

ORDINANCE NO. **BG2022 - 56**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 2.00 ACRES FROM AG (AGRICULTURE) TO RS-1A (SINGLE FAMILY RESIDENTIAL) LOCATED AT 1740 GREENVIEW LANE, PRESENTLY OWNED BY SANDRA FRANKLIN

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 3, 2022 regarding the proposed rezoning of a portion of a tract of land containing 2.00 acres located at 1740 Greenview Lane, from AG (Agriculture) to RS-1A (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 a portion of a tract of land containing 2.00 acres located at 1740 Greenview Lane, from AG (Agriculture) to RS-1A (Single Family Residential), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. A portion of a tract of real estate presently owned by Sandra Franklin, containing 2.00 acres located at 1740 Greenview 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 AG (Agriculture) to RS-1A (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.

(Ordinance No. BG2022 - 56)

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

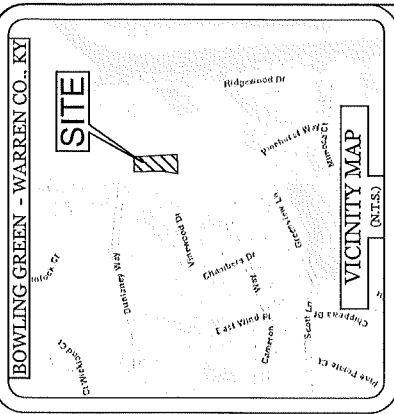
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 6, 2022, and given final reading on December 20, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 20, 2022

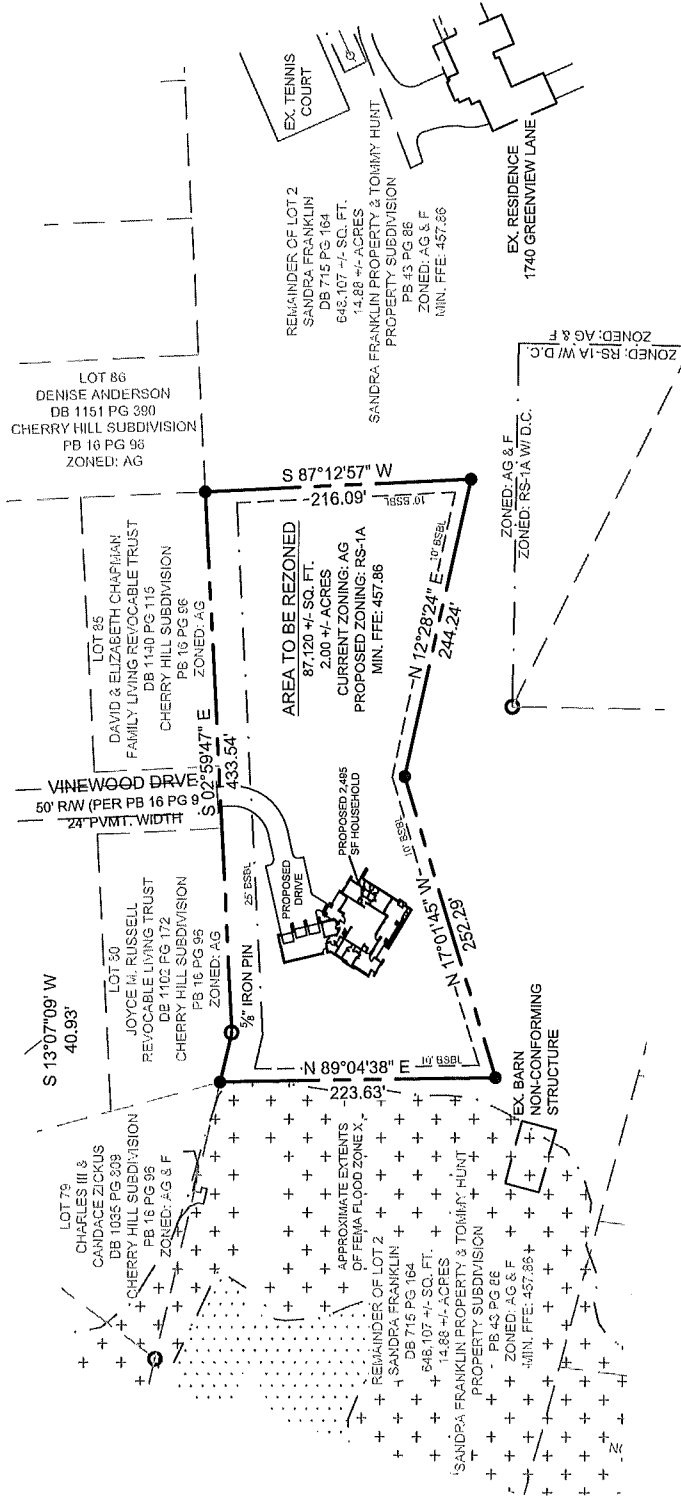
APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE IN A FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #27227201BIE WITH AN EFFECTIVE DATE OF MAY 2, 2007.



NOTE:
THIS EXHIBIT IS FOR INFORMATIVE PURPOSES ONLY, AND IS NOT TO BE USED AS A BOUNDARY SURVEY, OR AS AN INSTRUMENT TO TRANSFER TITLE.

PROJECT/CLIENTS:
REZONING EXHIBIT "B" OF A PORTION OF
LOT 2 OF THE
SANDRA FRANKLIN PROPERTY AND
TOMMY HUNT PROPERTY SUBDIVISION

SANDRA FRANKLIN
1740 GREENVIEW LANE
BOWLING GREEN, KY 42103

DRAWN BY: L. CONWAY
CHECKED BY: B. HESTER
DATE: 09-19-2022
PROJECT NUMBER: 22-0399-L
SCALE: 1" = 100'

PREPARED BY:



ARNOLD CONSULTING ENGINEERING
SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445

CURRENT ZONING: AG
PROPOSED ZONING: RS-1A

LEGEND	
●	IRON PIN SET
○	IRON PIN FOUND
—	PROPERTY LINE
- - -	SETBACK LINE
- - -	EASEMENTS
- - -	CENTERLINE
- - -	INTERIOR LOT LINE

PARCEL OWNER, ADDRESS,
AND SOURCE OF TITLE

SANDRA S. FRANKLIN
1740 GREENVIEW LN
BOWLING GREEN, KY 42103
DEED BOOK 719 PAGE 164
PLAT BOOK 43 PAGE 86



DEVELOPMENT SUMMARY
CURRENT ZONING: AG (AGRICULTURE)
PROPOSED REZONING: RS-1A (SINGLE-FAMILY RESIDENTIAL)

RS-1A (SINGLE-FAMILY RESIDENTIAL) REQUIREMENTS

MINIMUM LOT AREA	12,000 SF
PUBLIC SEWER/SEPTIC SYSTEM:	N/A
MINIMUM LOT WIDTH:	85 FT (AT BUILDING LINE)
MINIMUM LOT FRONTAGE	50 FT
CUL-DE-SAC:	40 FT
MAXIMUM LOT COVERAGE:	40%
MINIMUM SETBACKS	
FRONT YARD:	25 FT
SIDE YARD:	10 FT
REAR YARD:	10 FT
MAXIMUM BUILDING HEIGHT:	42 FT