

ORDINANCE NO. BG2019 – 3

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 0.23 ACRE FROM RM-4 (MULTI-FAMILY RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 0 CAMPBELL LANE, PRESENTLY OWNED BY SANDRA STEWART, WITH BUCKHEAD KITCHEN & BAR LLP C/O CAITLIN DAVIS AS CONTRACT VENDEE

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 January 17, 2019 regarding the proposed rezoning of a portion of a tract of land containing 0.23 acre located at 0 Campbell Lane, from RM-4 (Multi-Family Residential) to GB (General 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 regular meeting, at said time and place with ten (10) members of the Board present, voted eight (8) yeas and two (2) nays to approve a recommendation to rezone a portion of a tract of land containing 0.23 acre located at 0 Campbell Lane, from RM-4 (Multi-Family Residential) to GB (General Business), with development plan conditions.

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

1. The portion of a tract of real estate presently owned by Sandra Stewart, with Buckhead Kitchen & Bar LLP c/o Caitlin Davis as contract vendee, containing 0.23 acre located at 0 Campbell Lane, which the portion of a tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from RM-4 (Multi-Family Residential) to GB (General 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

(Ordinance No. BG2019 -3)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

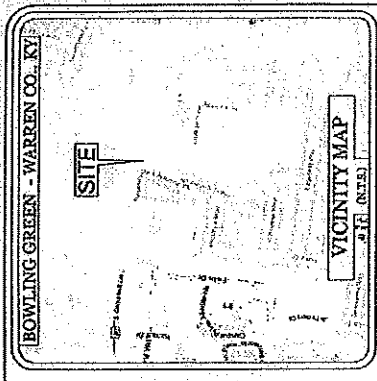
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on February 19, 2019, and given final reading on March 5, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 5, 2019

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 02/11/2019, 1:15 p.m.



FLOODPLAIN INFORMATION
 THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD PRONE AREA ACCORDING TO FIRM FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY, AND IS NOT SUBJECT TO ANY SPECIAL FLOOD HAZARD ZONING WITHIN THE RESPECTIVE STATE OF KENTUCKY.

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VEHICLES AND/OR RECORD DRAWINGS. UTILITY CONDUITS, THERE MAY BE OTHER UNDEGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED AS TO THE ACTUAL LOCATION OF SAID UTILITIES.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON, ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. ALL IRON PINS SET ARE 1/2" X 1/4" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "L. HESTER PLS 417" UNLESS OTHERWISE NOTED.
6. THE SURVEY FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 16E.

REZONING EXHIBIT
 OF A PORTION OF LOT 162 OF THE CALVIN ALFORD SUBDIVISION

RICK KELLEY
 PO BOX 4802
 BOWLING GREEN, KY 42302
 DATE: 12-18-2018 SCALE: 1" = 30'



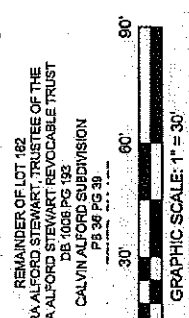
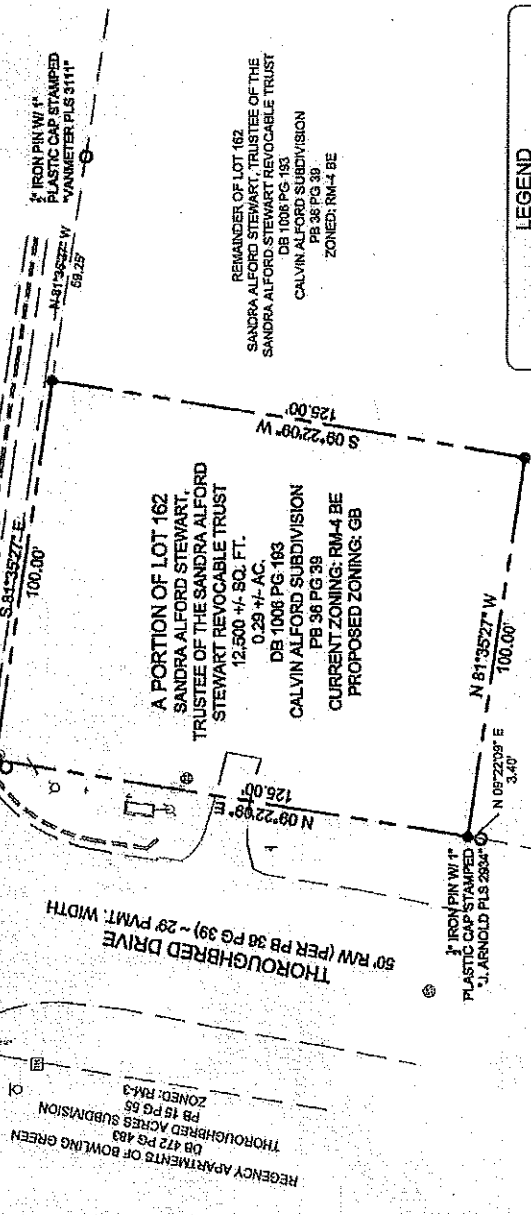
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338 BOWLING GREEN, KY 42101
 PHONE (270) 789-9445

SURVEYOR'S CERTIFICATE
 I, CHARLES B. HESTER, LICENSED PROFESSIONAL LAND SURVEYOR, NO. 4147, DO HEREBY CERTIFY THAT THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY CONDUCTED WITHIN THE CITY OF BOWLING GREEN, KENTUCKY, AND WAS COMPLETED ON NOVEMBER 8, 2018, AND WAS PERFORMED UNDERLY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECEIVED POSITIONS. THE SURVEY WAS CONDUCTED USING A TRIPLET GPS RECEIVER AND THE MEASUREMENTS WERE UNADJUSTED MATHEMATICAL ERRORS OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMISSIONERS OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING IN KENTUCKY. THE SURVEY WAS CONDUCTED USING A TRIPLET GPS RECEIVER AND THE MEASUREMENTS WERE UNADJUSTED MATHEMATICAL ERRORS OF CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 16E). GRID COORDINATES TAKEN FROM STATIC GPS OBSERVATION.

GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY USES USING BOTH STATIC TRIPLET METHODS WITH DUAL FREQUENCY GPS DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS TO LOCATE CORNERS. THE MEASUREMENTS WERE UNADJUSTED MATHEMATICAL ERRORS OF CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 16E). GRID COORDINATES TAKEN FROM STATIC GPS OBSERVATION.

LOT 3
 BOWLING GREEN INDEPENDENT SCHOOL DISTRICT FINANCE CORPORATION
 DB 786 PG 169
 POTTER HOME PROPERTY SUBDIVISION
 PB 31 PG 43
 ZONING: R-2E

STATE OF KENTUCKY
 CHARLES B. HESTER
 4147
 LICENSED PROFESSIONAL LAND SURVEYOR



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

LOT 162
 SANDRA ALFORD STEWART, TRUSTEE OF THE SANDRA ALFORD STEWART REVOCABLE TRUST
 11711
 BOWLING GREEN, KY 42104
 DEED BOOK 1089 PAGE 193
 PLAT BOOK 39 PAGE 84-0