

ORDINANCE NO. **BG2022 - 10**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.8663 ACRE FROM RS-1A (SINGLE FAMILY RESIDENTIAL) AND RM-2 (TWO-FAMILY RESIDENTIAL) TO RS-1C (SINGLE FAMILY RESIDENTIAL) LOCATED AT 2410 FITZGERALD INDUSTRIAL DRIVE, PRESENTLY OWNED BY ELIJAH 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 February 3, 2022 regarding the proposed rezoning of a tract of land containing 0.8663 acre located at 2410 Fitzgerald Industrial Drive, from RS-1A (Single Family Residential) and RM-2 (Two-Family Residential) to RS-1C (Single 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) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.8663 acre located at 2410 Fitzgerald Industrial Drive, from RS-1A (Single Family Residential) and RM-2 (Two-Family Residential) to RS-1C (Single Family 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 Elijah Properties, LLC, containing 0.8663 acre located at 2410 Fitzgerald Industrial Drive, 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 RS-1A (Single Family Residential) and RM-2 (Two-Family Residential) to RS-1C (Single Family Residential), with development plan conditions.


(Ordinance No. BG2022 - 10)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 March 1, 2022, and given final reading on March 15, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 15, 2022

APPROVED: 

Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

LUCAS L. SLAVERY

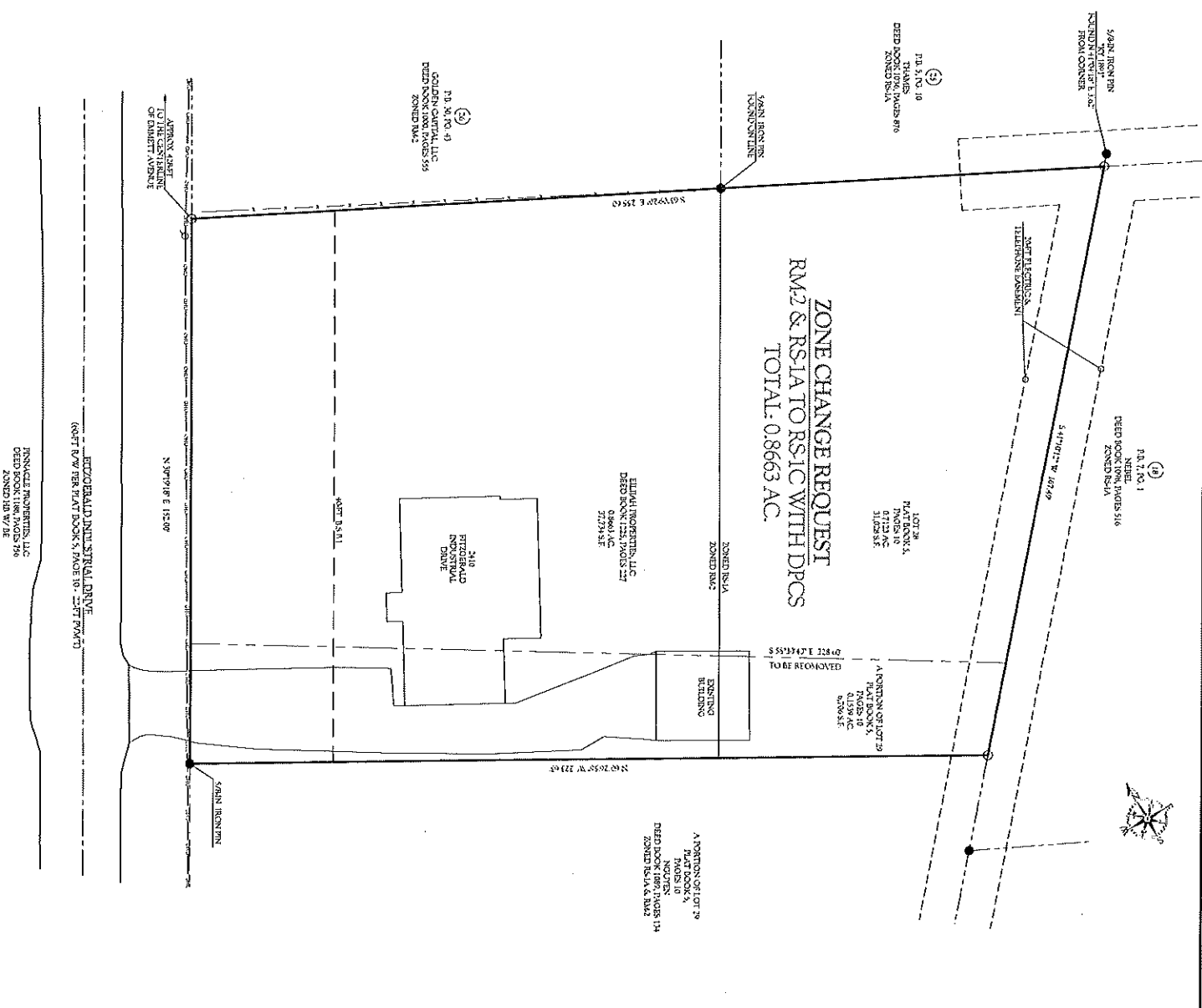
 REGISTERED PROFESSIONAL ENGINEER

 STATE OF KENTUCKY

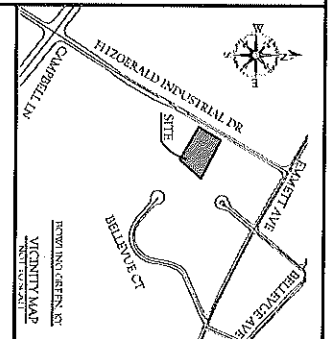
 LICENSE NO. 5922

 EXPIRES 12-15-2021

- GENERAL NOTES:**
- 1. MONUMENT POINTS AS DESCRIBED
 - 2. IRON PIN SET (IN)
 - 3. EXISTING SEWER MANHOLE
 - 4. EXISTING FIRE HYDRANT (24")
 - 5. EXISTING SANITARY SEWER COAT BUILT - (8"FT.5A.01)
 - 6. EXISTING SANITARY SEWER COAT BUILT - (8"FT.5A.01)
 - 7. EXISTING WATERLINE (4"FT.5A.01)
