

ORDINANCE NO. **BG2020 - 12**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 2.53 ACRES FROM CB (CENTRAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 1149 COLLEGE STREET, PRESENTLY OWNED BY UNITED HOUSING PARTNERS – BOWLING GREEN, LP WITH SP INVESTMENT FUND, LLC C/O GIL SETON 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 via video teleconference on May 21, 2020 regarding the proposed rezoning of a tract of land containing 2.53 acres located at 1149 College Street, from CB (Central Business) to PUD (Planned Unit Development); 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 meeting, at said time and place with eight (8) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 2.53 acres located at 1149 College Street, from CB (Central Business) to PUD (Planned Unit Development), 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 United Housing Partners – Bowling Green, LP with SP Investment Fund, LLC c/o Gil Seton as the applicant, containing 2.53 acres located at 1149 College 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 CB (Central Business) to PUD (Planned Unit Development), 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

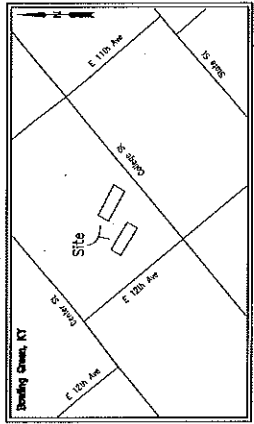
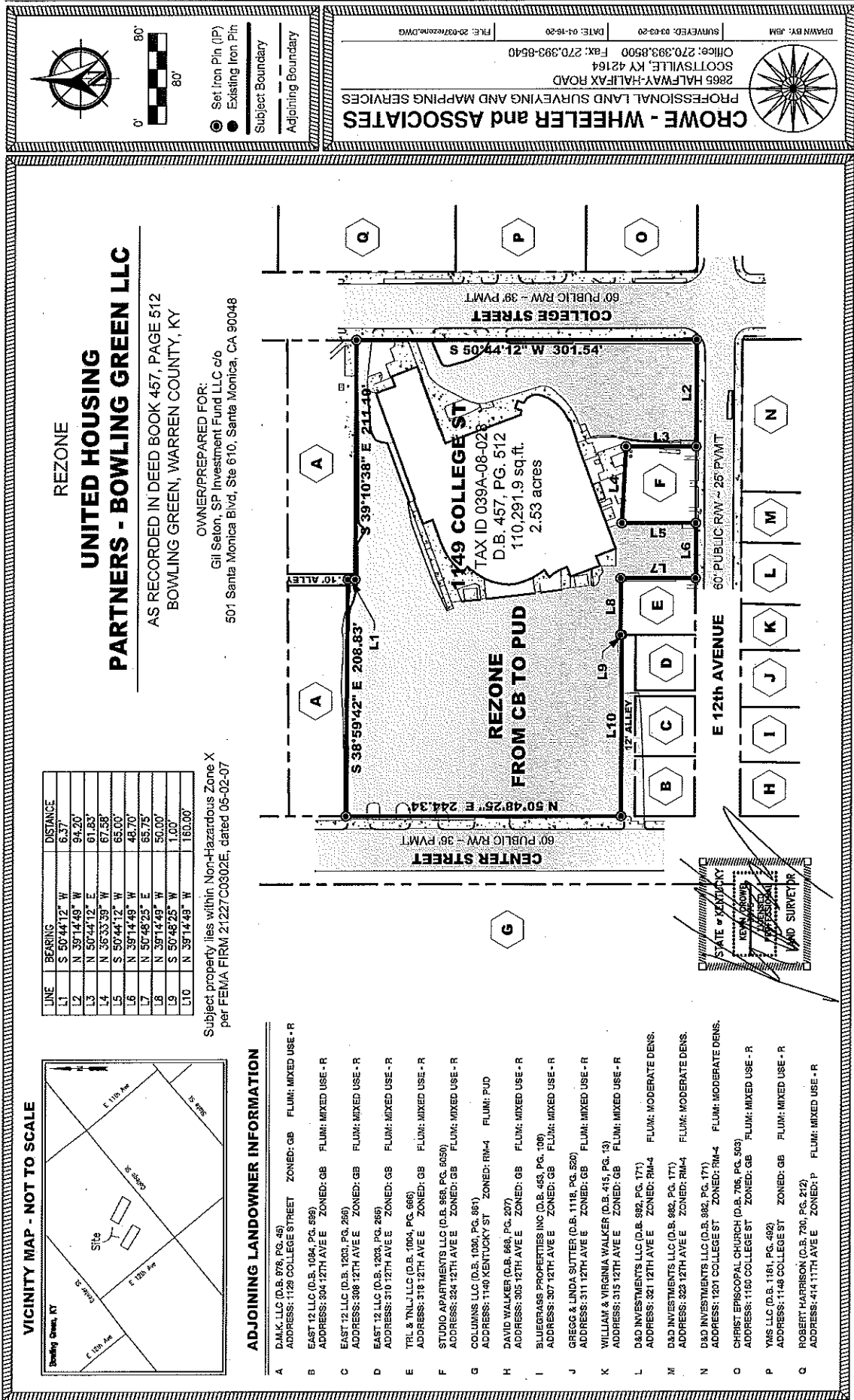
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on June 16, 2020, and given final reading on June 18, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: June 18, 2020

