

ORDINANCE NO. BG2021 - 32

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.21 ACRE FROM RM-4 (MULTI-FAMILY RESIDENTIAL) TO CB (CENTRAL BUSINESS) LOCATED AT 719 CHESTNUT STREET, PRESENTLY OWNED BY CHESTNUT GROUP 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 July 1, 2021 regarding the proposed rezoning of a tract of land containing 0.22 acre located at 719 Chestnut 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 six (6) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.22 acre located at 719 Chestnut 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 Chestnut Group Properties, LLC, containing 0.22 acre located at 719 Chestnut 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 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conflict therewith are hereby repealed.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 August 3, 2021, and given final reading on August 17, 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 17, 2021

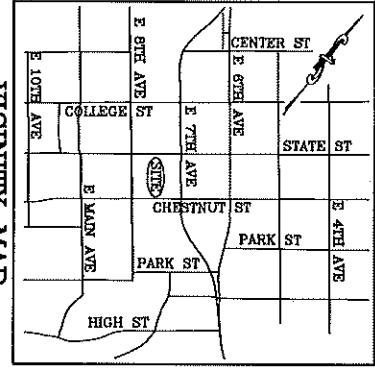
APPROVED: 

Mayor, Chairman of Board of Commissioners

ATTEST: Hope Spiller
Assistant City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

LANDMARK ENGINEERING



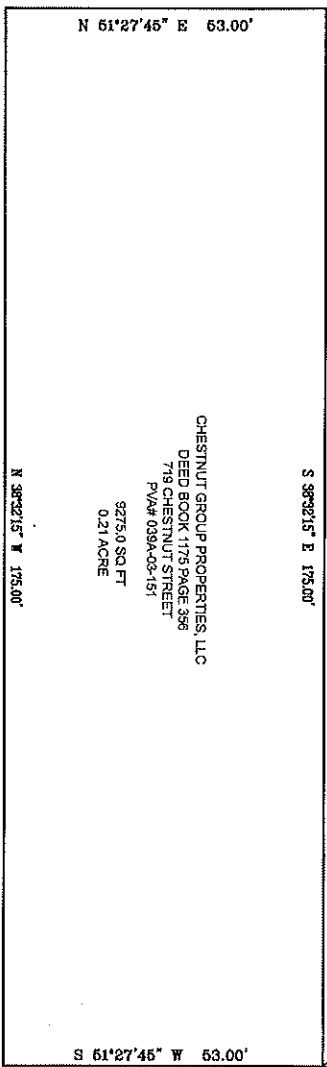
OWNER/APPLICANT:
 CHESTNUT GROUP PROPERTIES, LLC
 725 CHESTNUT STREET
 BOWLING GREEN, KY 42101

ZONE CHANGE:
 FROM: RM-4
 TO: GB
 9,275.0 SQ FT, (0.21 ACRE)

PRICE PROPERTY MANAGEMENT, LLC
 DEED BOOK 1139 PAGE 222
 715 CHESTNUT STREET
 PVA# 039A-03-150
 RM-4

PAUL LAMOTHE
 DEED BOOK 1085
 PAGE 320
 714 STATE STREET
 PVA# 039A-04-096
 GB

16.5± ALLEY
 PVMT VARIES



CHESTNUT STREET
 60' R/W ~ 30' PVMT
 PER MINOR PB 25 PG 184

PAUL D. & DEVEREAUX MCARDLAND
 DEED BOOK 496
 PAGE 318
 720 STATE STREET
 PVA# 039A-04-098
 GB

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TAPESSER WITH SIDE SIGHTS. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THADDAWYUS J. LUCAS, KY #36868

DATE

HELM ALLEY
 (PRIVATE)

CHESTNUT GROUP PROPERTIES, LLC
 DEED BOOK 1175 PAGE 372
 725 CHESTNUT STREET
 PVA# 039A-03-153
 GB

FLOOD INSURANCE 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 NO. 4227030202 E DATED MAY 2, 2007.



File Location: PROJECTS\2021\21124\ZONE CHANGE_ZONE CHANGE_REV.-9-16-21_21124.dwg

COUNTRY HAN PROPERTIES, LLC
 DEED BOOK 1103 PAGE 89
 720 CHESTNUT STREET
 PVA# 039A-03-152
 CB, BE

NERMIN & ROSA KUSMIC
 DEED BOOK 812 PAGE 173
 712 CHESTNUT STREET
 PVA# 039A-03-149
 NB, BE

ZONE CHANGE

719 CHESTNUT STREET
 BOWLING GREEN ~ WARREN COUNTY, KY

SEAL
 C1.0

DATE	2021.09.16
PROJECT	21124
SCALE	AS SHOWN
BY	THADDAWYUS J. LUCAS
CHECKED BY	THADDAWYUS J. LUCAS
DATE	2021.09.16



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 Surveying
 Landmark Engineering
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 www.landmark-engineering.com

REVISIONS	
NO.	DESCRIPTION