

ORDINANCE NO. **BG2020 - 9**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.124 ACRE FROM RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) TO OP-R (OFFICE-PROFESSIONAL/RESIDENTIAL) LOCATED AT 0 EAST 13TH AVENUE, PRESENTLY OWNED BY KEVIN AND BETHANY CROSLIN

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 April 30, 2020 regarding the proposed rezoning of a tract of land containing 0.124 acre located at 0 East 13th Avenue, from RM-3 (Townhouse/Multi-Family Residential) to OP-R (Office-Professional/Residential); 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 seven (7) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 0.124 acre located at 0 East 13th Avenue, from RM-3 (Townhouse/Multi-Family Residential) to OP-R (Office-Professional/Residential), 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 Kevin and Bethany Croslin, containing 0.124 acre located at 0 East 13th Avenue, 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 RM-3 (Townhouse/Multi-Family Residential) to OP-R (Office-Professional/Residential), 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

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 May 19, 2020, and given final reading on June 2, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

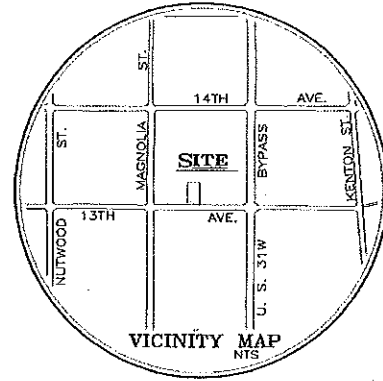
ADOPTED: June 2, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

NOTE:
 THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21227C0302E (DATED 5/2/07) SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.
 THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

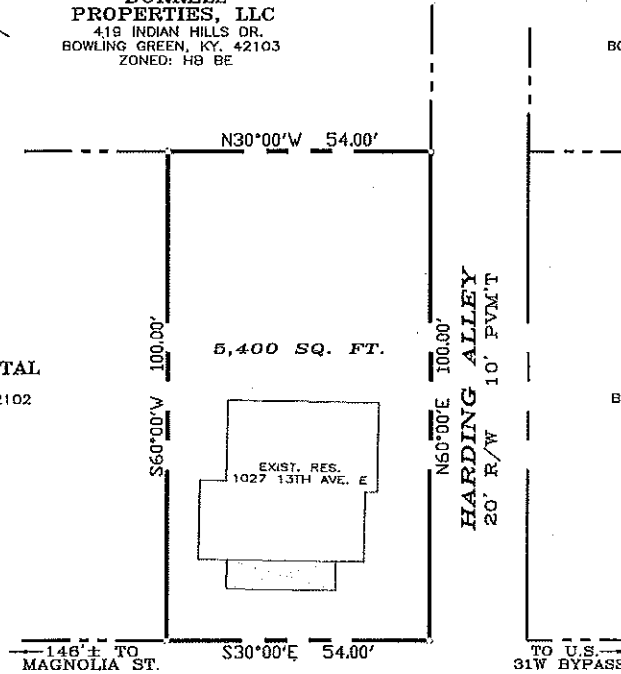


BURRELL PROPERTIES, LLC
 419 INDIAN HILLS DR.
 BOWLING GREEN, KY, 42103
 ZONED: HB BE

JAI SAI MALIK, LLC
 1310 U.S. 31W BYPASS
 BOWLING GREEN, KY, 42101
 ZONED: HB

ANNA N. WHITESCARVER ETAL
 PO BOX 1904
 BOWLING GREEN, KY, 42102
 ZONED: RM-3

JAMES W. BROWN
 547 INDIAN HILLS DR.
 BOWLING GREEN, KY, 42103
 ZONED: HB



13TH AVE. E
 50' R/W 30' PVM

HELEN SMITH
 1036 13TH AVE. E
 BOWLING GREEN, KY, 42104
 ZONED: RM-3

DOROTHY BROWN
 1034 13TH AVE. E
 BOWLING GREEN, KY, 42104
 ZONED: RM-3

ANAZAO COMPANY, LLC
 3747 GRINELL DR.
 EVANSVILLE, IN 47711
 ZONED: HB

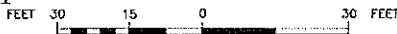
PROPOSED ZONE CHANGE FROM RM-3 TO OP-R

Kevin & Bethany Croslin
 3119 HUNTMASER DR. - BOWLING GREEN, KY, 42104

RECORDED IN DEED BK. 1194 PG. 516
 LOTS 13, 14 & PORTION OF LOT 15 NEALWOOD ADDITION BLOCK B
 SHOWN IN MAJOR PLAT BK. 1 PG. 93
 PVA PARCEL NO.: 040B-24-027

BARRY W. CLAYPOOL AND ASSOCIATES, INC.
 LAND SURVEYING
 1218 High St.
 Bowling Green, Ky, 42101
 Ph.: (270) 781-8990
 Fax: (270) 842-4003

DATE: FEB. 2020
 JOB NO.: 2133
 SCALE: 1"=30'



STATE OF KENTUCKY
BARRY W. CLAYPOOL
 2314
 LICENSED PROFESSIONAL LAND SURVEYOR