

ORDINANCE NO. **BG2020 - 17**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.2433 ACRE FROM RM-2 (TWO-FAMILY RESIDENTIAL) TO RS-1D (SINGLE FAMILY RESIDENTIAL) AND HB (HIGHWAY BUSINESS) LOCATED AT 816 JOSEPHINE STREET, PRESENTLY OWNED BY FALCON OF GIRKIN, 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 June 4, 2020 regarding the proposed rezoning of a tract of land containing 0.2433 acre located at 816 Josephine Street, from RM-2 (Two-Family Residential) to RS-1D (Single Family Residential) and HB (Highway 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 special call meeting, at said time and place with eight (8) members of the Board present, by seven (7) yeas and one (1) abstention approved a recommendation to rezone a tract of land containing 0.2433 acre located at 816 Josephine Street, from RM-2 (Two-Family Residential) to RS-1D (Single Family Residential) and HB (Highway 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 Falcon of Girkin, LLC, containing 0.2433 acre located at 816 Josephine 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-2 (Two-Family Residential) to RS-1D (Single Family Residential) and HB (Highway Business), with development plan conditions.

(Ordinance No. BG2020 - 17)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on July 7, 2020, and given final reading on July 21, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: July 21, 2020

APPROVED: Brian Wilkins
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

FLOOD NOTE:
 THEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #1227C0306E, DATED MAY 2, 2007.

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.

(3)
 P.B. 2, PG. 195
 SECTION J
 ARTHUR T. &
 MARIE B. SMITH
 DB. 424, P. 645
 PVA# 040C-05056
 (ZONED RM-2)

(2)
 P.B. 2, PG. 195
 SECTION J
 DEREK & LAUREN
 WESTER
 DB. 1076, P. 460
 PVA# 040C-05057
 (ZONED RM-2)

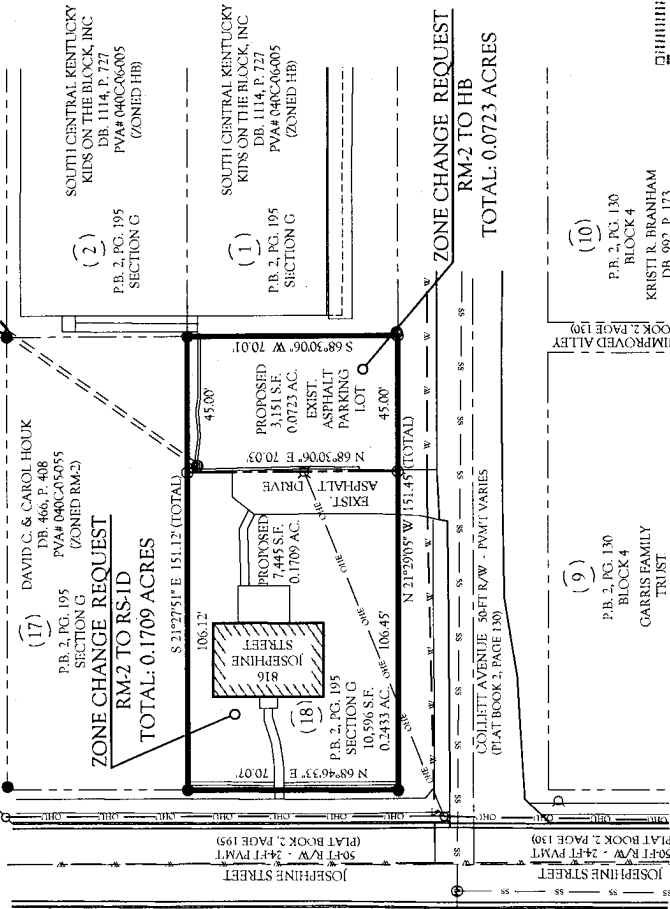
(1)
 P.B. 2, PG. 195
 SECTION J
 DANIEL & CHINA HOWARD
 AND ALDREY G. HOWARD
 DB. 1158, P. 328
 PVA# 040C-05058
 (ZONED RM-2)

