

ORDINANCE NO. BG2019 - 35

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 33.8695 ACRES FROM RM-3 (MULTI-FAMILY RESIDENTIAL) TO RS-1D (SINGLE FAMILY RESIDENTIAL) LOCATED AT 0 AND 1854 THREE SPRINGS ROAD, PRESENTLY OWNED BY SPRING LAKES, LLC C/O JAMES B. STEWART

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 July 18, 2019 regarding the proposed rezoning of tracts of land containing 33.8695 acres located at 0 and 1854 Three Springs Road, from RM-3 (Multi-Family Residential) 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 regular meeting, at said time and place with nine (9) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 33.8695 acres located at 0 and 1854 Three Springs Road, from RM-3 (Multi-Family Residential) 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 tracts of real estate presently owned by Spring Lakes, LLC c/o James B. Stewart, containing 33.8695 acres located at 0 and 1854 Three Springs Road, which the tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from RM-3 (Multi-Family Residential) 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

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

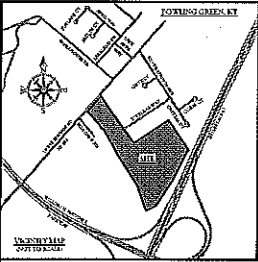
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 6, 2019, and given final reading on August 20, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 20, 2019

APPROVED: Bruce Wilbur
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

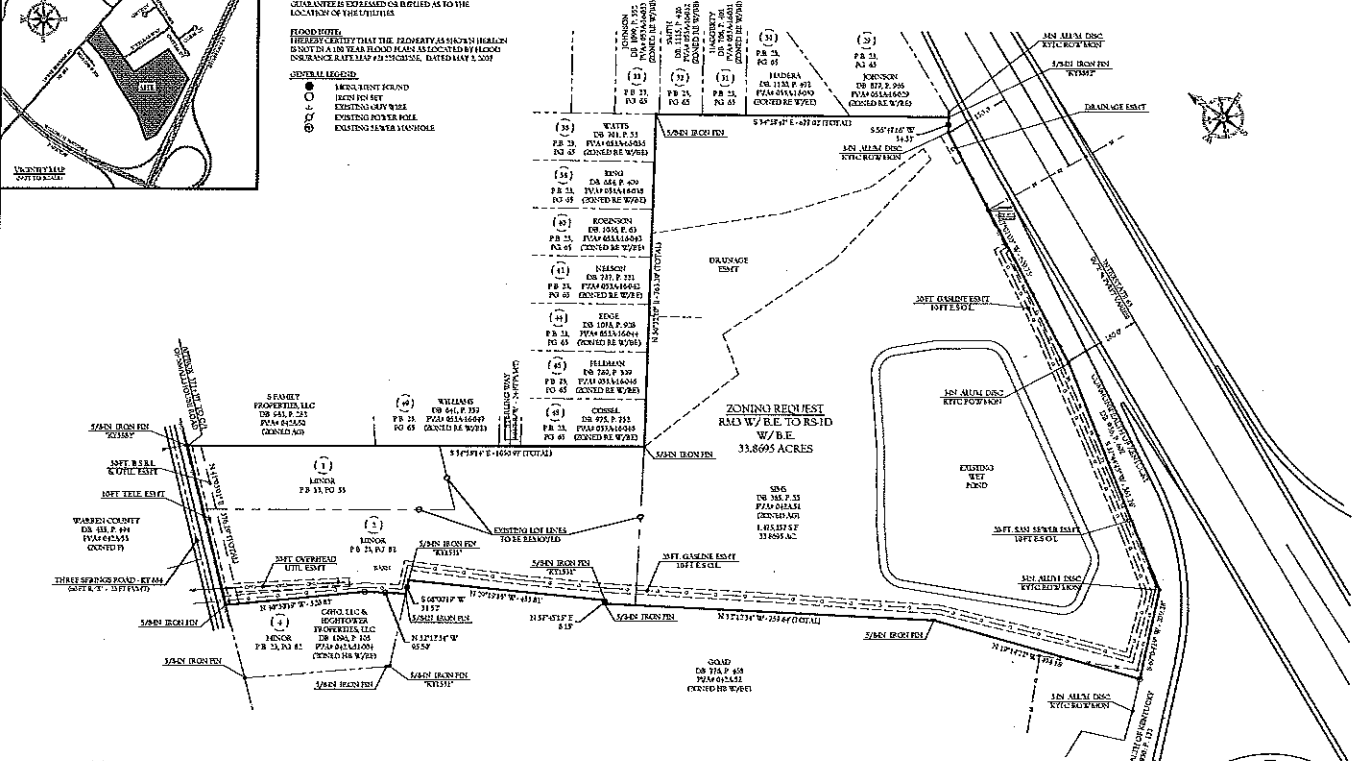
SPONSORED BY: Jeffery B. Meisel, City Manager, 07/31/2019, 11:15 a.m.



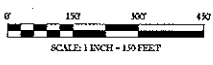
UTILITY NOTE:
UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD SURVEYS AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT HAVE NOT BE DETECTED. NO GUARANTEE IS EXTENDED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

FLOOD NOTE:
THE SURVEY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD HAZARD AS LOCATED BY FLOOD INSURANCE RATE MAP #13257C (REVISED, DATED MAY 1, 2007).

- GENERAL LEGEND:**
- MEASUREMENT FOUND
 - IRON NAIL SET
 - △ EXISTING SURVEY MARK
 - EXISTING POWER POLE
 - ⊙ EXISTING UTILITY HOUSING



- GENERAL NOTES:**
1. SOURCE OF FILE: DEED BOOK 115, PAGE 113
 2. TOTAL AREA OF THIS SURVEY IS 8079 ACRES
 3. THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH IN DATE OF FIELD SURVEY: MARCH 24, 2017
 4. SOURCE OF RECORDS: ASIN, BY SURVEYORS
 5. THE SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY AND THE ACCURACY AND PRECISION OF BOUNDARY SURVEY WITH ALL THE RECORDS OF THIS CLASS
 6. THIS PLAT BEING HEREON IS A BOUNDARY SURVEY AND CONCLUDES WITH 301 FARS 18.150
 7. THE BOUNDARY AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM ERROR FREE ERROR OF CLOSURE: 1/25000
 8. ALL SET BACK TISS SHOWN ARE BARRIERS MARKED BY RED CHAINS LONGER THAN WITH YELLOW PLASTIC CAPS BY 1/8" DIA. 1/4" H. BY 1/2"
 9. ALL SET BACK TISS SHOWN HEREON ARE BARRIERS MARKED BY 1/2" DIA. 1/4" H. BY 1/2"
 10. ALL SET BACK TISS SHOWN HEREON ARE BARRIERS MARKED BY 1/2" DIA. 1/4" H. BY 1/2"



OWNER:
SPRING LAKES, LLC
BOWLING GREEN, KY



REZONING PLAT FOR:

OWEN SIMS PROPERTY
DEED BOOK 385, PAGE 53
2507 THREE SPRINGS ROAD - KY 884
BOWLING GREEN, KY

VAN METER & SLAVEY, LLC
PROFESSIONAL ENGINEERS - LAND SURVEYING

1011 Olive Lane - Bowling Green, Ky
P: 270.299.1001 F: 270.272.1001 E: lslavey@vmsurvey.com

DRAWN BY: FIRM VMS/SF/PMS SURVEY DATE: 3/20/17
CHECKED BY: LLS PLOT DATE: 6/25/19

SHEET: 1 OF 1