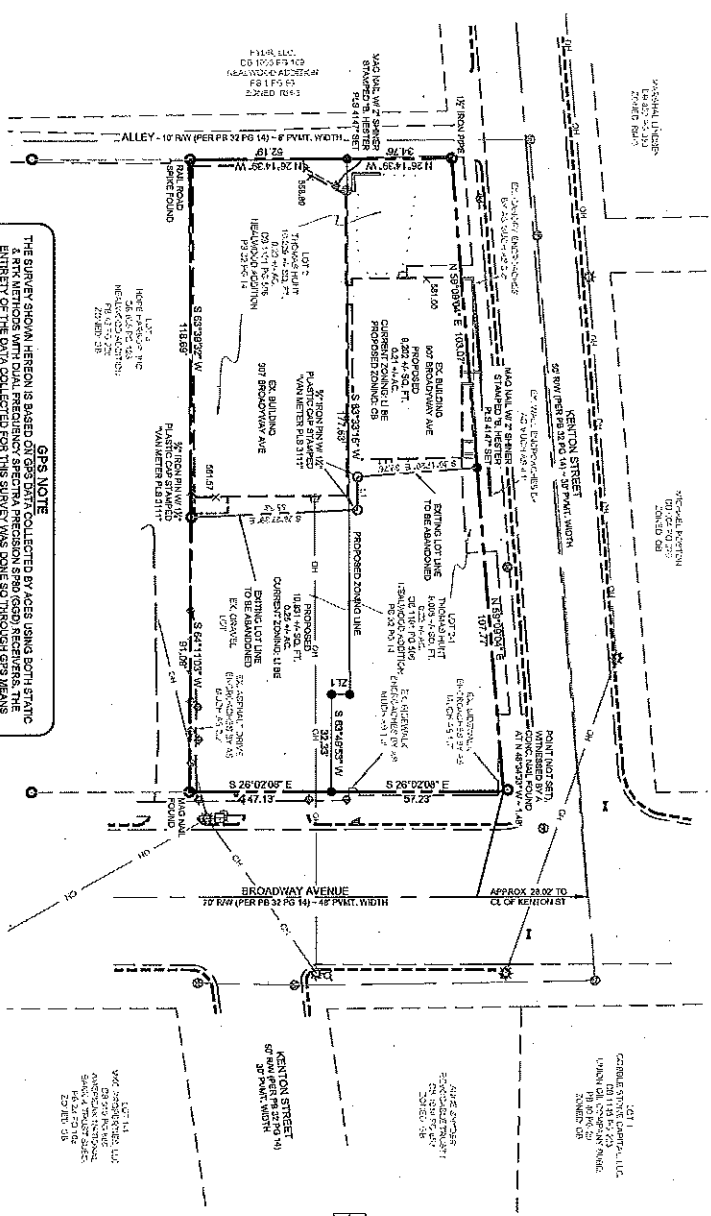
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on June 16, 2020, and given final reading on June 18, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: June 18, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRAL PRECISION GPS (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY. THE DATA WAS CHECKED FOR ACCURACY BY CONVENTIONAL MEASUREMENT BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES SAID UTILITIES.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND ACCORDING TO THE RECORDS OF THE COUNTY OF KENTON, KY.
3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN UNBIASED, COMPETENT AND ACCURATE MEASUREMENT OF PROPERTY DIMENSIONS AND LOCATIONS ON THE BASIS OF THE DATA PROVIDED TO HIM OR HER BY THE CLIENT.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND ACCORDING TO THE RECORDS OF THE COUNTY OF KENTON, KY.
5. ALL SET CORNERS ARE 7" MAG NAIL WITH 2" ALUMINUM SHINER STRAPPED TO HEETER PLS 4147 UNLESS OTHERWISE NOTED.
6. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY WAS ASSOCIATED WITH THE RECORDS OF THE COUNTY OF KENTON, KY. THE DATA FOR THIS SURVEY IS BASED ON THE RECORDS OF THE COUNTY OF KENTON, KY. THE DATA FOR THIS SURVEY IS BASED ON THE RECORDS OF THE COUNTY OF KENTON, KY.
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9. THIS SURVEY REPRESENTS A BOUNDARY RESTATEMENT SURVEY AND IS BASED ON FOUND MONUMENTS RECORDED BY ACES IN CONNECTION WITH THE CURRENT PLAT OF RECORD FOR THE SUBJECT PROPERTY. PLAT BOOK 22 PAGE 14.



LEGEND	
	MAG NAIL SET
	PROPERTY FOUND
	SETBACK LINE
	EASEMENTS
	CENTERLINE
	INTERIOR LOT LINE

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°53'28" E	11.04'

ZONING LINE TABLE		
LINE	BEARING	DISTANCE
Z1.1	N 28°10'07" W	8.12'

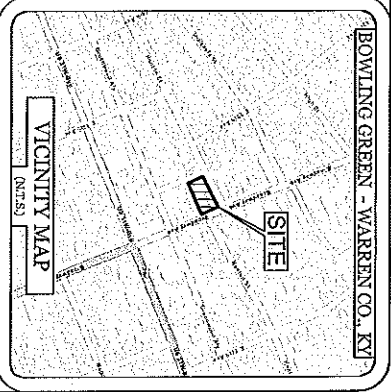
SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLETED ON APRIL 21, 2020 AND WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION. I AM A LICENSED SURVEYOR IN THE STATE OF KENTON, KY. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE KENTON COUNTY SURVEYING ACT AND THE KENTON COUNTY SURVEYING BOARD. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE KENTON COUNTY SURVEYING ACT AND THE KENTON COUNTY SURVEYING BOARD. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE KENTON COUNTY SURVEYING ACT AND THE KENTON COUNTY SURVEYING BOARD.

PRELIMINARY

CHARLES B. HESTER, PLS 4147

TOTAL AREA OF SURVEY
 20.04 ± SQ. FT.
 0.46 ± ACRES



PARCEL OWNER, ADDRESS & SOURCE OF TITLE
 THOMAS HUNT
 1053 LOVENS LN, STE A
 BOWLING GREEN, KY 42103
 DEED BOOK 181 PAGE 598
 PLAT BOOK 22 PAGE 14
 EFFECTIVE DATE OF MAY 2, 2007

PROJECT/CLIENT:
REZONING EXHIBIT OF LOT 2-1 & DEVELOPMENT PLAN CONDITION EXHIBIT FOR LOT 2 OF THE NEALWOOD ADDITION BLOCK "A" SUBDIVISION

DESIGNED BY: B. HESTER
 DRAWN BY: J. HICKSBY
 CHECKED BY: B. HESTER

DATE: 04-05-2020
 SCALE: 1" = 40'

PROJECT NUMBER: 19-2099-4

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1336 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445