

ORDINANCE NO. BG2019 - 54

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 3.00 ACRES FROM AG (AGRICULTURE) TO HB (HIGHWAY BUSINESS) AND RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 AND 721 PLANO ROAD, PRESENTLY OWNED BY STAN DARR WITH BEN HANSBROUGH 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 November 7, 2019 regarding the proposed rezoning of tracts of land containing 3.00 acres located at 0 and 721 Plano Road, from AG (Agriculture) to HB (Highway Business) and 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 eleven (11) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 3.00 acres located at 0 and 721 Plano Road, from AG (Agriculture) to HB (Highway Business) and 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 Stan Darr with Ben Hansbrough as the applicant, containing 3.00 acres located at 0 and 721 Plano Road, 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 AG (Agriculture) to HB (Highway Business) and 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,

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

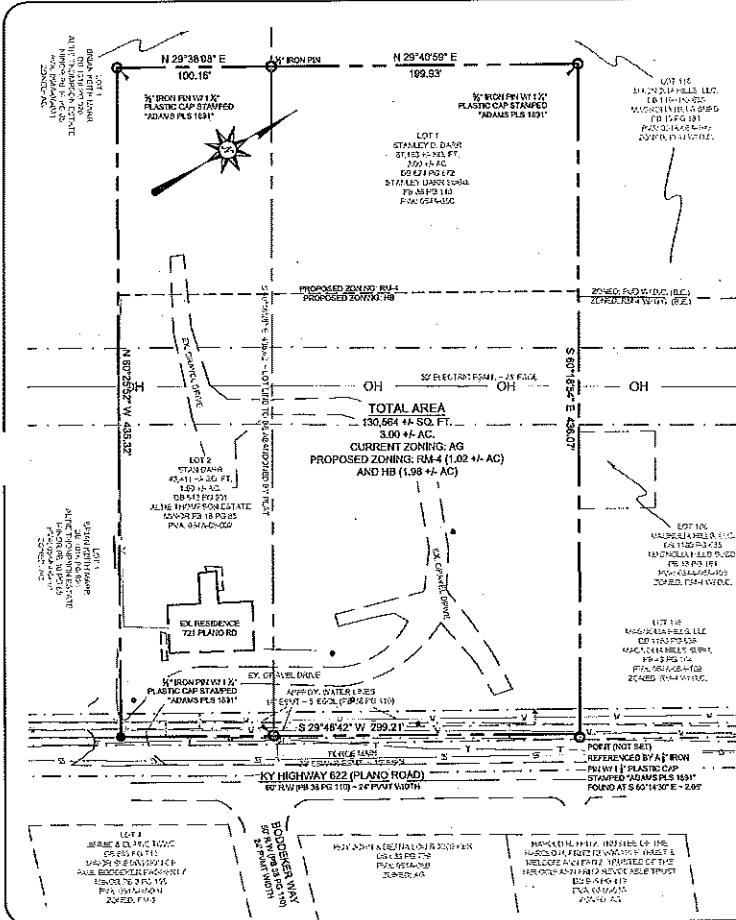
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 17, 2019, and given final reading on January 7, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: January 7, 2020

APPROVED: Bruce Wilkinson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 12/06/2019, 2:00 p.m.



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY CONFORMING WITH 201 KAR 13.150. THE SURVEY SHOWN HEREON WAS COMPLETED ON SEPTEMBER 11, 2019 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASUREMENT, RECORDING AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RADIODATA TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL ACCURACY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS 201 KAR 13.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CURVATURE AND ARE BASED ON ONE MONTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1802, GEOID 128 CONUS), TAKEN FROM STATIC GPS OBSERVATION.

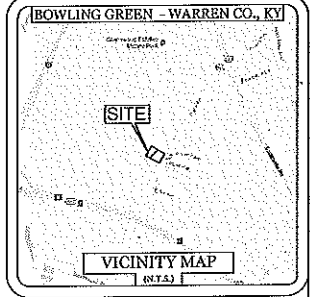
C.B. H 10/10/19
 CHARLES B. HESTER, PLS 4147 DATE

PARCEL OWNER, ADDRESS & SOURCE OF TITLE

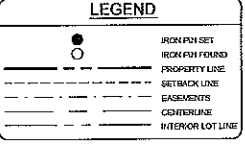
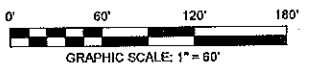
STANLEY DARR
 253 MC FARLAND LN
 BOWLING GREEN, KY 42101
 DEED BOOK 542 PAGE 201, DEED BOOK 528 PAGE 472, PLAT BOOK 13 PAGE 110, 3/26/2018 PLAT BOOK 14 PAGE 45

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND UTILITY STRUCTURES OR AS PLACED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNRECORDED UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A REAL AND ACCURATE TITLE SEARCH.
3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PROBABLE UNDISBURSED BOUNDARY LINES WHICH MAY OR MAY NOT BE HELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. ALL IRON PINS SET ARE 10" X 10" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "B. HESTER PLS 4147" UNLESS OTHERWISE NOTED.



STATE OF KENTUCKY
 CHARLES B. HESTER
 4147
 LICENSED PROFESSIONAL LAND SURVEYOR



PROJECT/CLIENT: REZONING EXHIBIT OF LOT 1 OF THE STANLEY DARR SUBDIVISION & LOT 2 OF THE ALTHE THOMPSON ESTATE

BEN HANSBROUGH
 271 CLAYPOOL ALVATION ROAD
 BOWLING GREEN, KY 42103

DRAWN BY: J. HOOPER	DATE: 10-30-2019	SCALE: 1" = 60'
CHECKED BY: B. HESTER	PROJECT NUMBER	
PREPARED BY:	ARNOLD CONSULTING ENGINEERING SERVICES, INC.	
	P.O. BOX 1338 BOWLING GREEN, KY 42101	
	PHONE (270) 780-9445	