APPROVED: Brian Wilkinson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



LINE	BEARING	DISTANCE
L1	S 50°44'12" W	6.37'
L2	N 39°14'49" W	94.20'
L3	N 50°44'12" E	61.83'
L4	N 36°33'39" W	67.58'
L5	S 50°44'12" W	65.00'
L6	N 39°14'49" W	46.70'
L7	N 50°48'05" E	65.75'
L8	N 39°14'49" W	50.00'
L9	S 50°48'25" W	1.00'
L10	N 39°14'49" W	160.00'

Subject property lies within Non-Hazardous Zone X per FEMA FIRM 21227C0302E, dated 05-02-07

REZONE
UNITED HOUSING PARTNERS - BOWLING GREEN LLC
 AS RECORDED IN DEED BOOK 457, PAGE 512
 BOWLING GREEN, WARREN COUNTY, KY
 OWNER/PREPARED FOR:
 Gil Seton, SP Investment Fund LLC c/o
 501 Santa Monica Blvd, Ste 610, Santa Monica, CA 90408

ADJOINING LANDOWNER INFORMATION

- A DAK LLC (D.B. 978, PG. 48) ADDRESS: 1128 COLLEGE STREET ZONED: GB FLUM: MIXED USE - R
- B EAST 12 LLC (D.B. 1094, PG. 593) ADDRESS: 304 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- C EAST 12 LLC (D.B. 1203, PG. 286) ADDRESS: 308 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- D EAST 12 LLC (D.B. 1203, PG. 286) ADDRESS: 310 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- E TRL & TNL LLC (D.B. 1004, PG. 666) ADDRESS: 318 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- F STUDIO APARTMENTS LLC (D.B. 968, PG. 6050) ADDRESS: 324 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- G COLUMNS LLC (D.B. 1050, PG. 661) ADDRESS: 1140 KENTUCKY ST ZONED: RM-4 FLUM: PUD
- H DAVID WALKER (D.B. 968, PG. 207) ADDRESS: 305 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- I BLUEGRASS PROPERTIES INC (D.B. 453, PG. 106) ADDRESS: 307 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- J GREGG & LINDA SUTTER (D.B. 1118, PG. 520) ADDRESS: 311 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- K WILLIAM & VIRGINIA WALKER (D.B. 415, PG. 13) ADDRESS: 315 12TH AVE E ZONED: GB FLUM: MIXED USE - R
- L D&D INVESTMENTS LLC (D.B. 982, PG. 171) ADDRESS: 321 12TH AVE E ZONED: RM-4 FLUM: MODERATE DENS.
- M D&D INVESTMENTS LLC (D.B. 982, PG. 171) ADDRESS: 323 12TH AVE E ZONED: RM-4 FLUM: MODERATE DENS.
- N D&D INVESTMENTS LLC (D.B. 982, PG. 171) ADDRESS: 1201 COLLEGE ST ZONED: RM-4 FLUM: MODERATE DENS.
- O CHRIST EPISCOPAL CHURCH (D.B. 706, PG. 593) ADDRESS: 1160 COLLEGE ST ZONED: GB FLUM: MIXED USE - R
- P YMS LLC (D.B. 1161, PG. 492) ADDRESS: 1148 COLLEGE ST ZONED: GB FLUM: MIXED USE - R
- Q ROBERT HARRISON (D.B. 730, PG. 212) ADDRESS: 414 11TH AVE E ZONED: P FLUM: MIXED USE - R

CROWE - WHEELER AND ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
 2865 HALFWAY-HALIFAX ROAD
 SCOTTSVILLE, KY 42164
 Office: 270.393.8500 Fax: 270.393.8540
 SURVEYED: 03-03-20 DATE: 01-16-20
 DRAWN BY: JEM FILE: 20-037rezon.dwg

0' 80'

 Set Iron Pin (IP)
 Existing Iron Pin
 Subject Boundary
 Adjoining Boundary