

ORDINANCE NO. BG2021 - 18

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 6.2686 ACRES FROM AG (AGRICULTURE) TO RS-1D (SINGLE FAMILY RESIDENTIAL) LOCATED AT 0 MARLIN DRIVE, PRESENTLY OWNED BY JAVA 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 via video teleconference on March 4, 2021 regarding the proposed rezoning of a tract of land containing 6.2686 acres located at 0 Marlin Drive, from AG (Agriculture) to 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 special call meeting, at said time and place with nine (9) members of the Board present, voted unanimously to approve a recommendation to rezone a tract of land containing 6.2686 acres located at 0 Marlin Drive, from AG (Agriculture) to 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 tract of real estate presently owned by Java Properties, LLC, containing 6.2686 acres located at 0 Marlin Drive, 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 RS-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

(Ordinance No. BG2021 - 18)

conflict therewith are hereby repealed.

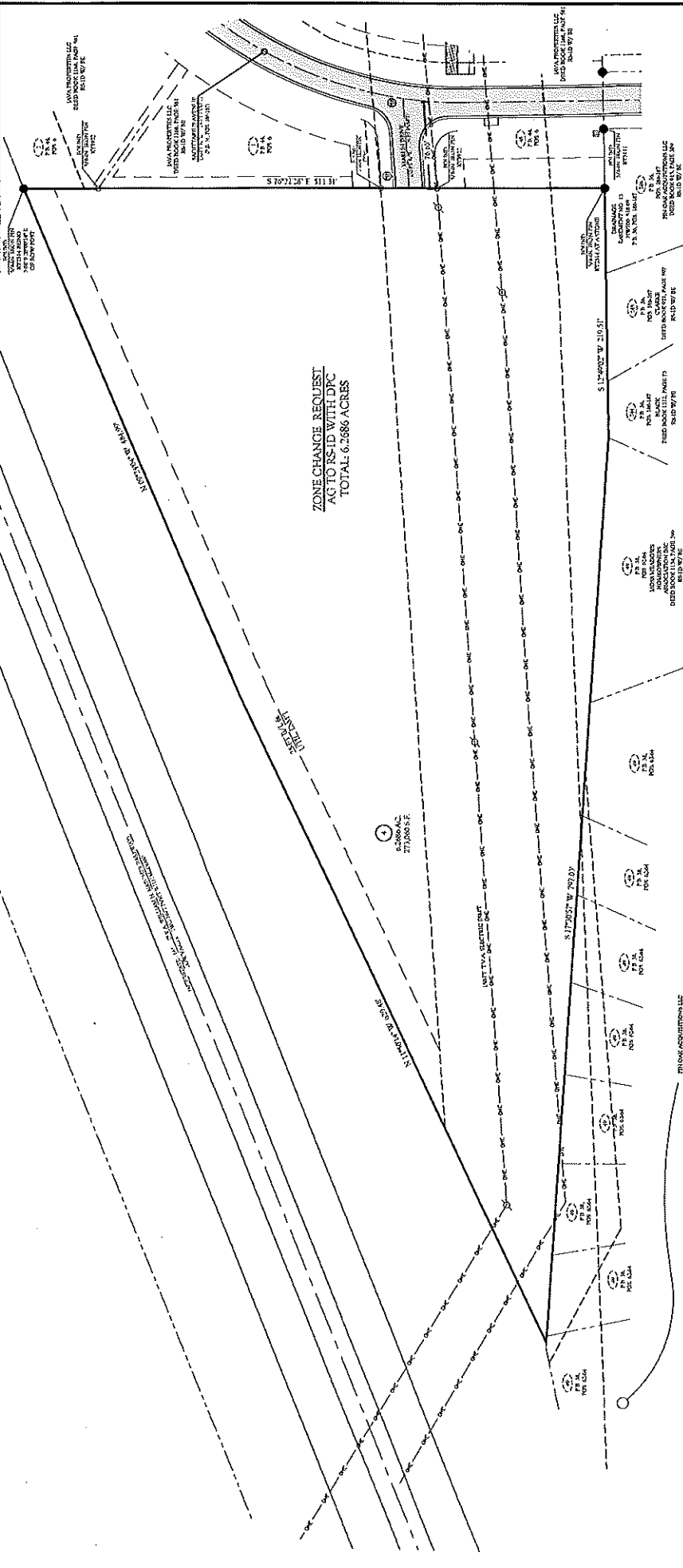
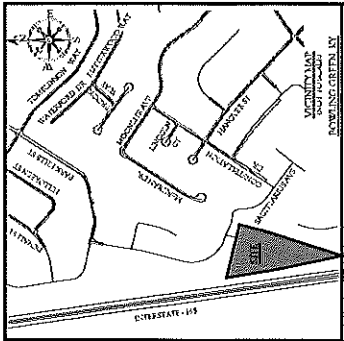
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on April 20, 2021, and given final reading on May 4, 2021, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: May 4, 2021

APPROVED:   
Mayor, Chairman of Board of Commissioners

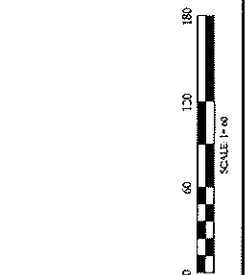
ATTEST: Ashley Jackson  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



- GENERAL NOTE:**
1. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  2. THE SURVEY AS SHOWN HEREON IS AN IRRAWAY SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
  3. THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH THE STANDARDS AND DISTANCES AS SHOWN HEREON ARE RELEASED ON AN UNADJUSTED RANDOM TRAVERSE.
  4. UNADJUSTED CLOSURE: 1/8\", 1/8\"
  5. ALL SETBACKS ARE 5 FEET UNLESS NOTED OTHERWISE HEREON.
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  12. ALL SETBACKS ARE 5 FEET UNLESS NOTED OTHERWISE HEREON.
- GENERAL LEGEND:**
- MONUMENT FOUND
  - IRON PIN SET
  - ⊕ WITNESS MONUMENT SET
  - ⊙ EXISTING FIRE HYDRANT
  - ⊕ EXISTING SEWER MANHOLE
  - ⊕ EXISTING SANITARY SEWER
  - ⊕ 20\"/>

**REZONING PLAT FOR:**  
**AUTUMN VIEW SUBDIVISION**  
 PHASE 2  
 PLAT BOOK 40, PAGE 391  
**MARLIN AVE**  
**BOWLING GREEN, KY**  
**VAN METER & SLAVEY, LLC**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING  
 1012 River Lane • Bowling Green, KY 42102  
 P: 570.799.0001 F: 570.793.0011 E: info@vanmeter.com  
 DRAWN BY: MAC  
 CHECKED BY: LLS  
 APPROVED BY: LLS  
 DATE: 2-2-2024



**LUCAS L. SLAVEY**  
 3825  
**LAND SURVEYOR**  
 2-2-2024

**OWNERS:**  
 JAVA PROPERTIES, LLC  
 315 COLLETT BRIDGE ROAD  
 ALVATON, KY 42123

**FLOOD NOTE:**  
 THE PROPERTY AS SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAPS 21187R0101E, DATED MAY 7, 2017.

**UTILITY NOTE:**  
 UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.