

ORDINANCE NO. **BG2022 - 58**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 18.19 ACRES FROM AG (AGRICULTURE) TO RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 RUSSELLVILLE ROAD, PRESENTLY OWNED BY LHMW HOLDINGS II, 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 November 3, 2022 regarding the proposed rezoning of a tract of land containing 18.19 acres located at 0 Russellville Road, from AG (Agriculture) to RM-3 (Townhouse/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 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 18.19 acres located at 0 Russellville Road, from AG (Agriculture) to RM-3 (Townhouse/Multi-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 LHMW Holdings II, LLC, containing 18.19 acres located at 0 Russellville Road, 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 AG (Agriculture) to RM-3 (Townhouse/Multi-Family Residential), with development plan conditions.

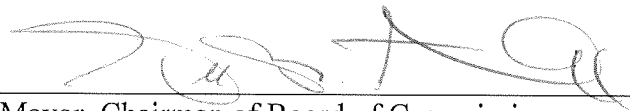
2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

(Ordinance No. BG2022 - 58)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 6, 2022, and given final reading on December 20, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 20, 2022

APPROVED: 

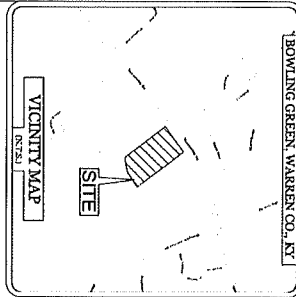
Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

180 WILSON GREEN, WARREN, CO., NY



LEGEND

- SETBACK LINE
- PROPERTY BOUNDARY
- ▬ PROPERTY LINE
- ▬ EASEMENT
- ▬ CONVEYANCE
- ▬ INTEREST OF LIFE

ELIGIBILITY INFORMATION
 THE PROPERTY SHOWN HEREON DOES NOT MEET THE ELIGIBILITY CRITERIA FOR THE ZONING DISTRICTS LISTED IN THE ZONING MAP. THE PROPERTY IS NOT ELIGIBLE FOR THE ZONING DISTRICTS LISTED IN THE ZONING MAP.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 180 WILSON GREEN, WARREN, CO., NY 14558
 180 WILSON GREEN, WARREN, CO., NY 14558
 180 WILSON GREEN, WARREN, CO., NY 14558

SURVEYOR'S NOTES

1. NORTH AND SOUTH BOUNDARIES OF THIS PARCEL ARE SHOWN BY THE SURVEYOR'S MEASUREMENTS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
2. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
3. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
4. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
5. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
6. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
7. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
8. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
9. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
10. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
11. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
12. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
13. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
14. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.
15. ALL UTILITIES ARE SHOWN IN THE SURVEY RECORD AND ARE BASED ON LOCATIONS SHOWN ON THE SURVEY RECORD AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.

UTILITY NOTES

ALL UTILITIES ARE SHOWN HEREON ARE BASED ON PHYSICAL LOCATIONS IN CONJUNCTION WITH PUBLICLY AVAILABLE RECORDS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY UTILITIES NOT SHOWN ON THE SURVEY RECORD. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY UTILITIES NOT SHOWN ON THE SURVEY RECORD.

CURRENT ZONING: AG
PROPOSED ZONING: RM-3

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND COMPUTATIONS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK. I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY INTEGRITY OR CREDIT AS A SURVEYOR. I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY INTEGRITY OR CREDIT AS A SURVEYOR.

PREPARED BY:
 LAND PROFESSIONALS, LLC
 50 W. YANKEE STREET, DARTON, NY 14558
 WWW.LANDPROFESSIONALS.COM
 INFO@LANDPROFESSIONALS.COM

