

ORDINANCE NO. **BG2020 - 33**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 0.25 ACRE FROM RM-4 (MULTI-FAMILY RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 421 SCOTT WAY, PRESENTLY OWNED BY MILLER & YORK, 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 September 17, 2020 regarding the proposed rezoning of a portion of a tract of land containing 0.25 acre located at 421 Scott Way, from RM-4 (Multi-Family Residential) to GB (General 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 special call meeting, at said time and place with eleven (11) members of the Board present, by unanimous vote approved a recommendation to rezone a portion of a tract of land containing 0.25 acre located at 421 Scott Way, from RM-4 (Multi-Family Residential) to GB (General Business), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The portion of a tract of real estate presently owned by Miller & York, LLC, containing 0.25 acre located at 421 Scott 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 RM-4 (Multi-Family Residential) to GB (General 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 the validity of the remainder of this Ordinance.
3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in

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conflict therewith are hereby repealed.

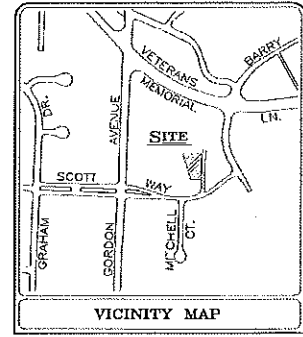
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on October 20, 2020, and given final reading on November 17, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: November 17, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

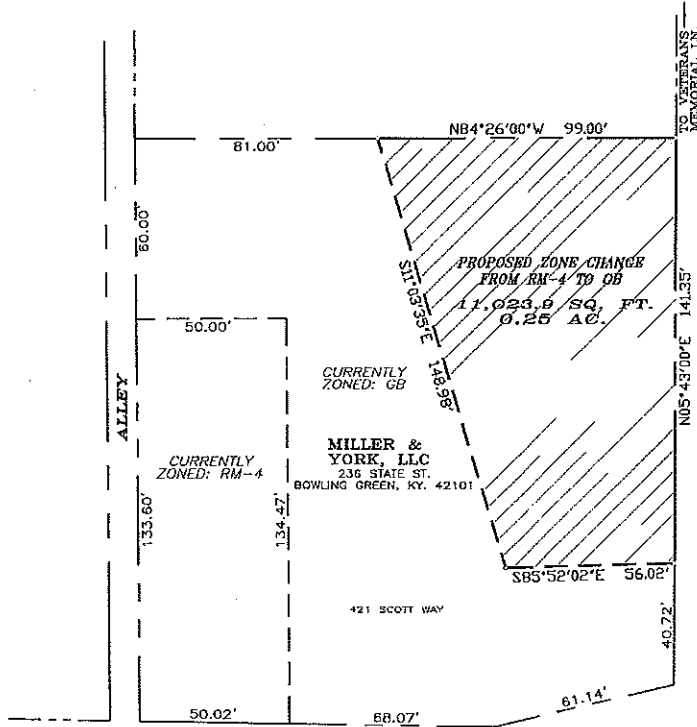
ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



NOTE:
 THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21227C0164E (DATED 5/2/07) SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.
 THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.
 68%± OF THE LOT IS PROPOSED TO BE IMPERVIOUS.

CITY OF BOWLING GREEN
 1001 COLLEGE ST.
 BOWLING GREEN, KY. 42101
 ZONED: P



MAINTENANCE AVE.
 50' R/W 19' PVM'T (VARIES)

CITY OF BOWLING GREEN
 1001 COLLEGE ST.
 BOWLING GREEN, KY. 42101
 ZONED: P

SCOTT WAY
 50' R/W 26' PVM'T (VARIES)

MITCHELL COURT

PROPOSED ZONE CHANGE FROM RM-4 TO GB

Miller & York, LLC

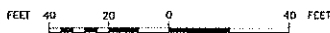
1001 COLLEGE ST. - BOWLING GREEN, KY. 42101
 RECORDED IN DEED BK. 655 PG. 569 TRACT 8 (PORTION)
 LOT 1 MINOR PLAT BK. 8 PG. 25 (PORTION)
 PVA PARCEL NO.: 039B-05-011 (PORTION)
 PH.: (270) 202-5496

BARRY W. CLAYPOOL AND ASSOCIATES, INC.
 LAND SURVEYING
 1218 High St.
 Bowling Green, Ky. 42101
 PH.: (270) 791-8990
 Fax: (270) 842-4003

DATE: AUG. 2020

JOB NO.: 2228

SCALE: 1"=40'



STATE OF KENTUCKY
BARRY W. CLAYPOOL
 2314
 LICENSED PROFESSIONAL LAND SURVEYOR