

ORDINANCE NO. BG2022 - 22

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.34 ACRE FROM RM-2 (TWO-FAMILY RESIDENTIAL) TO RS-1D (SINGLE FAMILY RESIDENTIAL) LOCATED AT 1201 CABELL DRIVE, PRESENTLY OWNED BY HUNTER MORROW

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 April 21, 2022 regarding the proposed rezoning of a tract of land containing 0.34 acre located at 1201 Cabell Drive, from RM-2 (Two-Family Residential) to RS-1D (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 six (6) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 0.34 acre located at 1201 Cabell Drive, from RM-2 (Two-Family Residential) to RS-1D (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 Hunter Morrow, containing 0.34 acre located at 1201 Cabell 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 RM-2 (Two-Family Residential) to RS-1D (Single 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 the validity of the remainder of this Ordinance.


BG2022-22

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 May 17, 2022, and given final reading on June 7, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: June 7, 2022

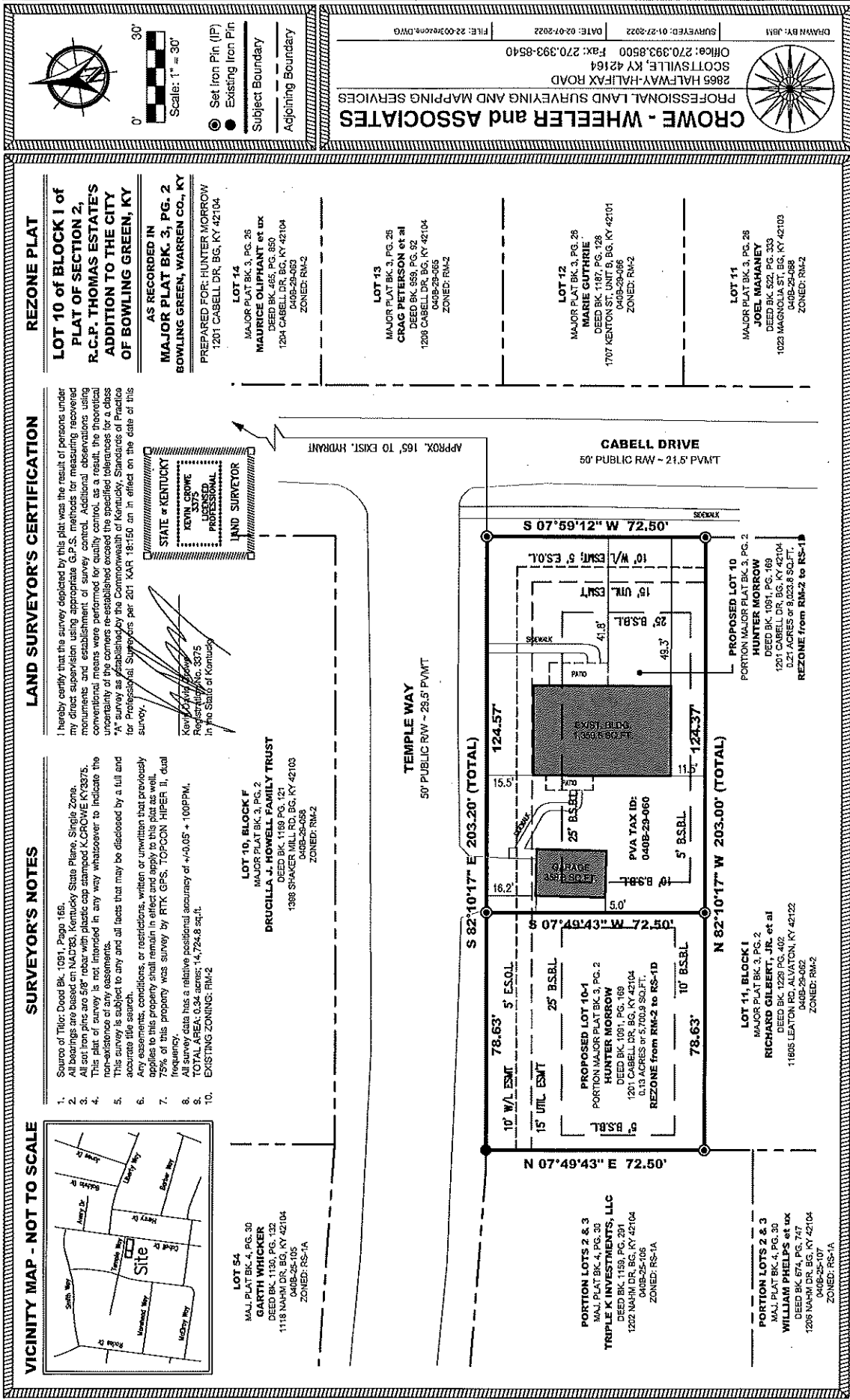
APPROVED: 

