

ORDINANCE NO. BG2021 - 43

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TWO TRACTS OF LAND CONTAINING 1.6358 ACRES FROM LI (LIGHT INDUSTRIAL) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 ENTERPRISE COURT, PRESENTLY OWNED BY WAYNE AND ELVA OVERHOLT WITH MNM, LLC AS THE APPLICANT

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 October 7, 2021 regarding the proposed rezoning of two tracts of land containing 1.6358 acres located at 0 Enterprise Court, from LI (Light Industrial) 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 five (5) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone two tracts of land containing 1.6358 acres located at 0 Enterprise Court, from LI (Light Industrial) 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 Wayne and Elva Overholt, with MNM, LLC as the applicant, containing 1.6358 acres located at 0 Enterprise Court, 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 LI (Light Industrial) 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

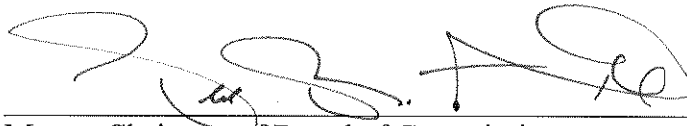
(Ordinance No. BG2021 - 43)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 November 2, 2021, and given final reading on November 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: November 16, 2021

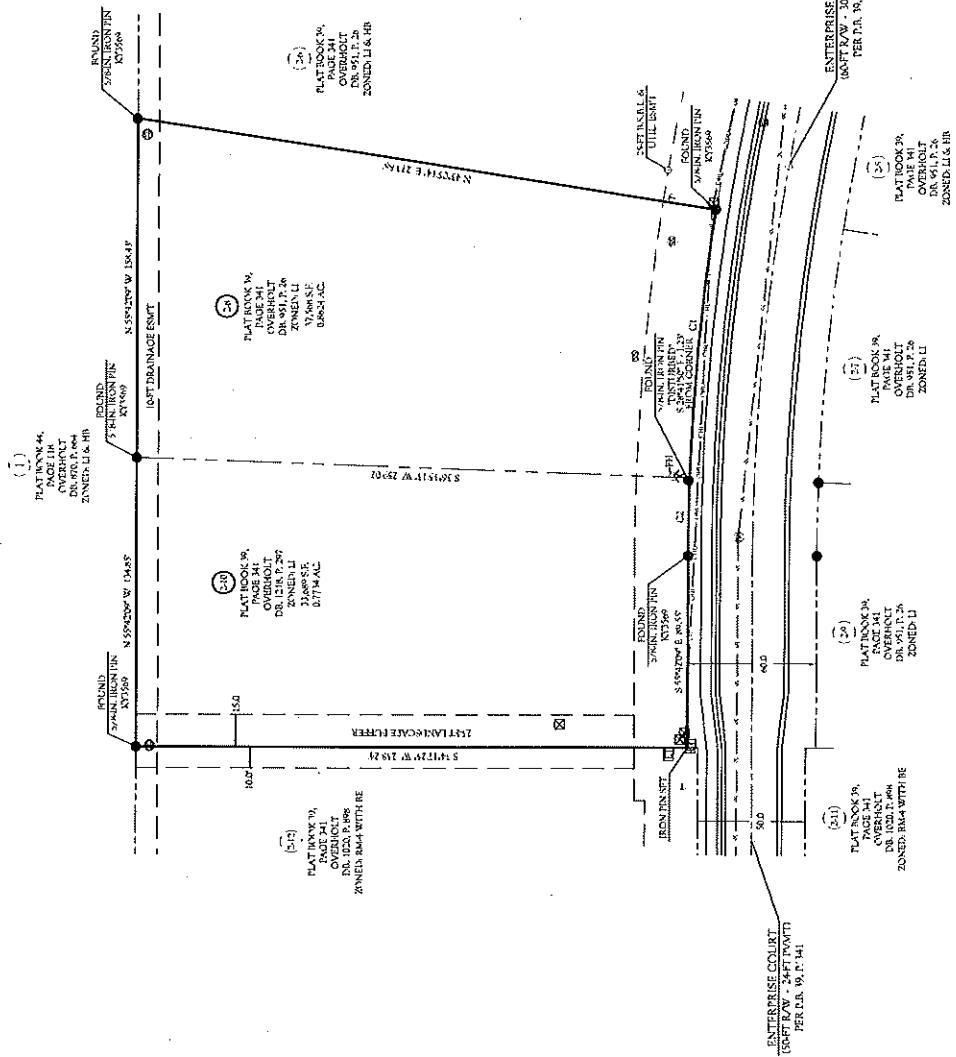
APPROVED:   
Mayor, Chairman of Board of Commissioners

