

ORDINANCE NO. **BG2021 - 3**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 15.36 ACRES FROM GB (GENERAL BUSINESS) AND RM-4 (MULTI-FAMILY RESIDENTIAL) TO HB (HIGHWAY BUSINESS) LOCATED AT 1300 CAMPBELL LANE, PRESENTLY OWNED BY MPT OF BOWLING GREEN – VIBRA, LLC

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing via video teleconference on January 7, 2021 regarding the proposed rezoning of a tract of land containing 15.36 acres located at 1300 Campbell Lane, from GB (General Business) and RM-4 (Multi-Family Residential) to HB (Highway 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 special call meeting, at said time and place with eleven (11) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 15.36 acres located at 1300 Campbell Lane, from GB (General Business) and RM-4 (Multi-Family Residential) to HB (Highway 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 MPT of Bowling Green – Vibra, LLC, containing 15.36 acres located at 1300 Campbell 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 GB (General Business) and RM-4 (Multi-Family Residential) to HB (Highway Business), with development plan conditions.

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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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.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 February 2, 2021, and given final reading on March 2, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: March 2, 2021

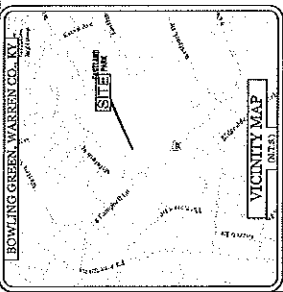
APPROVED: 

Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 MPT OF BOWLING GREEN, LLC
 1000 UNIVERSITY DRIVE, SUITE 101
 BOWLING GREEN, KY 40304
 PLAT BOOK 124, PAGE 2

FLOODPLAIN INFORMATION
 THE FLOOD PROTECT AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) 15010C0210K, AND A FIRM BOUNDARY MAP IS INCORPORATED, WITH AN EFFECTIVE DATE OF MAY 2, 2007.

GPS NOTE
 THIS PLAN SHOWS THE LOCATION OF THE PROPERTY CORNERS AND BOUNDARIES AS DETERMINED BY GPS SURVEYING. THE SURVEY WAS CONDUCTED ON 05/15/2018. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES). THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.

GENERAL NOTES
 1. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 2. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 3. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 4. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 5. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 6. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.
 7. THE SURVEY WAS CONDUCTED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. (ACES) ON 05/15/2018. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012 (KRS 204.001-010). THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AND THE SURVEY IS BEING SUBMITTED FOR RECORDATION.

ADJACENT PROPERTY OWNER INFORMATION - LOT 10-1

- UNIT 101
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 102
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 103
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 104
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 105
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 106
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 107
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 108
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 109
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 110
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2

