

ORDINANCE NO. **BG2021 - 26**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND
CONTAINING 0.2325 ACRE FROM RM-3
(TOWNHOUSE/MULTI-FAMILY RESIDENTIAL)
TO OP-R (OFFICE/PROFESSIONAL-RESIDENTIAL)
LOCATED AT 1244 MAGNOLIA STREET,
PRESENTLY OWNED BY KEEPING IT, 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 May 20, 2021 regarding the proposed rezoning of a tract of land containing 0.2325 acre located at 1244 Magnolia Street, from RM-3 (Townhouse/Multi-Family Residential) to OP-R (Office/Professional-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 special call meeting, at said time and place with ten (10) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.2325 acre located at 1244 Magnolia Street, from RM-3 (Townhouse/Multi-Family Residential) to OP-R (Office/Professional-Residential), 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 Keeping It, LLC, containing 0.2325 acre located at 1244 Magnolia 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-3 (Townhouse/Multi-Family Residential) to OP-R (Office/Professional-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

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 15, 2021, and given final reading on July 6, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: July 6, 2021

APPROVED: Roberta Sue Pamiy 2
Mayor Pro Tem, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

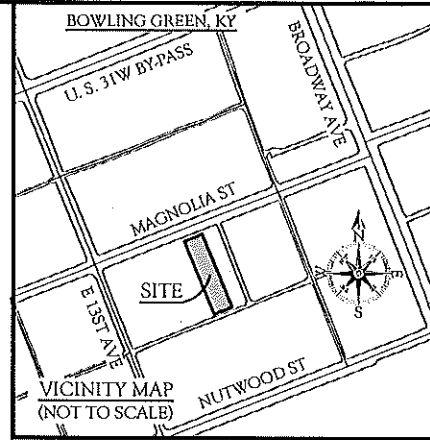
UTILITY NOTE:
 UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

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 #21227C0302E, DATED MAY 2, 2007.

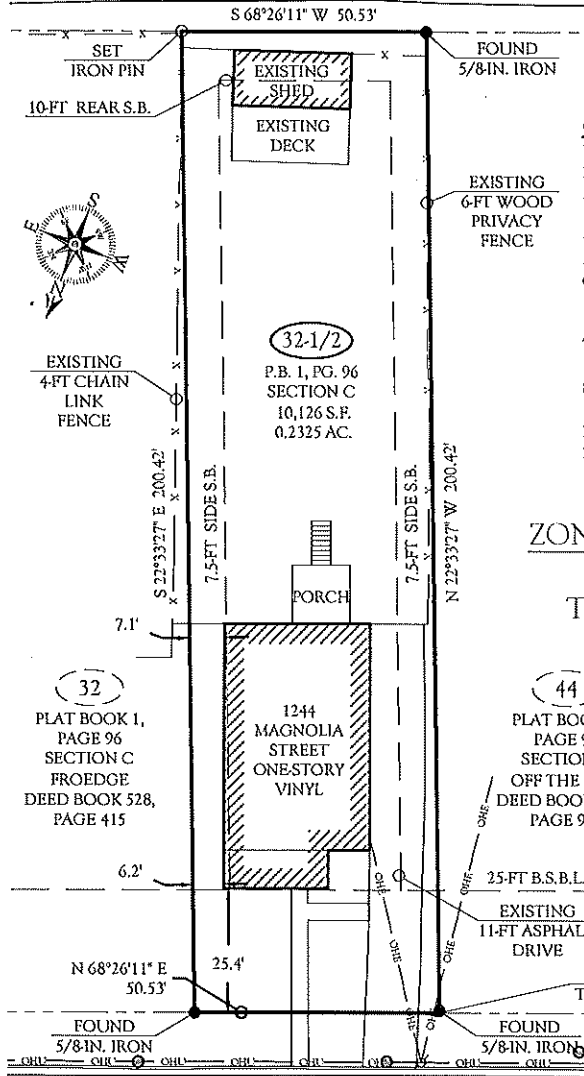
(33)
 P.B. 1, PG. 96
 SECTION C
 TUNGATE
 D.B. 781, PG. 473

(33-1/2)
 P.B. 1, PG. 96
 SECTION C
 SWEETS DESIGN BUILD
 D.B. 1049, PG. 691

(37)
 P.B. 1, PG. 96
 SECTION D
 QUAIL COVEY HOLDINGS
 D.B. 1038, PG. 388



PUBLIC ALLEY (20-FT R/W - PVM'T VARIES)



GENERAL NOTES:

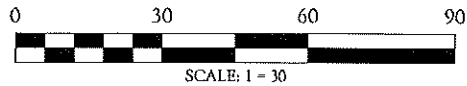
1. SOURCE OF TITLE: DEED BOOK 1228, PAGE 358.
2. TOTAL AREA OF THIS SURVEY: 0.2325 ACRES.
3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. DATE OF FIELD SURVEY: MARCH 30, 2021.
5. SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
6. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
7. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
10. UNADJUSTED CLOSURE 1: 96,127.
11. ALL SET IRON PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L.SLAVEY KY 3922".

ZONE CHANGE REQUEST
 RM-3 TO OP-R
 TOTAL: 0.2325 ACRES



Lucas Slavey
 4-16-2021

OWNER:
 KEEPING IT, LLC
 916 STATE STREET
 BOWLING GREEN, KY 42101



MAGNOLIA STREET
 60-FT R/W - 34-FT PVM'T
 (P.B. 1, PG. 32)

(18)
 PLAT BOOK 1,
 PAGE 96
 SECTION B
 GORDON HOWELL
 DEED BOOK 737,
 PAGE 655

(18-1/2)
 PLAT BOOK 1,
 PAGE 96
 SECTION B
 GORDON HOWELL HOMES
 DEED BOOK 552,
 PAGE 714

(48)
 PLAT BOOK 1,
 PAGE 96
 SECTION E
 MCKINNEY
 DEED BOOK 591,
 PAGE 289

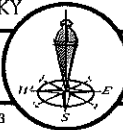
GENERAL LEGEND

- IRON PIN SET
- MONUMENT FOUND
- ⊕ EXISTING POWER POLE
- ⊗ EXISTING SEWER MANHOLE
- ⊙ EXISTING WATER METER
- OVE — EXISTING OVERHEAD ELECTRIC
- OUL — EXISTING OVERHEAD UTILITIES
- X — EXISTING FENCE LINE

REZONING PLAT FOR:

LOT 32 1/2 OF NEALWOOD ADDITION
 TO THE CITY OF BOWLING GREEN
 P.B. 1, PG. 32 & P.B.1, PG. 96
 1244 MAGNOLIA STREET
 BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING



1015 Shave Lane - Bowling Green, KY 42103
 P: 270.799.1001 F: 270.721.0011 E: lslavey@att.net

DRAWN BY: RHM V&S JOB #: SURVEY DATE: 3-30-2021
 CHECKED BY: LLS 21228 PLOT DATE: 4-16-2021