

ORDINANCE NO. **BG2020 - 22**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 0.45 ACRE FROM RM-2 (TWO-FAMILY RESIDENTIAL) TO RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 KENTON STREET, PRESENTLY OWNED BY TRIDENT PROPERTIES OF BOWLING GREEN, LLC C/O MITCH WRIGHT

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 July 2, 2020 regarding the proposed rezoning of tracts of land containing 0.45 acre located at 0 Kenton Street, from RM-2 (Two-Family Residential) to RM-3 (Townhouse/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 special call meeting, at said time and place with eleven (11) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 0.45 acre located at 0 Kenton Street, formerly known as 1114 and 1124 Kenton Street, from RM-2 (Two-Family Residential) to RM-3 (Townhouse/Multi-Family Residential), with development plan conditions.

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

1. The tracts of real estate presently owned by Trident Properties of Bowling Green, LLC c/o Mitch Wright, containing 0.45 acre located at 0 Kenton Street, 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 RM-2 (Two-Family Residential) to RM-3 (Townhouse/Multi-Family Residential), with development plan conditions.
2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

(Ordinance No. BG2020 - 22)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

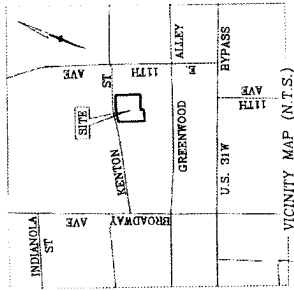
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 4, 2020, and given final reading on August 18, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 18, 2020

APPROVED: Bruce Wilkema
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



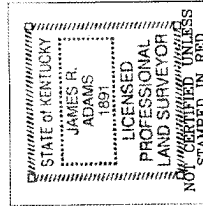
ZONE CHANGE

FROM: RM-2
 TO: RM-3
 0.45 ACRE TOTAL

OWNERS/APPLICANTS
 TRIDENT PROPERTIES
 OF BOWLING GREEN, LLC
 700 CHESTNUT STREET
 BOWLING GREEN, KY 42101
 PHONE: (270) 782-3318

SURVEYORS
 JAMES R. ADAMS & ASSOCIATES
 700 CHESTNUT STREET
 BOWLING GREEN, KY 42101
 PHONE: (270) 782-3318

DATE: 5/22/20 JOB NO.: 20-003 DRAWING: 20-003_ZC.DWG



LAND SURVEYOR CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY OF THIS PLAN WAS MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James R. Adams
 JAMES R. ADAMS
 P.L.S. #1891
 6/14/20

CITY OF BG
 BOARD OF EDUCATION
 RM-2

A M VENTURES, LLC
 RM-2

KENTON STREET
 50' R/W ~ 30' FOC TO FOC

0.98' N 67°25'42" E

124.34' ± TO
 R/W OF 11TH AVE

N 67°25'42" E
 82.77'

N 54°20'22" E
 60.75'

LMPB PROPERTIES LLC
 DEED BOOK 1136 PAGE 530
 040C-03-037
 RM-2

1124 KENTON ST
 PLAT BK 42
 PAGE 337
 8,782.7 SF
 0.20 ACRES

PLAT BK 42
 PAGE 337
 10,791.5 SF
 0.25 ACRES

CANVASBACK LLC
 DEED BOOK 1125 PAGE 529
 040C-03-038
 RM-2

TRIDENT PROPERTIES
 OF BOWLING GREEN, LLC
 DEED BOOK 1124 PAGE 527
 040C-03-049
 RM-3

PLAT BK 42
 PAGE 337

5.00' N 64°51'46" E
 80.60'

18.76' S 22°48'29" E

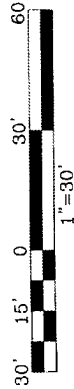
S 64°51'46" W
 56.25'

TKG2 PROPERTIES, LLC
 DEED BOOK 1184 PAGE 39
 040C-03-057
 RM-4

10' ALLEY
 9' PVMT WIDTH

CANVASBACK LLC
 DEED BOOK 1125 PAGE 529
 040C-03-039
 RM-2

DONALD SEAN & AMY KING
 DEED BOOK 1093 PAGE 197
 040C-03-040
 RM-2



1 CERTIFY THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP # 21227CO 302 E DATED 5/2/2007

JAMES R. ADAMS & ASSOCIATES
 ENGINEERS & ASSOCIATES INC.
 700 CHESTNUT STREET
 BOWLING GREEN, KY 42101
 PHONE: (270) 782-3318
 FAX: (270) 781-8782
 E-MAIL: JADAMS@JADAMS.COM
 WEBSITE: WWW.JADAMS.COM
 LAND SURVEYORS

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 LAND SURVEYORS

ZONE CHANGE REQUEST
 1124 & 1114 KENTON ST
 DEED BOOK 1133 PAGE 307
 BOWLING GREEN ~ WARREN CO., KY

PLAT NO.	DF
20-003_ZC.DWG	
SCALE	1" = 30'
DATE	5/22/20
JOB NO.	20-003
DRAWING NO.	1