ADJACENT PROPERTY OWNER INFORMATION - LOT 11-4

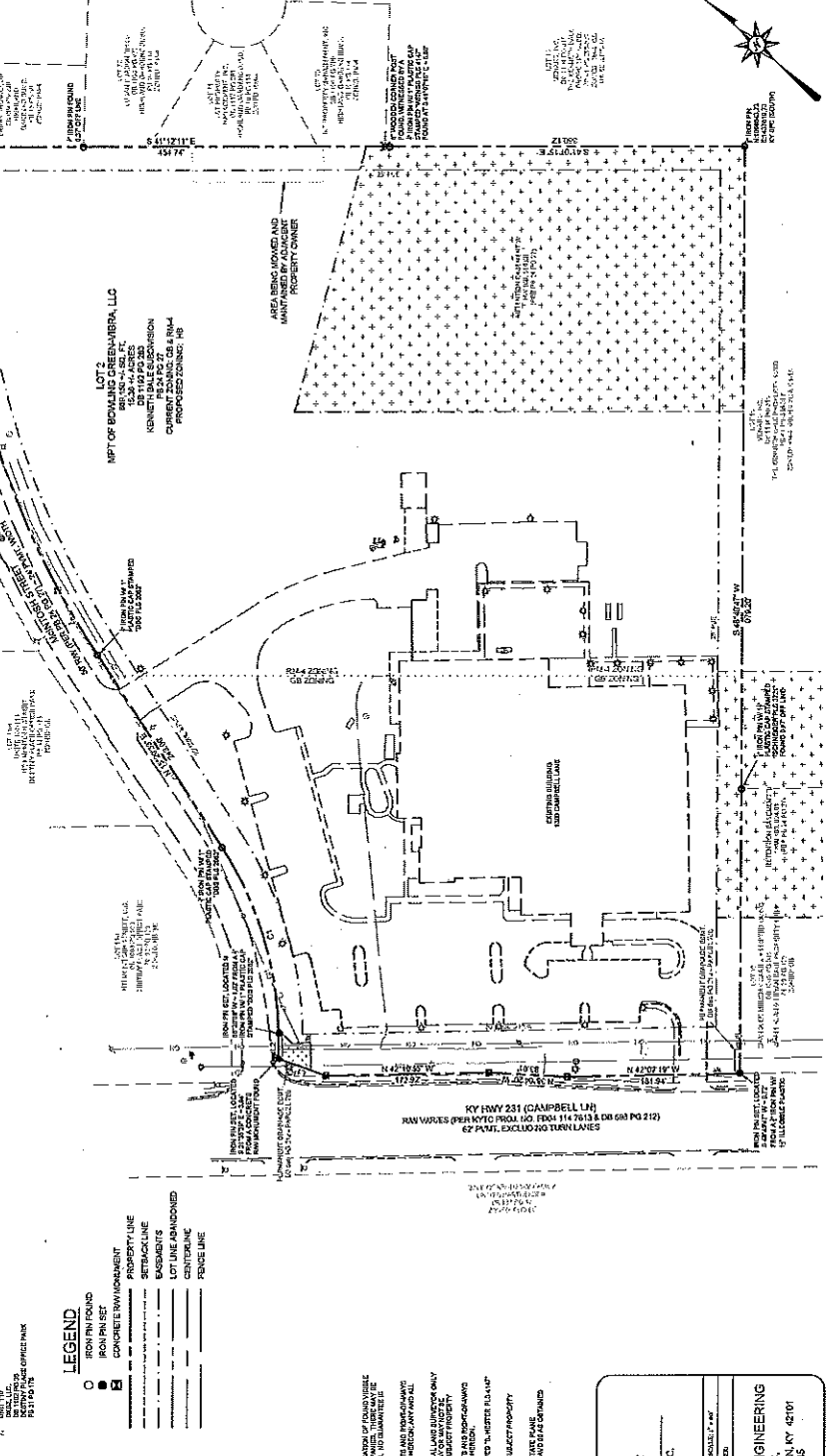
- UNIT 114
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
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- UNIT 115
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 116
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 117
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 118
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 119
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 120
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 121
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2
- UNIT 122
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
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- UNIT 123
MPT OF BOWLING GREEN, LLC
1000 UNIVERSITY DRIVE, SUITE 101
BOWLING GREEN, KY 40304
PLAT BOOK 124, PAGE 2

BOUNDARY CURVE TABLE

CURVE	DATE	START POINT	END POINT	CHORD BEARING	CHORD DISTANCE
1	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
2	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
3	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
4	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
5	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
6	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
7	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
8	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
9	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
10	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00

BOUNDARY LINE TABLE

LINE	DATE	START POINT	END POINT	BEARING	DISTANCE
1	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
2	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
3	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
4	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
5	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
6	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
7	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
8	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
9	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00
10	05/15/2018	10+00.00	10+00.00	N 00° 00' 00" E	0.00



PROPOSED REZONING EXHIBIT
 FOR A PORTION OF LOT 2 OF THE
 KENNETH HALE SUBDIVISION
 MPT OF BOWLING GREEN, LLC
 1000 UNIVERSITY DRIVE, SUITE 101
 BOWLING GREEN, KY 40304
 PLAT BOOK 124, PAGE 2

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 128 BOWLING GREEN, KY 42101
 PHONE (270) 760-9445

DATE: 05/15/2018
 PROJECT NUMBER: 202503200

DESIGNED BY: J. BOGGS
 DRAWN BY: J. BOGGS
 CHECKED BY: J. BOGGS
 APPROVED BY: J. BOGGS