

ORDINANCE NO. **BG2023 - 27**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 12 ACRES FROM AG (AGRICULTURE) AND RM-4 (MULTI-FAMILY RESIDENTIAL) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 372, 376, 378, 380 AND 384 PASCOE BOULEVARD, 3030 CAVE SPRINGS AVENUE, 1320, 1324 AND 1329 SUN WAY PRESENTLY OWNED BY CAVE SPRINGS PROPERTY, 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 August 3, 2023 regarding the proposed rezoning of tracts of land containing 12 acres located at 372, 376, 378, 380 and 384 Pascoe Boulevard, 3030 Cave Springs Avenue, 1320, 1324 and 1329 Sun Way, from AG (Agriculture) and RM-4 (Multi-Family Residential) to 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 seven (7) of the allotted eight (8) members of the Board present, voted unanimously to approve a recommendation to rezone tracts of land containing 12 acres located at 372, 376, 378, 380 and 384 Pascoe Boulevard, 3030 Cave Springs Avenue, 1320, 1324 and 1329 Sun Way, from AG (Agriculture) and RM-4 (Multi-Family Residential) to 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 Cave Springs Property, LLC, containing 12 acres located at 372, 376, 378, 380 and 384 Pascoe Boulevard, 3030 Cave Springs Avenue, 1320, 1324 and 1329 Sun Way, which tracts of real estate are more particularly described on the attached maps and

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incorporated herein as if copied in full, are hereby rezoned from AG (Agriculture) and RM-4 (Multi-Family Residential) to 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, 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 September 5, 2023, and given final reading on September 19, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 19, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

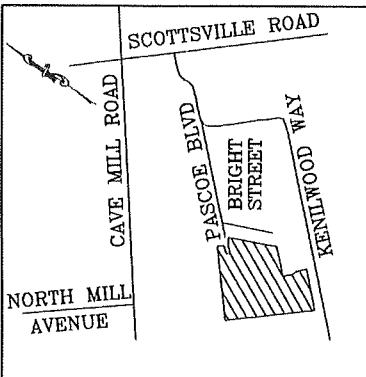
SPONSORED BY: Jeffery B. Meisel, City Manager

ZONE CHANGE REQUEST:

OWNER/APPLICANT:

CAVE SPRINGS PROPERTY, LLC
c/o ABIETE REAL ESTATE, LLC
104 WOODMONT BLVD, STE 218
NASHVILLE, TN 37205

FROM: AG & RM-4 & F
TO: RM-4 & F
12.0018 ACRES



VICINITY MAP
(N.T.S.)

NOTE:

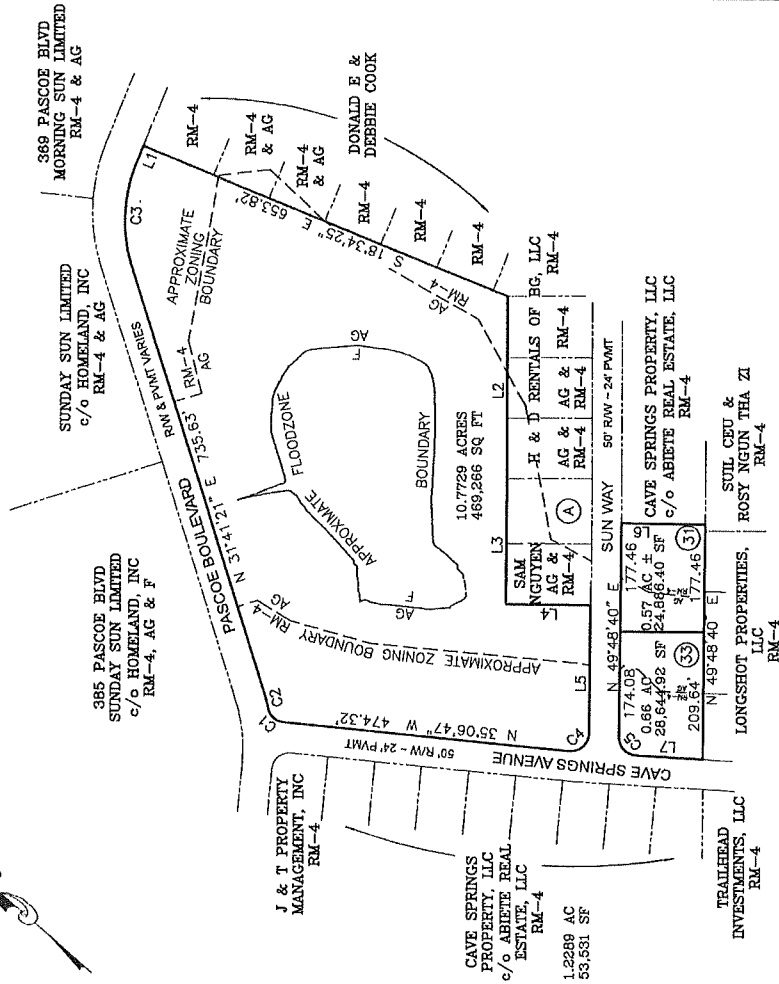
ALL INTERIOR PROPERTY LINES ARE
IN THE PROCESS OF BEING REMOVED.

THIS DRAWING IS NOT A BOUNDARY SURVEY AND IS FOR REVIEW ONLY. NOT TO BE USED FOR LAND TRANSFER.

FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT A PORTION OF THE PROPERTY AS SHOWN
HEREON IS IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD
INSURANCE RATE MAP NO. 21227C0308_E DATED MAY 2, 2007.

File location: PROJECTS\2023\23190\23190_ZONE CHANGE.dwg



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°25'35" E	33.49'
L2	S 49°25'40" W	313.75'
L3	S 49°48'40" W	194.78'
L4	S 40°11'20" E	140.00'
L5	S 49°48'40" W	210.77'
L6	S 40°11'20" E	140.00'
L7	S 39°10'20" E	140.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.0'	37.56'	35.16'	N 0°45'24" E	71°44'22"
C2	300.0'	25.85'	25.84'	N 34°03'28" E	4°56'15"
C3	250.0'	175.39'	169.93'	N 51°33'28" E	39°44'14"
C4	30.0'	49.78'	41.35'	N 82°39'04" W	95°04'33"
C5	30.0'	45.62'	41.35'	N 06°14'50" E	87°07'40"