

ORDINANCE NO. **BG2020 - 6**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 1.9174 ACRES FROM GB (GENERAL BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 WORTH WAY, PRESENTLY OWNED BY BAKER & HILLIARD, INC. AND RUSSELL & FRANCES HEARD WITH HILLVIEW PLACE, LLC 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 in City Hall on March 5, 2020 regarding the proposed rezoning of tracts of land containing 1.9174 acres located at 0 Worth Way, from GB (General Business) to RM-4 (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 regular meeting, at said time and place with eight (8) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 1.9174 acres located at 0 Worth Way, from GB (General Business) to RM-4 (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 Baker & Hilliard, Inc. and Russell & Frances Heard with Hillview Place, LLC as the applicant, containing 1.9174 acres located at 0 Worth 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 GB (General Business) to RM-4 (Multi-Family 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

(Ordinance No. BG2020 - 6)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

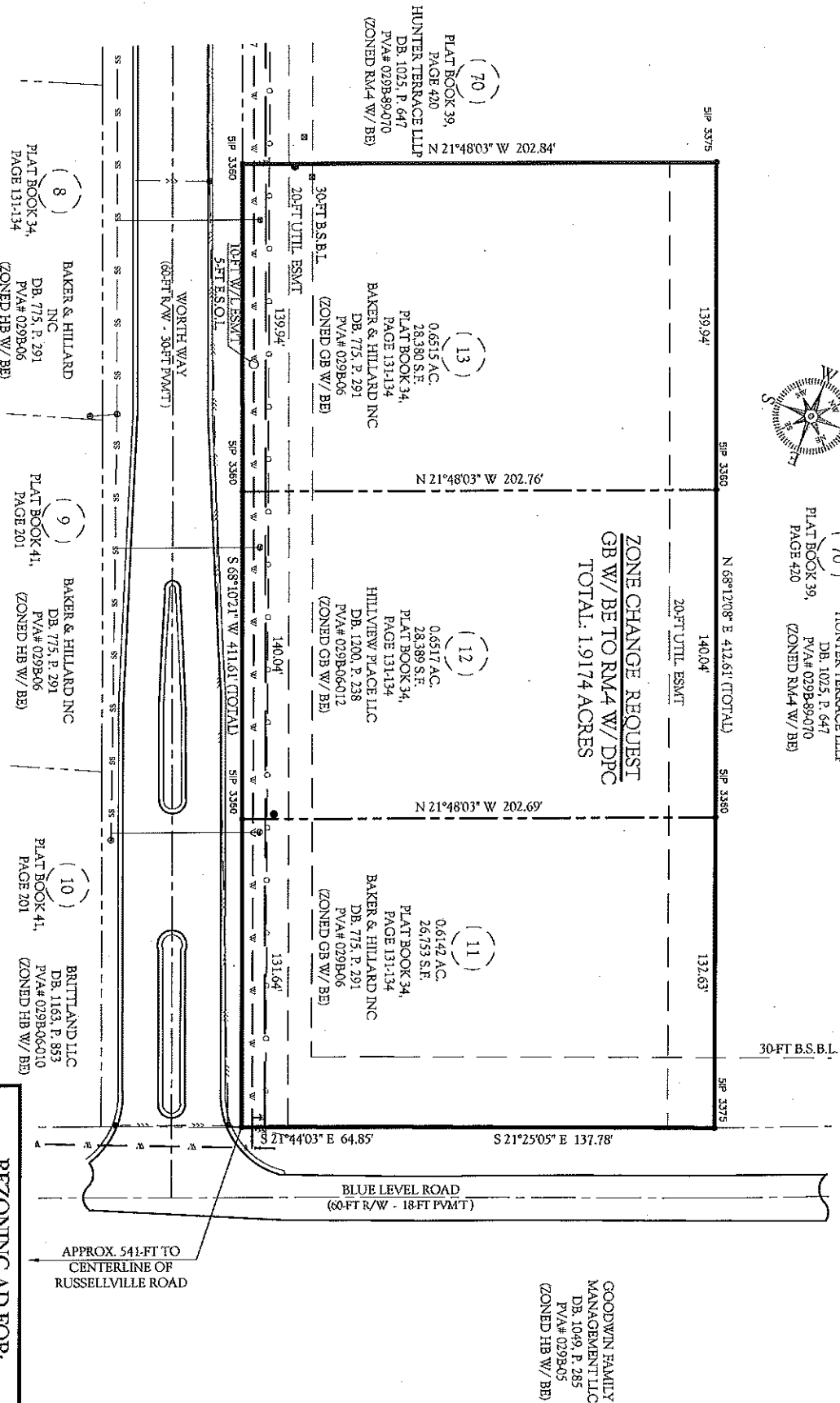
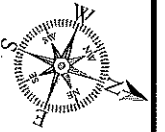
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on April 21, 2020, and given final reading on May 5, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: May 5, 2020

APPROVED: Brian Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



- GENERAL LEGEND**
- MONUMENT FOUND
 - IRON PIN SET
 - ⌋ EXISTING GUY WIRE
 - ⌋ EXISTING POWER POLE
 - ⌋ EXISTING FIRE HYDRANT

APPLICANT AND OWNER LOT 12
 HILLVIEW PLACE LLC
 1945 SCOTTSVILLE ROAD, SUITE B-2
 BOWLING GREEN, KY 42104

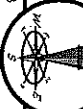
OWNER LOTS 11, AND 13
 BAKER & HILLARD INC
 P.O. BOX 1
 BOWLING GREEN, KY 42102

GOODWIN FAMILY
 MANAGEMENT LLC
 DB. 1049, P. 285
 PVA# 029B-05
 (ZONED HB W/ BE)

REZONING AD FOR:

LOT 11, 13 OF THE HILLVIEW MILLS
 SUBDIVISION AS RECORDED IN
 PLAT BOOK 34, PAGE 131-134
 WORTH WAY AND BLUE LEVEL ROAD
 BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING
 1015 Shaw Lane - Bowling Green, KY 42108
 P. 270.296.1001 F. 270.721.0011 E. lslavery@vmsinc.com



DESIGNED BY: RHM
 CHECKED BY: RHM
 SURVEY DATE: 04/2020
 PLOT DATE: 04/2020
 APPROVED BY: LIS