

ORDINANCE NO. **BG2021 - 29**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 2.9987 ACRES FROM AG (AGRICULTURE) AND HB (HIGHWAY BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 LOUISVILLE ROAD, PRESENTLY OWNED BY JJEM PROPERTIES, 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 June 17, 2021 regarding the proposed rezoning of a tract of land containing 2.9987 acres located at 0 Louisville Road, from AG (Agriculture) and 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 eleven (11) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 2.9987 acres located at 0 Louisville Road, from AG (Agriculture) and 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 JJEM Properties, LLC, containing 2.9987 acres located at 0 Louisville Road, 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 AG (Agriculture) and 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

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

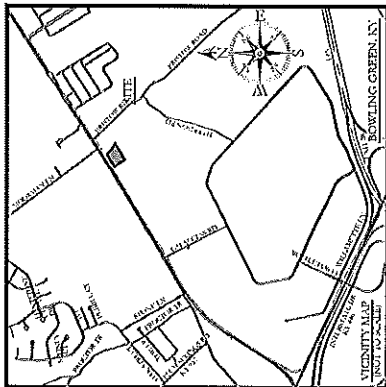
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on July 20, 2021, and given final reading on August 3, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 3, 2021

APPROVED:   
\_\_\_\_\_  
Mayor, Chairman of Board of Commissioners

ATTEST:   
\_\_\_\_\_  
City Clerk

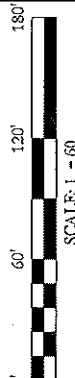
SPONSORED BY: Jeffery B. Meisel, City Manager



STATE OF KENTUCKY  
**LUCAS L. SLAVEY**  
 3922  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

*Lucas Slavey*  
 5-31-2021

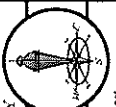
OWNER:  
 JEN PROPERTIES, LLC ET AL  
 4520 LOUISVILLE ROAD  
 BOWLING GREEN, KY 42101



SCALE: 1" = 60'

**REZONING PLAT FOR**

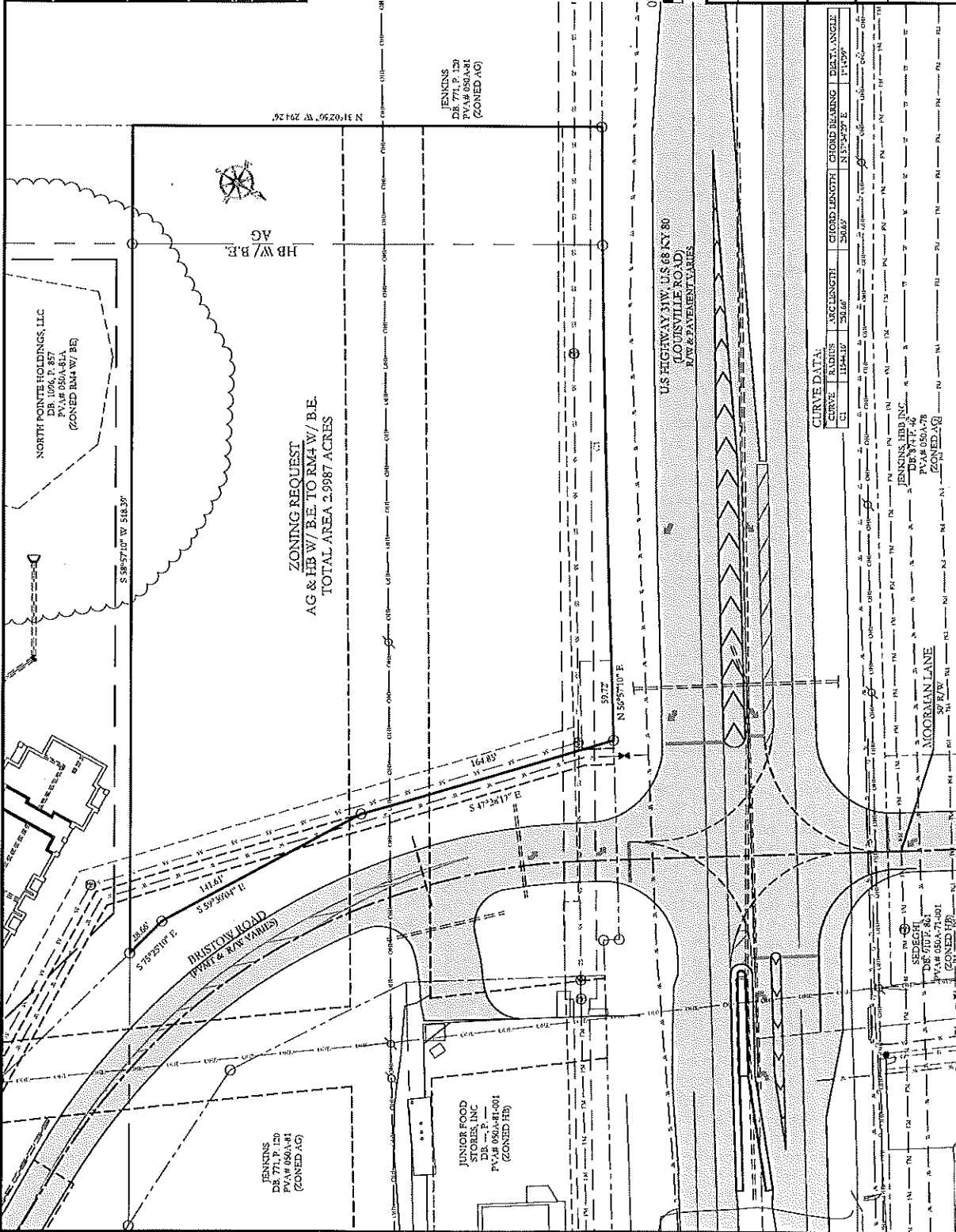
LOT 141 OF PLAT BOOK 41, PAGE 310  
 HILDA JENKINS FARM  
 141 BRISTOW ROAD  
 BOWLING GREEN, KY