Mayor, Chairman of Board of Commissioners

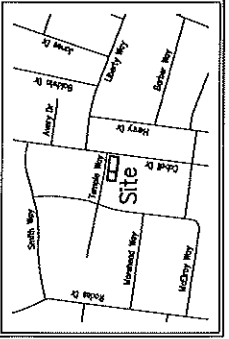
ATTEST: Hope Spiller

Assistant City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES

- Source of Title: Deed Bk. 1091, Page 168.
- All bearings are based on NAD83, Kentucky State Plane, Single Zone.
- All iron pins are 3/8" iron with plastic cap stamped K.GROVE KY 3375.
- This plat of survey is not intended in any way whatsoever to indicate the accuracy of the survey.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- Any easements, conditions, or restrictions, written or unwritten that previously apply to this property shall remain in effect and apply to this plat as well.
- 75% of this property was surveyed by RTK GPS, TOPCON HIPER II, dual frequency.
- All survey data has a relative positional accuracy of $\pm 0.05' \pm 100\text{PPM}$.
- TOTAL AREA: 0.34 acres; 14,724.8 sq.ft.
- EXISTING ZONING: RM-2

LAND SURVEYOR'S CERTIFICATION

I hereby certify that this survey depicted by this plat was the result of persons under my direct supervision using appropriate G.P.S. methods for measuring recovered monuments and establishment of survey control. Additional observations using conventional means were performed for quality control. As a result, the theoretical error of closure for this survey is within the limits of the Kentucky Surveying Code as established by the Commonwealth of Kentucky. I am a duly Licensed Professional Land Surveyor per 201 KAR 18:150 in effect on the date of this survey.

STATE OF KENTUCKY
 KEVIN GROVE
 No. 3375
 REGISTERED PROFESSIONAL
 LAND SURVEYOR

REZONE PLAT

LOT 10 of BLOCK 1 of PLAT OF SECTION 2, R.C.P. THOMAS ESTATE'S ADDITION TO THE CITY OF BOWLING GREEN, KY
 AS RECORDED IN MAJOR PLAT BK. 3, PG. 2 BOWLING GREEN, WARREN CO., KY
 PREPARED FOR: HUNTER MORROW
 1201 CABELL DR. BG, KY 42104

- LOT 14**
 MAJOR PLAT BK. 3, PG. 26
MAURICE OLIPHANT et ux
 DEED BK. 465, PG. 850
 1204 CABELL DR. BG, KY 42104
 0408-29-059
 ZONED: RM-2
- LOT 13**
 MAJOR PLAT BK. 3, PG. 26
CRAG PETERSON et al
 DEED BK. 559, PG. 92
 1208 CABELL DR. BG, KY 42104
 0408-29-055
 ZONED: RM-2
- LOT 12**
 MAJOR PLAT BK. 3, PG. 26
MAURICE OLIPHANT et ux
 DEED BK. 1187, PG. 168
 1707 KENTON ST. UNIT B, BG, KY 42104
 0408-29-058
 ZONED: RM-2
- LOT 11**
 MAJOR PLAT BK. 3, PG. 26
JOEL MAHANEY
 DEED BK. 522, PG. 333
 1022 MAGNOLIA ST. BG, KY 42103
 0408-29-058
 ZONED: RM-2

CROWE - WHEELER and ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
 2865 HALFWAY HALFAIX ROAD
 SCOTTSDALE, KY 42164
 Office: 270.393.8500 Fax: 270.393.8540
 SURVEYED: 01-27-2022 DATE: 02-07-2022
 DRAWN BY: BSM FILE: 22-02-02-00-00-00-DWG

Scale: 1" = 30'
 0' 30'

Set Iron Pin (IP)
 Existing Iron Pin
 Subject Boundary
 Adjoining Boundary

LOT 54
 MAJ. PLAT BK. 4, PG. 30
GARTH WHICKER
 DEED BK. 1150, PG. 130
 1118 NAHM DR. BG, KY 42104
 0408-25-105
 ZONED: RS-1A

PORTION LOTS 2 & 3
 MAJ. PLAT BK. 4, PG. 30
TRIPLE K INVESTMENTS, LLC
 DEED BK. 1159, PG. 291
 1202 NAHM DR. BG, KY 42104
 0408-25-106
 ZONED: RS-1A

PORTION LOTS 2 & 3
 MAJ. PLAT BK. 4, PG. 30
WILLIAM PHELPS et ux
 DEED BK. 674, PG. 747
 1208 NAHM DR. BG, KY 42104
 0408-25-107
 ZONED: RS-1A

LOT 11, BLOCK 1
 MAJOR PLAT BK. 3, PG. 2
RICHARD GILBERT, JR. et al
 DEED BK. 1229 PS. 402
 11605 LEATON RD. ALVATON, KY 42122
 0408-25-106
 ZONED: RM-2

PROPOSED LOT 10-1
 PORTION MAJOR PLAT BK. 3, PG. 2
HUNTER MORROW
 DEED BK. 1091, PG. 168
 1201 CABELL DR. BG, KY 42104
 0.13 ACRES or 5,700.9 SQ.FT.
 REZONE from RM-2 to RS-1D

PROPOSED LOT 10
 PORTION MAJOR PLAT BK. 3, PG. 2
HUNTER MORROW
 DEED BK. 1091, PG. 168
 1201 CABELL DR. BG, KY 42104
 0.21 ACRES or 9,168.9 SQ.FT.
 REZONE from RM-2 to RS-1B

LOT 10, BLOCK F
 MAJOR PLAT BK. 3, PG. 2
BRUCILLA J. HOWELL FAMILY TRUST
 DEED BK. 1169 PG. 121
 1308 SHAKER MILL RD. BG, KY 42103
 0408-29-058
 ZONED: RM-2

TEMPLE WAY
 50' PUBLIC RW - 25.5' PVMT

CABELL DRIVE
 50' PUBLIC RAW - 21.5' PVMT