

ORDINANCE NO. **BG2021 - 48**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 9.86 ACRES FROM HB (HIGHWAY BUSINESS) TO RM-4 (MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 COOKSEY LANE, PRESENTLY OWNED BY THE HUB AT LOVERS LANE, 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 18, 2021 regarding the proposed rezoning of a portion of a tract of land containing 9.86 acres located at 0 Cooksey Lane, from HB (Highway Business) 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 five (5) of the allotted eight (8) members of the Board present, voted four (4) yeas and one (1) abstention to approve a recommendation to rezone a portion of a tract of land containing 9.86 acres located at 0 Cooksey Lane, from HB (Highway Business) 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 tract of real estate presently owned by The Hub at Lovers Lane, LLC, containing 9.86 acres located at 0 Cooksey Lane, 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 HB (Highway Business) to RM-4 (Multi-Family Residential), with development plan conditions.

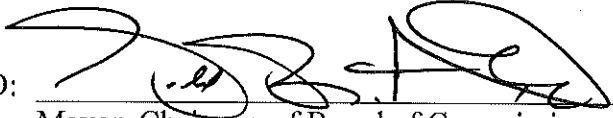
2. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 December 21, 2021, and given final reading on January 4, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: January 4, 2022

APPROVED:   
\_\_\_\_\_  
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson  
\_\_\_\_\_  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

### GENERAL NOTES

1. THE LOCATION OF ALL UNLINED SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS LOCATED BY THEIR RESPECTIVE UTILITY COMPANIES. THESE UNLINED LOCATIONS ARE NOT GUARANTEED AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO UTILITIES CAUSED BY THESE UNLINED LOCATIONS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY ACCORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON, ANY AND ALL RECORD AND UNRECORDED EASEMENTS AND RIGHTS-OF-WAY, AND ANY AND ALL RIGHTS-OF-WAY OR EASEMENTS OR UNRECORDED EASEMENTS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE FILED BY A COURT OF LAW, UNWRITTEN RIGHTS OR MAY NOT BE KNOWN BY THE SUBJECT PROPERTY RECORDS AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
3. ALL CONDUITS ARE 18" DIA. UNLESS OTHERWISE NOTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL FIRE ALARMS CODE.
4. ALL THE PILES OF THE RECORDS ASSOCIATED HERETO ARE TO BE RECORDED BY THE SUBJECT PROPERTY OWNER. THE DATA FOR THIS GARBAGE IS BEING ASYMBLISHED BY GEOTECHNICAL ENGINEERING, INC. NOT HAVE A DESIGNATED PHYSICAL ADDRESS.
5. THE COORDINATE SYSTEM IS UTM (UNIVERSAL TRANSVERSE MERCATOR) ZONE 18Q UTM COORDINATE SOUTH ZONE 18Q. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 83 AS OBTAINED FROM STATE SPATIAL OBSERVATION.

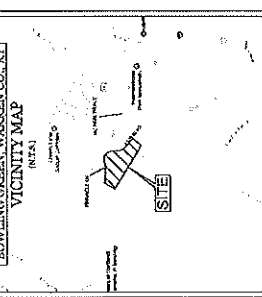
### SURVEYORS CERTIFICATE

I, CHARLES B. HEDGECOCK, hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New York. The above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New York.

PARCEL CHAIN, ADDRESS, AND SOURCE OF TITLE	
LOT 42	THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 17N, RANGE 12E, CO. 3, DIST. OF BOWLING GREEN, NY 13024
LOT 43	THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 17N, RANGE 12E, CO. 3, DIST. OF BOWLING GREEN, NY 13024

**FLOODPLAIN INFORMATION**  
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR WARREN COUNTY, NEW YORK. THE DATA FOR THIS SURVEY IS BEING ASYMBLISHED BY GEOTECHNICAL ENGINEERING, INC. NOT HAVE A DESIGNATED PHYSICAL ADDRESS.

PORTION OF LOT 42  
THE SOUTHWEST CORNER OF SECTION 20,  
TOWNSHIP 17N, RANGE 12E, CO. 3,  
DIST. OF BOWLING GREEN, NY 13024  
UNRECORDED EASEMENT FOR A 10' WIDE  
CONCRETE DRIVEWAY.  
IN ACCORDANCE WITH THE  
PROPOSED ZONING, ENR 4



CHAIN	LENGTH	BEARING	ANCHOR POINT	ANCHOR POINT	ANCHOR POINT
1	350.00	S 89° 53' 30" W	ST. 10	ST. 11	ST. 12
2	350.00	S 89° 53' 30" W	ST. 11	ST. 12	ST. 13
3	350.00	S 89° 53' 30" W	ST. 12	ST. 13	ST. 14
4	350.00	S 89° 53' 30" W	ST. 13	ST. 14	ST. 15
5	350.00	S 89° 53' 30" W	ST. 14	ST. 15	ST. 16
6	350.00	S 89° 53' 30" W	ST. 15	ST. 16	ST. 17
7	350.00	S 89° 53' 30" W	ST. 16	ST. 17	ST. 18
8	350.00	S 89° 53' 30" W	ST. 17	ST. 18	ST. 19
9	350.00	S 89° 53' 30" W	ST. 18	ST. 19	ST. 20
10	350.00	S 89° 53' 30" W	ST. 19	ST. 20	ST. 21
11	350.00	S 89° 53' 30" W	ST. 20	ST. 21	ST. 22

CHAIN	LENGTH	BEARING
1	350.00	S 89° 53' 30" W
2	350.00	S 89° 53' 30" W
3	350.00	S 89° 53' 30" W
4	350.00	S 89° 53' 30" W
5	350.00	S 89° 53' 30" W
6	350.00	S 89° 53' 30" W
7	350.00	S 89° 53' 30" W
8	350.00	S 89° 53' 30" W
9	350.00	S 89° 53' 30" W
10	350.00	S 89° 53' 30" W
11	350.00	S 89° 53' 30" W

- LEGEND**
- PROPERTY LINE
  - CONCRETE DRIVEWAY
  - ASPHALT DRIVEWAY
  - LOT LINE ABANDONED
  - CENTRAL LINE
  - FENCE LINE

**REZONING & DEVELOPMENT PLAN**  
CONDITIONS AMENDMENT EXHIBIT  
LOVERS LANE DEVELOPMENT SUBDIVISION  
THE PROPERTY OWNERS, LLC  
200 COLUMBIAN DRIVE  
BOWLING GREEN, NY 13024

DATE: 01/15/2014  
SCALE: 1" = 100'

PREPARED BY:  
ARNOLD CONSULTING ENGINEERING SERVICES, INC.  
P.O. BOX 1328 BOWLING GREEN, NY 13024  
PHONE: (518) 789-9445

