

ORDINANCE NO. **BG2022 - 19**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 4.03 ACRES FROM HB (HIGHWAY BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 KENILWOOD WAY, PRESENTLY OWNED BY THREE SPRINGS HOSPITALITY, LLC

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 April 7, 2022 regarding the proposed rezoning of a tract of land containing 4.03 acres located at 0 Kenilwood Way, from HB (Highway 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 six (6) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 4.03 acres located at 0 Kenilwood Way, from HB (Highway 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 Three Springs Hospitality, LLC, containing 4.03 acres located at 0 Kenilwood Way, 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 HB (Highway 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 the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in

(Ordinance No. BG2022 - 19)

conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on May 3, 2022, and given final reading on May 17, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: May 17, 2022

APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST:   
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

**SURVEYOR'S CERTIFICATE**

I DO HEREBY CERTIFY THAT THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150; THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON MARCH 9, 2022 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE TRAINING OF AN INSTRUMENTAL ASSISTANT SURVEYOR. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRIANGULAR NETWORK THEREON IS: 1/100,000. THE UNADJUSTED MATHEMATICAL ERROR OF MEASUREMENT PER MILE OF THE SURVEY IS: 1/100,000. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING IN 201 KAR 18:150; THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED TO ANY COMMON POINT BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES FOR THE YEAR 1982. THE CONTOUR TAKEN FROM STATIC GPS OBSERVATION;

DATE: 3/10/22  
 CHARLES B. HESTER, PLS 4147

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

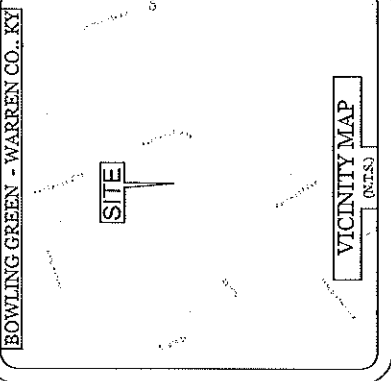
PARCEL OWNER, ADDRESS & SOURCE OF TITLE  
 THREE SPRINGS HOSPITALITY, LLC.  
 165 THREE SPRINGS ROAD  
 BOWLING GREEN, KY 42104  
 DB 1110 PG 534  
 PS 22 PG 50

**GPS NOTE**  
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY AGES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRA PRECISION SP90 (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS NECESSARY FOR THE ACCURACY OF THE CONTROL. MONUMENTS AND GPS CONTROL POINTS WHEN 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.

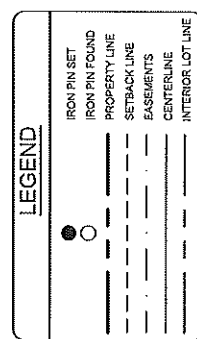
**CURRENT ZONING: HB**  
**PROPOSED ZONING: RM-4 B**

**GENERAL NOTES**

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, 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 DESCRIBED 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 RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. ALL IRON PINS SET ARE 1/2" X 1/8" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "B. HESTER PLS 4147" UNLESS OTHERWISE NOTED.
6. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY DID NOT HAVE A DESIGNATED PHYSICAL ADDRESS.
7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES. SOUTH ZONE 1882. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 83 AS OBTAINED FROM STATIC GPS OBSERVATION.



**FLOODPLAIN INFORMATION**  
 THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP IF POSSIBLE. DATE OF MAY 2, 2007.



**REZONING EXHIBIT**  
**OF LOT 1-3 OF THE PASCOE**  
**ESTATES SUBDIVISION SECT. III**

THREE SPRINGS HOSPITALITY, LLC  
 165 THREE SPRINGS ROAD  
 BOWLING GREEN, KY 42104

PROJECT CLIENT:  
 DRAWN BY: L. COYWAY  
 CHECKED BY: B. HESTER  
 PREPARED BY:

DATE: 03-10-2022  
 SCALE: 1" = 900'  
 PROJECT NUMBER: 21-1977-L

**ARNOLD CONSULTING ENGINEERING SERVICES, INC.**  
 P.O. BOX 1338 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 28°15'34" E	29.03

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1173.00	196.35	196.32	S 23°27'51" E	8°35'03"
C2	110.00	130.43	122.92	S 15°15'20" W	67°58'13"