ADJACENT PROPERTY OWNER INFORMATION

1. LOT #4
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
2. LOT #5
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
3. LOT #6
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
4. LOT #7
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
5. LOT #8
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
6. LOT #9
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
7. LOT #10
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
8. LOT #11
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
9. LOT #12
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
10. LOT #13
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
11. LOT #14
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
12. LOT #15
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
13. LOT #16
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
14. LOT #17
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
15. LOT #18
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
16. LOT #19
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
17. LOT #20
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
18. LOT #21
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
19. LOT #22
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
20. LOT #23
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
21. LOT #24
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
22. LOT #25
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
23. LOT #26
 BOWLING GREEN, WARREN, CO., NY
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24. LOT #27
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25. LOT #28
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26. LOT #29
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27. LOT #30
 BOWLING GREEN, WARREN, CO., NY
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28. LOT #31
 BOWLING GREEN, WARREN, CO., NY
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29. LOT #32
 BOWLING GREEN, WARREN, CO., NY
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30. LOT #33
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31. LOT #34
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32. LOT #35
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33. LOT #36
 BOWLING GREEN, WARREN, CO., NY
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34. LOT #37
 BOWLING GREEN, WARREN, CO., NY
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35. LOT #38
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36. LOT #39
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37. LOT #40
 BOWLING GREEN, WARREN, CO., NY
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38. LOT #41
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39. LOT #42
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40. LOT #43
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41. LOT #44
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42. LOT #45
 BOWLING GREEN, WARREN, CO., NY
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43. LOT #46
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44. LOT #47
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45. LOT #48
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46. LOT #49
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47. LOT #50
 BOWLING GREEN, WARREN, CO., NY
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48. LOT #51
 BOWLING GREEN, WARREN, CO., NY
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49. LOT #52
 BOWLING GREEN, WARREN, CO., NY
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50. LOT #53
 BOWLING GREEN, WARREN, CO., NY
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51. LOT #54
 BOWLING GREEN, WARREN, CO., NY
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52. LOT #55
 BOWLING GREEN, WARREN, CO., NY
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53. LOT #56
 BOWLING GREEN, WARREN, CO., NY
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54. LOT #57
 BOWLING GREEN, WARREN, CO., NY
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55. LOT #58
 BOWLING GREEN, WARREN, CO., NY
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56. LOT #59
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
57. LOT #60
 BOWLING GREEN, WARREN, CO., NY
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58. LOT #61
 BOWLING GREEN, WARREN, CO., NY
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59. LOT #62
 BOWLING GREEN, WARREN, CO., NY
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60. LOT #63
 BOWLING GREEN, WARREN, CO., NY
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61. LOT #64
 BOWLING GREEN, WARREN, CO., NY
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62. LOT #65
 BOWLING GREEN, WARREN, CO., NY
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63. LOT #66
 BOWLING GREEN, WARREN, CO., NY
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64. LOT #67
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
65. LOT #68
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
66. LOT #69
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
67. LOT #70
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
68. LOT #71
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
69. LOT #72
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
70. LOT #73
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
71. LOT #74
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
72. LOT #75
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
73. LOT #76
 BOWLING GREEN, WARREN, CO., NY
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74. LOT #77
 BOWLING GREEN, WARREN, CO., NY
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75. LOT #78
 BOWLING GREEN, WARREN, CO., NY
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76. LOT #79
 BOWLING GREEN, WARREN, CO., NY
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77. LOT #80
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
78. LOT #81
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
79. LOT #82
 BOWLING GREEN, WARREN, CO., NY
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80. LOT #83
 BOWLING GREEN, WARREN, CO., NY
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81. LOT #84
 BOWLING GREEN, WARREN, CO., NY
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82. LOT #85
 BOWLING GREEN, WARREN, CO., NY
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83. LOT #86
 BOWLING GREEN, WARREN, CO., NY
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84. LOT #87
 BOWLING GREEN, WARREN, CO., NY
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85. LOT #88
 BOWLING GREEN, WARREN, CO., NY
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86. LOT #89
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87. LOT #90
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 ZONING: RM-3
88. LOT #91
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89. LOT #92
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90. LOT #93
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 ZONING: RM-3
91. LOT #94
 BOWLING GREEN, WARREN, CO., NY
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92. LOT #95
 BOWLING GREEN, WARREN, CO., NY
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93. LOT #96
 BOWLING GREEN, WARREN, CO., NY
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94. LOT #97
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
95. LOT #98
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
96. LOT #99
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3
97. LOT #100
 BOWLING GREEN, WARREN, CO., NY
 ZONING: RM-3



REZONE EXHIBIT
 ILMW HOLDINGS II, LLC
 180 WILSON GREEN, WARREN, CO., NY 14558

PREPARED BY:
 LAND PROFESSIONALS, LLC
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