 - 8. EXISTING OVERHEAD ELECTRIC
 - 9. EXISTING GAS LINE



ZONE CHANGE REQUEST
RM-2 & RS-1A TO RS-1C WITH DP-C
TOTAL: 0.8663 AC.



- GENERAL NOTES:**
1. TOTAL AREA OF THIS PARCEL IS 0.8663 ACRES.
 2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS THAT MAY BE DISCLOSED BY A TITLE AND VOUCHER THAT BE OBTAINED BY THE BUYER.
 3. DATE OF THIS PLAN IS DECEMBER 10, 2021.
 4. THIS PLAN IS FOR INFORMATION ONLY.
 5. THE SURVEY AS SHOWN HEREON IS A COLLISION SURVEY AND ALL THE SPECIFICATIONS OF THIS CLASS.
 6. THE ACCURACY AND PRECISION OF THIS SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
 7. CORRECTIONS WILL BE MADE TO THE PLAN AND BASED ON AN UNDISPUTED RANDOM TRAVERSE.
 8. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNDISPUTED RANDOM TRAVERSE.
 9. ANY DISPUTED CORRECTIONS WILL BE MADE BY ANGLES CONCERNED WITH YELLOW TAPE OR STAMPED TAPES.
 10. ALL SETBACK WALLS ARE 1/2" INCHES LONG WITH 3/4" DIAMETER PIPES STAFFED WITH 1" SLAVERS WITH 1/2" UNLESS NOTED OTHERWISE HEREON.
 11. ALL SETBACK WALLS ARE 1/2" INCHES LONG WITH 3/4" DIAMETER PIPES STAFFED WITH 1" SLAVERS WITH 1/2" UNLESS NOTED OTHERWISE HEREON.
 12. ALL SETBACK WALLS ARE 1/2" INCHES LONG WITH 3/4" DIAMETER PIPES STAFFED WITH 1" SLAVERS WITH 1/2" UNLESS NOTED OTHERWISE HEREON.

OWNER:
 ELIJAH PROPERTIES
 PO BOX 50124
 BOWLING GREEN, KY 42102

OWNER'S REPRESENTATIVE:
 ELIJAH PROPERTIES
 1015 SHELBYVILLE - Bowling Green, KY 42102
 PHONE NO. 768-1400 FAX NO. 768-1401
 DRAWN BY: LSS DATE: 12/10/21
 CHECKED BY: LSS DATE: 12/10/21
 APPROVED BY: LSS

REZONING PLAN FOR:
 LOTS 7 AND A PORTION OF LOT 39
 HEMLOCK HEIGHTS S/D
 PLAT BOOK 5, PAGES 10
 2410 FITZGERALD INDUSTRIAL DR
 BOWLING GREEN, KY

VAN METER & SLAVERY, LLC
 PROFESSIONAL ENGINEERING - LAND SURVEYING
 1015 SHELBYVILLE - Bowling Green, KY 42102
 PHONE NO. 768-1400 FAX NO. 768-1401
 DRAWN BY: LSS DATE: 12/10/21
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