ATTEST:   
City Clerk

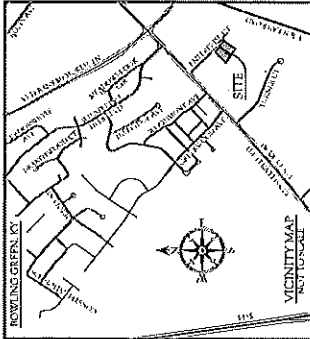
SPONSORED BY: Jeffery B. Meisel, City Manager

# ZONE CHANGE REQUEST LI TO RM-4 WITH DPCS TOTAL: 1.6358 ACRES

DATE	DESCRIPTION	BY	DATE
08-27	ISSUED	LS	08-27
08-27	REVISION	LS	08-27
08-27	REVISION	LS	08-27
08-27	REVISION	LS	08-27



- GENERAL LEGEND:**
- MOUND (AS SHOWN ON DESCRIPTION)
  - IRON PIPE SET (AS SHOWN)
  - EXISTING SEWER SERVICE
  - EXISTING SEWER MANHOLE
  - EXISTING FIRE HYDRANT (GAS)
  - EXISTING GUY WIRE
  - EXISTING POWER POLE
  - EXISTING TRANSFORMER
  - EXISTING TELEPHONE (FD)
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER (8" FT. DIA. 4" SLOPE)
  - EXISTING WATERING (10" FT. DIA. 4" SLOPE)
  - EXISTING OVERHEAD UTILITIES



**GENERAL NOTES:**

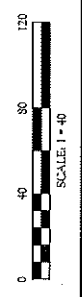
1. SEE PLAT BOOK 114, PAGE 297 AND DEED BOOK 95, PAGE 26.
2. TOTAL AREA OF THIS SURVEY: 1.6358 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE KNOWN BY THE SURVEYOR AT THE TIME OF THE SEARCH.
4. BATTLEFIELD SURVEY: SURVEYER: A. J. 201.
5. SOURCE OF RECORDS: MARVA, N. SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS THE REQUIREMENTS OF SAID URBAN SURVEY AND COMPLIES WITH 201 KAR IN 140.
7. THIS PLAT REPRESENTS A RAINFALL SURVEY AND THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED MAGNETIC TRAVELER.
8. ALL SETBACKS ARE 5 FEET UNLESS OTHERWISE NOTED.
9. ALL SETBACKS ARE 5 FEET UNLESS OTHERWISE NOTED.
10. ALL SETBACKS ARE 5 FEET UNLESS OTHERWISE NOTED.
11. ALL SETBACKS ARE 5 FEET UNLESS OTHERWISE NOTED.
12. ALL WITNESS MONUMENTS SHOWN ARE 5 BRANCH DIAMETER BY BRANCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON. KY 1912" UNLESS NOTED OTHERWISE HEREIN.

**FLOOD NOTE:**  
I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #1227030E, AND DATED MAY 2, 2001.

**UTILITY NOTES:**  
ALL UTILITIES SHOWN HEREON WERE LOCATED BY FIELD SURVEY AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

**OWNERS:**  
WAYNE & ELVA OVERHOLT  
4120 HALLS STORE ROAD  
RUSSELLVILLE, KY 42276

**CLIENT:**  
MANM LLC  
3370 INDUSTRIAL DRIVE  
BOWLING GREEN, KY 42101



**REZONING PLAT FOR:**  
LOTS 24 & 2-10 OVERHOLT PROPERTY: REVISION OF LOT 1, PAGE 341  
PLAT BOOK 94, OVERHOLT, DR. 951, P. 26  
ENTERPRISE COURT, BOWLING GREEN, KY

**VAN METER & SLAVEY, LLC**  
PROFESSIONAL ENGINEERING - LAND SURVEYING  
1015 Shaw Lane - Bowling Green, KY 42103  
P: 225-236-0101 F: 225-236-0101 E: info@vanmeter.com  
REGISTERED PROFESSIONAL ENGINEER  
KENTUCKY LICENSE NO. 10819  
APPROVED BY: LUCAS SLAVEY

**LUCAS L. SLAVEY**  
3922  
PROFESSIONAL ENGINEER  
LAND SURVEYING  
BOWLING GREEN, KY 42103

*Lucas Slavey*  
9-9-2021