(17)
 DAVID C. & CAROL HOOK
 DB. 466, P. 408
 PVA# 040C-05055
 (ZONED RM-2)
 P.B. 2, PG. 195
 SECTION G
 P.B. 2, PG. 195
 SECTION G

(2)
 SOUTH CENTRAL KENTUCKY
 KIDS ON THE BLOCK, INC
 DB. 1114, P. 727
 PVA# 040C-06005
 (ZONED HB)
 P.B. 2, PG. 195
 SECTION G

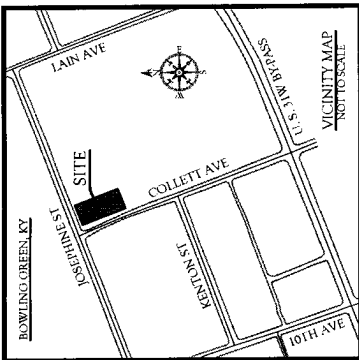
(1)
 SOUTH CENTRAL KENTUCKY
 KIDS ON THE BLOCK, INC
 DB. 1114, P. 727
 PVA# 040C-06005
 (ZONED HB)
 P.B. 2, PG. 195
 SECTION G

- GENERAL LEGEND:**
- MONUMENT FOUND
 - IRON PIN SET
 - ⊕ EXISTING GUY WIRE
 - ⊖ EXISTING POWER POLE
 - ⊗ EXISTING SEWER MANHOLE
 - ⊘ EXISTING FIRE HYDRANT
 - ⊙ EXISTING STORM INLET
 - ⊚ EXISTING LIGHT POLE
 - ⊛ EXISTING WATER VALVE
 - ⊜ EXISTING WATER METER
 - ⊝ EXIST. OVERHEAD ELECTRIC
 - ⊞ EXIST. OVERHEAD UTILITIES
 - ⊟ EXISTING SANITARY SEWER
 - ⊠ EXISTING WATER LINE



(9)
 P.B. 2, PG. 130
 BLOCK 4
 GARRIS FAMILY
 TRUST
 DB. 1097, P. 272
 PVA# 040C-05059
 (ZONED RM-2)

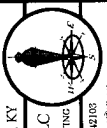
(10)
 P.B. 2, PG. 130
 BLOCK 4
 KRISTIN R. BRANHAM
 DB. 992, P. 173
 PVA# 040C-06008
 (ZONED RM-2)



- GENERAL NOTES:**
1. SOURCE OF TITLE: DEED BOOK 1068, PAGE 640.
 2. TOTAL AREA OF THIS SURVEY, 0.2433 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: MAY 4, 2020.
 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.
 9. UNADJUSTED CLOSURE 1: 22.908.
 10. ALL SET IRON PINS SHOWN ARE 5/8 INCH DIAMETER BY 18 INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".
 11. ALL SET MAG NAILS ARE 1 1/2 INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "L SLAVEY KY 3922".
 12. ALL SET WITNESS MONUMENTS SHOWN ARE 5/8 INCH DIAMETER BY 18 INCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 3922".
 13. CURRENTLY ZONED RM-2.
 14. CURRENTLY RECORDED IN PLAT BOOK 2, PAGE 195.

OWNER (LOT 18):
 FALCON OF GIRKIN, LLC
 PO BOX 369
 BOWLING GREEN, KY 42102

REZONING PLAT FOR:
 LOT 18, SECTION G, PLAT BOOK 2, PAGE 195
 PVA #040C06008A
 816 JOSEPHINE STREET
 BOWLING GREEN, KY



VAN METER & SLAVEY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING
 1012 Shaw Lane - Bowling Green, KY 42103
 P: 270-296-1001 F: 270-271-0011 E: info@vanmeter.net
 DRAWN BY: RHM VAS JOB # 2018 SURVEY DATE: 5-4-2020
 CHECKED BY: LIS PLOT DATE: 5-6-2020

Rodney H. McGaughy
 5-6-2020