

ORDINANCE NO. **BG2021 - 9**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TWO TRACTS OF LAND CONTAINING 49.31 ACRES FROM AG (AGRICULTURE), HB (HIGHWAY BUSINESS) AND RM-4 (MULTI-FAMILY RESIDENTIAL) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 AND 494 HUB BOULEVARD, PRESENTLY OWNED BY HUB EAST, LLC AND HUB MULTIFAMILY, LLC

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 January 21, 2021 regarding the proposed rezoning of two tracts of land containing 49.31 acres located at 0 and 494 Hub Boulevard, from AG (Agriculture), HB (Highway Business) and RM-4 (Multi-Family Residential) 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 special call meeting, at said time and place with ten (10) members of the Board present, voted unanimously to approve a recommendation to rezone two tracts of land containing 49.31 acres located at 0 and 494 Hub Boulevard, from AG (Agriculture), HB (Highway Business) and RM-4 (Multi-Family Residential) 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 two tracts of real estate presently owned by HUB East, LLC and HUB Multifamily, LLC, containing 49.31 acres located at 0 and 494 Hub Boulevard, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from AG (Agriculture), HB (Highway Business) and RM-4 (Multi-Family Residential) to RM-4 (Multi-Family Residential), with development plan conditions.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

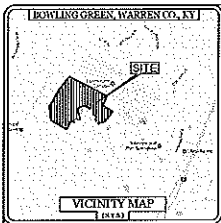
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 2, 2021, and given final reading on March 16, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 16, 2021

APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST:   
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



**GPS NOTE**

THE SURVEY DATA WERE OBTAINED USING A GARMIN TRIPMASTER SVT GPS RECEIVER WITH AN ANTENNA. THE RECEIVER WAS SET TO WGS 84 AND THE ANTENNA WAS SET TO THE CORRECT HEIGHT. THE DATA WAS COLLECTED AT THE SURVEY STATIONS AND THE POINTS WERE ADJUSTED TO THE PROJECT DATUM. THE DATUM IS A LOCAL DATUM BASED ON THE SURVEY DATA. THE DATUM IS NOT TO BE USED FOR ANY OTHER PURPOSES.

**DISCLAIMER**

THIS PLAN AND SPECIFICATIONS DO NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN AND SPECIFICATIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of Kentucky, and that I am the author of the above-entitled plan and specifications, and that the same were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Kentucky, and that I am the author of the above-entitled plan and specifications, and that the same were prepared by me or under my direct supervision and control, and that I am a duly licensed Professional Engineer in the State of Kentucky, and that I am the author of the above-entitled plan and specifications, and that the same were prepared by me or under my direct supervision and control.

**GENERAL NOTES**

1. THE SURVEY DATA WERE OBTAINED USING A GARMIN TRIPMASTER SVT GPS RECEIVER WITH AN ANTENNA. THE RECEIVER WAS SET TO WGS 84 AND THE ANTENNA WAS SET TO THE CORRECT HEIGHT. THE DATA WAS COLLECTED AT THE SURVEY STATIONS AND THE POINTS WERE ADJUSTED TO THE PROJECT DATUM. THE DATUM IS A LOCAL DATUM BASED ON THE SURVEY DATA. THE DATUM IS NOT TO BE USED FOR ANY OTHER PURPOSES.
2. THE PROPERTY OWNER HAS AGREED TO PROVIDE ALL NECESSARY RECORDS AND INFORMATION TO THE ENGINEER. THE ENGINEER HAS REVIEWED THE RECORDS AND INFORMATION AND HAS FOUND THEM TO BE SATISFACTORY. THE ENGINEER HAS BASED HIS DESIGN ON THE RECORDS AND INFORMATION PROVIDED BY THE PROPERTY OWNER.
3. THE ENGINEER HAS BASED HIS DESIGN ON THE RECORDS AND INFORMATION PROVIDED BY THE PROPERTY OWNER. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR MEASUREMENTS.
4. THE ENGINEER HAS BASED HIS DESIGN ON THE RECORDS AND INFORMATION PROVIDED BY THE PROPERTY OWNER. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR MEASUREMENTS.
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**PLANNING PERMIT**  
FOR A PORTION OF LOT 6 & LOT 4 OF THE  
LOVERS LANE DEVELOPMENT  
SUBDIVISION

**THE ENGINEER'S NAME:**  
ARNOLD CONSULTING ENGINEERING  
SERVICES, INC.  
P.O. BOX 1334 BOWLING GREEN, KY 42101  
PHONE (270) 785-9445

**DATE OF PERMIT:** \_\_\_\_\_  
**CONTRACT NUMBER:** \_\_\_\_\_  
**PROJECT NUMBER:** \_\_\_\_\_

