

ORDINANCE NO. BG2022 - 9

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.17 ACRE FROM GB (GENERAL BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 STATE STREET, PRESENTLY OWNED BY ROBERT E. PETRIE TESTAMENTARY TRUST, GEORGE D. LAWSON, JR., TRUSTEE WITH ROBERT AND VICKI CHAUDOIN AS THE APPLICANTS

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 February 3, 2022 regarding the proposed rezoning of a tract of land containing 0.17 acre located at 0 State Street (formerly 636 State Street), from GB (General Business) to RM-4 (Multi-Family 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 regular meeting, at said time and place with eight (8) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.17 acre located at 0 State Street, from GB (General Business) to RM-4 (Multi-Family 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 Robert E. Petrie Testamentary Trust, George D. Lawson Jr., trustee with Robert and Vicki Chaudoin as the applicants, containing 0.17 acre located at 0 State Street, 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 GB (General Business) to RM-4 (Multi-Family 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

(Ordinance No. BG2022 - 9)

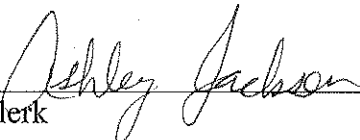
the validity of the remainder of this Ordinance.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 March 1, 2022, and given final reading on March 15, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 15, 2022

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

LANDMARK ENGINEERING

THE VUE SC LLC
DB 1189 P 629
PVA#039A-04-095

CITY OF BOWLING GREEN KY

APPLICANT:
ROBERT CHAUDON
519 E 10th AVENUE
BOWLING GREEN, KY 42101

OWNER:
PETRIE R, EST
636 STATE STREET
BOWLING GREEN, KY 42101

STATE STREET

60' R/W ~ 36' PVMT

1 LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18-150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE AND/OR APPLICABLE PROFESSIONAL STANDARDS OF SURVEYING AUTHORITIES.

REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 1891
DATE 12/19/21

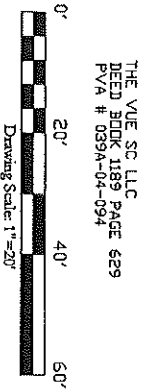
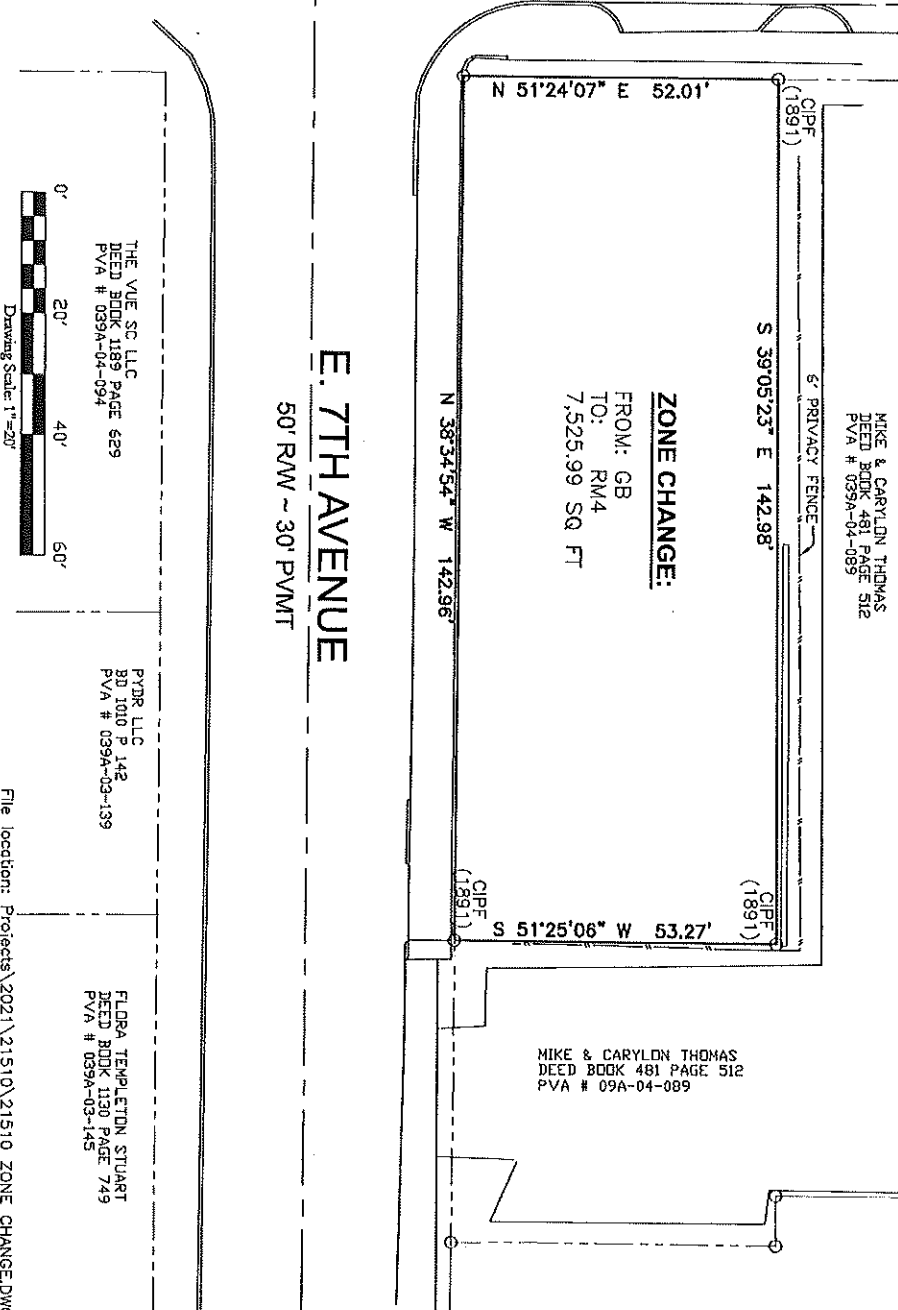
STATE OF KENTUCKY
JAMES R. ADAMS
1881
LICENSED PROFESSIONAL LAND SURVEYOR

MIKE & CARYLON THOMAS
DEED BOOK 481 PAGE 512
PVA # 039A-04-089

ZONE CHANGE:

FROM: GB
TO: RM4
7,525.99 SQ FT

E. 7TH AVENUE
50' R/W ~ 30' PVMT

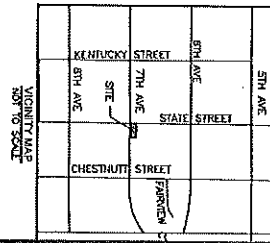


THE VUE SC LLC
DEED BOOK 1189 PAGE 629
PVA # 039A-04-094

PYDR LLC
BD 1010 P 142
PVA # 039A-03-139

FLORA TEMPLETON STUART
DEED BOOK 1130 PAGE 749
PVA # 039A-03-145

File location: Projects\2021\21510\21510 ZONE CHANGE.DWG



ZONE CHANGE
630 STATE STREET
BOWLING GREEN, WARREN COUNTY, KY

LANDMARK ENGINEERING
ONE EXPLORE
1000 W. MARKET STREET
BOWLING GREEN, KY 42101
TEL: 202-222-2222
WWW.LANDMARKENGINEERING.COM

SHEET TITLE
C1.0

DATE: 12/19/21
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 12/19/21