**VAN METER & SLAVEY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING  
 1015 Shire Lane - Bowling Green, Ky  
 P: 270.996.0101 F: 270.221.0011 E: info@vanmeter.com

DRAWN BY: ILS  
 CHECKED BY: RHM  
 PLOT DATE: 5-31-2021  
 V&S JOB #: 16411

REZONING PLAT  
 SHEET ONE OF ONE



**ZONING REQUEST**  
 AG & HB W/ B.E. TO RM4 W/ B.E.  
 TOTAL AREA 2.9987 ACRES

NORTH POINTE HOLDINGS, LLC  
 DB: 1094 P. 877  
 PVA# 056A-81A  
 (ZONED RM4 W/ BE)

JENKINS  
 DB: 771 P. 129  
 PVA# 056A-81  
 (ZONED AG)

JUNIOR FOOD  
 STORES, INC.  
 DB: 7077 R6  
 PVA# 056A-71-001  
 (ZONED HB)

JENKINS  
 DB: 771 P. 129  
 PVA# 056A-81  
 (ZONED AG)

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	184.19'	250.66'	250.65'	N 77° 52' 37" E	119.9°
C2	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C3	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C4	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C5	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C6	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C7	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C8	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C9	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C10	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C11	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C12	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C13	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C14	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C15	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C16	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C17	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C18	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C19	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C20	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C21	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C22	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C23	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C24	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C25	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C26	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C27	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C28	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C29	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C30	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C31	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C32	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C33	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C34	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C35	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C36	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C37	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C38	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C39	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C40	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C41	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C42	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C43	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C44	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C45	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C46	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C47	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C48	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C49	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°
C50	100.00'	157.08'	157.08'	N 77° 52' 37" E	119.9°

US HIGHWAY 31W, US 68 KY 80  
 (LOUISVILLE ROAD)  
 R/W & PAVEMENT LINES

JENKINS, HBR INC  
 DB: 771 P. 46  
 PVA# 056A-78  
 (ZONED AG)

MOORHAN LANE  
 DB: 7077 R6  
 PVA# 056A-71-001  
 (ZONED HB)

HB W/ B.E.

S 98° 57' 10" W 518.39'

S 78° 25' 10" E 206.6'

S 59° 37' 00" E 141.61'

S 47° 34' 17" E 164.85'

N 45° 27' 10" E 59.72'

N 31° 02' 56" W 224.26'