

ORDINANCE NO. **BG2019 - 52**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 0.54 ACRE FROM CB (CENTRAL BUSINESS) AND OP-R (OFFICE/PROFESSIONAL-RESIDENTIAL) TO GB (GENERAL BUSINESS) LOCATED AT 0 CHESTNUT STREET, PRESENTLY OWNED BY DEAN WARREN WITH TRIDENT PROPERTIES OF BOWLING GREEN, LLC C/O MITCH WRIGHT AS CONTRACT VENDEE

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 a tract of land containing 0.54 acre located at 0 Chestnut Street, from CB (Commercial Business) and OP-R (Office/Professional-Residential) to GB (General 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 regular meeting, at said time and place with ten (10) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 0.54 acre located at 0 Chestnut Street, from CB (Commercial Business) and OP-R (Office/Professional-Residential) to GB (General 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 Dean Warren with Trident Properties of Bowling Green, LLC c/o Mitch Wright as contract vendee, containing 0.54 acre located at 0 Chestnut 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 CB (Commercial Business) and OP-R (Office/Professional-Residential) to GB (General Business), with development plan conditions.

2. The provisions of this Ordinance are hereby declared to be severable, and if any section,

(Ordinance No. BG2019 - 52)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

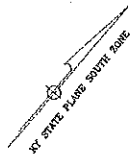
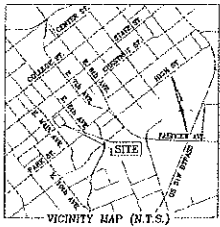
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 3, 2019, and given final reading on December 17, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 17, 2019

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 11/26/2019, 10:30 a.m.



MAIN STREET OFFICES, LLC
DEED BOOK 982 PAGE 222
ZONE CB

US BANK
FACILITIES
MANAGEMENT
DB 391 PG 485
ZONE CB

WORKFORCE
DEVELOPMENT
CABINET
DB 723 PG 625
ZONE CB

CHESTNUT STREET
50' R/W ~ 30' FOC TO FOC

OWNERS/APPLICANTS
DEAN A. WARREN
P.O. BOX 9727
BOWLING GREEN, KY 42102

SURVEYORS
JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY 42101
PHONE: (270) 782-3318

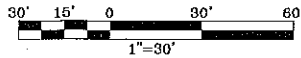
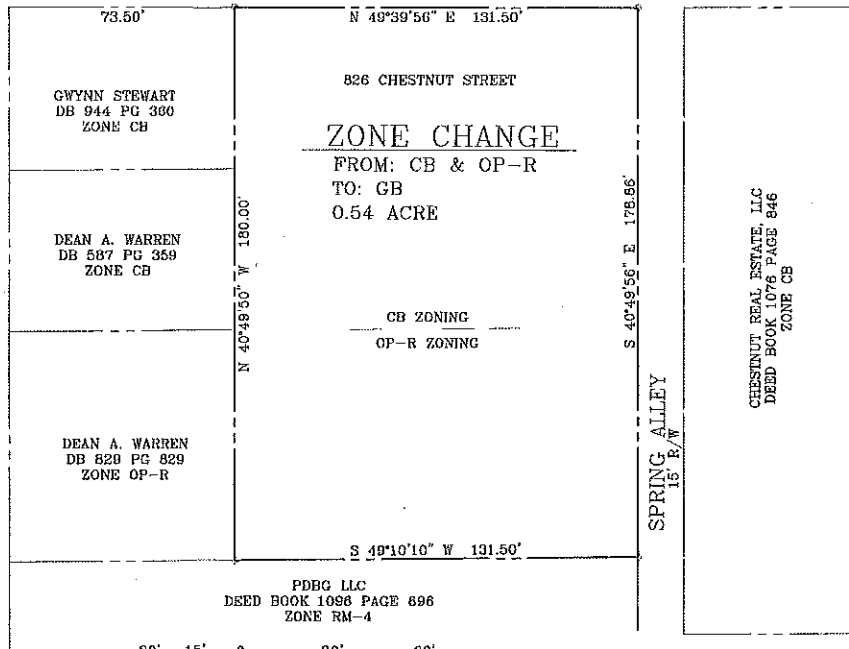
DATE: 10/4/2019 JOB NO.: 19047
DRAWING NO.: 19047_ZONE_CHANGE.DWG



LAND SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY OF THIS
PLAN WAS MADE UNDER MY SUPERVISION AND
THAT THE ANGULAR AND LINEAR MEASUREMENTS
SHOWN HEREON ARE TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. ADAMS

1891
P.L.S. #1891



I CERTIFY THIS PROPERTY IS NOT IN A FLOOD
HAZARD AREA AS PER FLOOD INSURANCE RATE
MAP # 21327C0 502 E DATED 6/2/2007

DRAWING NAME: 19047_ZONE_CHANGE.DWG

2019-447-RG Page 11 of 29

DEAN A. WARREN
P.O. BOX 9727
BOWLING GREEN, KY 42102

JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY 42101
PHONE: (270) 782-3318
E-MAIL: JADAMS@RADAMS.COM
WEBSITE: WWW.RADAMS.COM

LAND SURVEYORS

ZONE CHANGE REQUEST
626 CHESTNUT STREET
DEED BOOK 977 PAGE 247
BOWLING GREEN~WARREN CO., KY

DATE: 10/4/2019

SCALE: 1"=30'

19047

1