

ORDINANCE NO. **BG2019 - 19**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.55 ACRE FROM RM-4 (MULTI-FAMILY RESIDENTIAL) TO CB (CENTRAL BUSINESS) LOCATED AT 1328 ADAMS STREET, PRESENTLY OWNED BY J & T PROPERTY MANAGEMENT, INC. AND WABUCK DEVELOPMENT COMPANY, INC. AS CONTRACT VENDEE

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 4, 2019 regarding the proposed rezoning of a tract of land containing 0.55 acre located at 1328 Adams Street, from RM-4 (Multi-Family Residential) to CB (Central Business); 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 ten (10) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 0.55 acre located at 1328 Adams Street, from RM-4 (Multi-Family Residential) to CB (Central Business), 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 J & T Management, Inc. and Wabuck Development Company, Inc. as contract vendee, containing 0.55 acre located 1328 Adams 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 RM-4 (Multi-Family Residential) to CB (Central Business), 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. BG2019 - 19)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 7, 2019, and given final reading on May 21, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

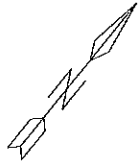
ADOPTED: May 21, 2019

APPROVED: Bruce Wilberson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

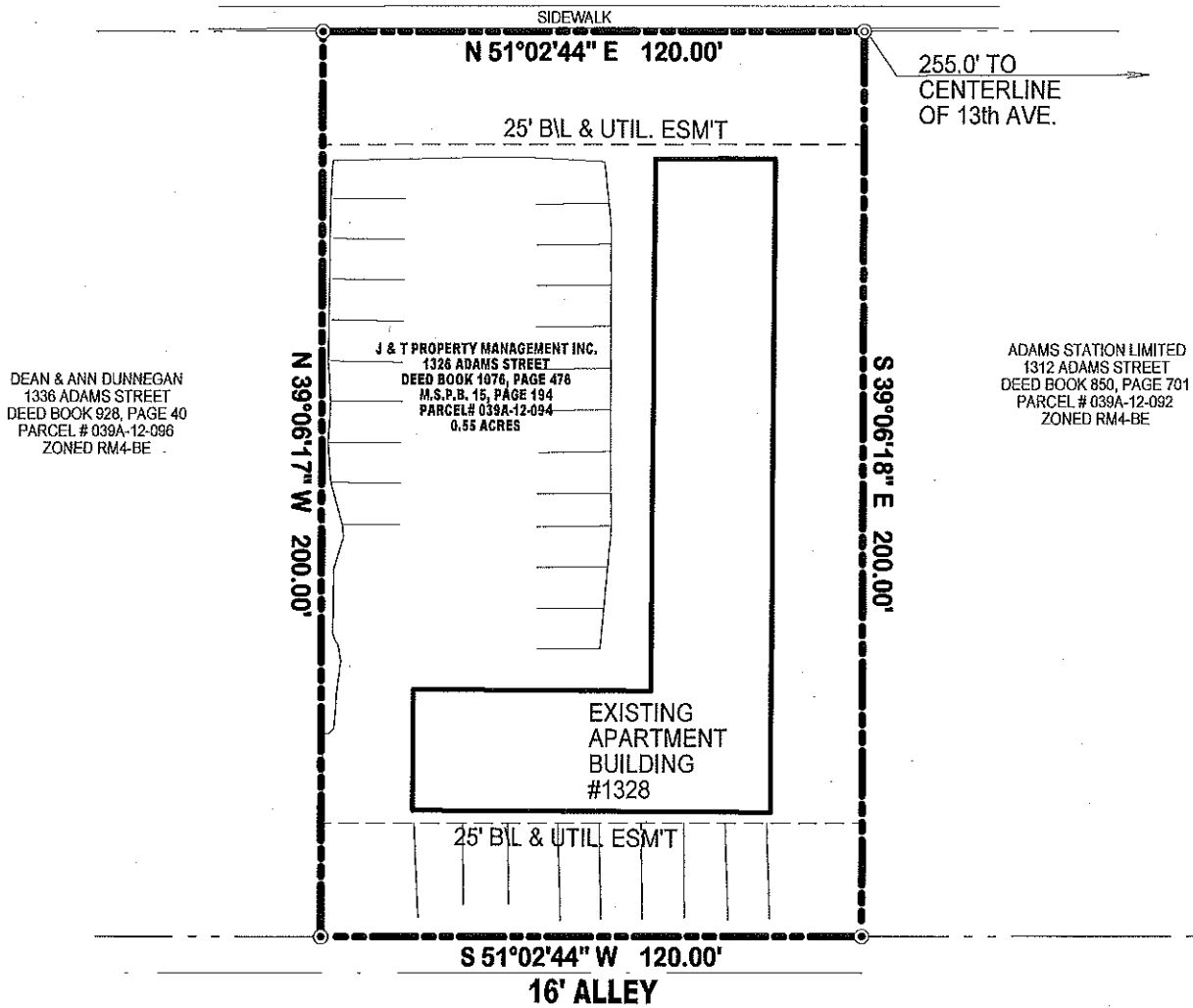
SPONSORED BY: Jeffery B. Meisel, City Manager, 04/23/2019, 9:20 a.m.

TOP BEST EVER LLC.
1349 ADAMS STREET
DEED BOOK 1163, PAGE 444
PARCEL # 039A-12-097
ZONED LI



ADAMS STREET

50' R.O.W. - 28' PAVEMENT



WKU STUDENT LIFE FOUNDATION INC.
1355 KENTUCKY STREET
DEED BOOK 1001, PAGE 91
PLAT BOOK 41, PAGE 20
PARCEL # 040B-01-121
ZONED PUD BE

**ZONING CHANGE REQUESTED
FROM RM-4 TO CB**

GRAPHIC SCALE: 1" = 40'

