

ORDINANCE NO. **BG2023 - 15**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 42.92 ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO GB (GENERAL BUSINESS), RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) AND RS-1D (SINGLE FAMILY RESIDENTIAL) PRESENTLY OWNED BY WEST HAVEN PROPERTIES, 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 May 18, 2023 regarding the proposed rezoning of tracts of land containing 42.92 acres located at 0 and 4917 Russellville Road, from PUD (Planned Unit Development) to GB (General Business), RM-3 (Townhouse/Multi-Family Residential) and RS-1D (Single 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 tracts of land containing 42.92 acres located at 0 and 4917 Russellville Road, from PUD (Planned Unit Development) to GB (General Business), RM-3 (Townhouse/Multi-Family Residential) and RS-1D (Single 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 West Haven Properties, LLC, containing 42.92 acres located at 0 and 4917 Russellville Road, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from PUD (Planned Unit Development) to GB (General Business), RM-3 (Townhouse/Multi-Family Residential) and RS-

(Ordinance No. BG2023 - 15)

1D (Single 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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

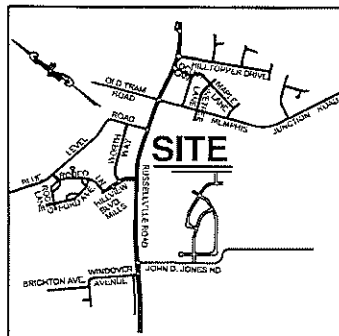
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on June 20, 2023, and given final reading on July 18, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: July 18, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: Hope Spiller
Assistant City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

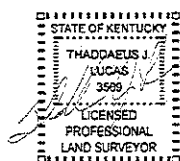


VICINITY MAP
NOT TO SCALE

GOODWIN FAMILY
MANAGEMENT, LLC
DEED BK 1049
PG 285
029B-05
AG

BLUE LEVEL ROAD
60' R/W - 18' P.V.M.T.

2J2V, LLC
DEED BK 1258
PG 268
029B-06
HB



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THADDAEUS J. LUCAS, KY #3569

04/12/23
DATE

OWNER/APPLICANT:

WEST HAVEN PROPERTIES, LLC
705 HACKBERRY ROAD
CECILIA, KENTUCKY 42724

V WAYNE VINSON
705 HACKBERRY ROAD
CECILIA, KENTUCKY 42724

- CHARLES L MARTIN FAMILY, LLC, ET AL HB
- PIN OAK DEVELOPMENTS, LLC RS-1D
- PIN OAK DEVELOPMENTS, LLC RS-1D
- AUCTION CONCEPTS USA, INC DBA INNOVATAS C RS-1D
- KMC INVESTMENT PROPERTIES, LLC RS-1D
- PIN OAK DEVELOPMENTS, LLC RS-1D

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00	101.69	101.54	S 23°04'00" E	10°59'37"
C2	280.00	23.76	23.75	S 30°59'42" E	4°51'40"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°33'48" E	114.49
L2	N 58°39'42" E	146.89
L3	N 68°11'01" E	74.96
L4	N 68°11'01" E	27.84
L5	N 71°28'22" E	33.31
L6	N 71°28'22" E	100.21
L7	N 72°31'06" E	183.94
L8	S 17°34'15" E	103.06
L9	S 28°33'52" E	153.05
L10	N 61°28'08" E	30.00
L11	S 33°25'32" E	307.46
L12	S 58°34'28" W	17.72
L13	S 33°25'32" E	160.26
L14	S 55°52'13" W	49.58

ZONE CHANGE REQUEST:

FROM: PUD, B.E.
TO: GB
1.50 ACRES

WEST HAVEN PROPERTIES, LLC
DEED BK 1015 PG 560
DEED BK 1015 PG 563
029A-17E
PUD, B.E.

WEST HAVEN PROPERTIES, LLC
DEED BK 1015 PG 563
029A-17E
HB, AG, F

FIRST INDEPENDENT BAPTIST CHURCH
DEED BK 539 PG 122
029A-17B
HB

CAROLYN B ELAMON
DEED BK 1219 PG 501
029A-18A
AG

ZONE CHANGE REQUEST:

FROM: PUD, B.E.
TO: RM-3
21.49 ACRES

LHM HOLDINGS, LLC
DEED BK 1267 PG 587
029A-19-003
RM-3

ZONE CHANGE REQUEST:

FROM: PUD, B.E.
TO: RS-1D
19.93 ACRES

PIN OAK DEVELOPMENTS, LLC
DEED BK 1139 PG 763
029A-20
RS-1D

FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C0285 E DATED MAY 2, 2007.

0 300' 600' 900'



Drawing Scale: 1"=300'

File location: PROJECTS\2022\22196\22196_ZONE CHANGE.dwg

DATE	12/23/22
BY	JL
CHECKED	JL
APPROVED	JL

ZONE CHANGE
WEST HAVEN PROPERTIES
BOWLING GREEN
WARREN COUNTY, KY



Civil Engineering
Transportation
Materials Testing
Land Surveying
Land Planning
Landscape Architecture

Landmark Engineering, Inc.
102 East Cherokee Street
Gainesville, TX 77301
P: 281.442.8800
F: 281.442.8800
info@landmarkeng.com

Project No. 22196
Sheet No. 1 of 1
Title: ZONE CHANGE
Date: April 12, 2023

SHEET TITLE
C1.0