

ORDINANCE NO. **BG2022 - 64**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 16.21 ACRES FROM AG (AGRICULTURE) TO RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) LOCATED AT 0 RUSSELLVILLE ROAD, PRESENTLY OWNED BY WABUCK DEVELOPMENT COMPANY, INC.

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 17, 2022 regarding the proposed rezoning of a tract of land containing 16.21 acres located at 0 Russellville Road, from AG (Agriculture) to RM-3 (Townhouse/Multi-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 tract of land containing 16.21 acres located at 0 Russellville Road, from AG (Agriculture) to RM-3 (Multi-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 Wabuck Development Company, Inc., containing 16.21 acres located at 0 Russellville Road, 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 RM-3 (Multi-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

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conflict therewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 20, 2022, and given final reading on January 3, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: January 3, 2023

APPROVED: 

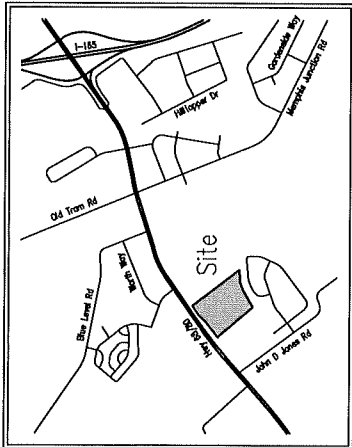
Mayor, Chairman of Board of Commissioners

ATTEST: 

City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES

- Source of Title: Deed Bk. 1228, Page 212.
- All bearings are based on NAD83, Kentucky State Plane, Single Zone.
- All set iron pins are 5/8" rebar with plastic cap stamped K.CROWE KY2375.
- This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- 100% of this property was surveyed by RTK GPS, TOPCON HIPER II, dual frequency.
- All survey property lays within Non-Hazardous Flood Zone X per FEMA FIRN 17227C0265E, effectively dated 05-02-2007.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that the survey depicted by this plat was the result of persons under my direct supervision using appropriate G.P.S. methods for measuring recovered monuments and establishment of survey control. Additional observations using conventional means were performed for quality control, as a result, the theoretical uncertainty of the corners re-established exceed the specified tolerances for a class "A" survey as established by the Commission on Kentucky, Standards of Practice for Professional Surveyors per 201 KAR 16:350 in an effect on the date of this survey.

STATE OF KENTUCKY
 KEVIN CROWE
 LICENSED PROFESSIONAL
 LAND SURVEYOR

Kevin Crowe
 Kevin David Crowe
 Registration No. 3375
 in the State of Kentucky

- LHMV HOLDINGS II, LLC
 D.B. 1267, PG. 687 (LOT 1); Min.P.B. 15, PG. 159)
 1136 SOUTH PARK DR., STE 101, BG, KY 42103
 PVA #: 029A-19-003 ZONED: AG
- MATTHEW & TINA GRANLUND
 D.B. 1151, PG. 818 (LOT 48; Maj.P.B. 42, PG. 70)
 5345 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-049 ZONED: RS-1D DPC
- ROGER WATWOOD et al
 D.B. 1173, PG. 391 (LOT 48; Maj.P.B. 42, PG. 70)
 5349 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-048 ZONED: RS-1D DPC
- ALL MOHAMMAD REVOCABLE TRUST
 D.B. 1202, PG. 848 (LOT 47; Maj.P.B. 42, PG. 70)
 3319 SUNBURST CT, BG, KY 42101
 PVA #: 029A-19A-047 ZONED: RS-1D DPC
- ROGER DUFF
 D.B. 1186, PG. 329 (LOT 46; Maj.P.B. 42, PG. 70)
 5327 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-046 ZONED: RS-1D DPC
- JOSHUA & HANNAH MINTON
 D.B. 1182, PG. 822 (LOT 45; Maj.P.B. 42, PG. 70)
 5325 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-045 ZONED: RS-1D DPC
- FADIL & FAZILA KADRIC
 D.B. 1171, PG. 114 (LOT 41; Maj.P.B. 42, PG. 70)
 5365 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-044 ZONED: RS-1D DPC
- ANDREW & MADELYN BOYLES
 D.B. 1203, PG. 601 (LOT 23; Maj.P.B. 42, PG. 70)
 5369 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-043 ZONED: RS-1D DPC
- JOHN & CHRISTIE SLEDGE
 D.B. 1155, PG. 175 (LOT 42; Maj.P.B. 42, PG. 70)
 5373 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-042 ZONED: RS-1D DPC
- THEN REH et al
 D.B. 1171, PG. 114 (LOT 41; Maj.P.B. 42, PG. 70)
 5377 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-041 ZONED: RS-1D DPC
- ESAD HAJDERVIC et al
 D.B. 1167, PG. 472 (LOT 40; Maj.P.B. 42, PG. 70)
 5381 AMBER CREEK LN, BG, KY 42101
 PVA #: 029A-19A-040 ZONED: RS-1D DPC

REZONE

LOT 3 of WHEELER ESTATE SUBDIVISION
 AS RECORDED IN MAJOR PLAT BOOK 44, PAGE 197
 BOWLING GREEN, WARREN COUNTY, KENTUCKY

OWNER:
 JOHN W. RIDLEY
 2078 QUAIL RUN DR., BG, KY 42104

PREPARED FOR:
 WABUCK DEVELOPMENT
 100 WABUCK DR., LEITCHFIELD, KY 42754

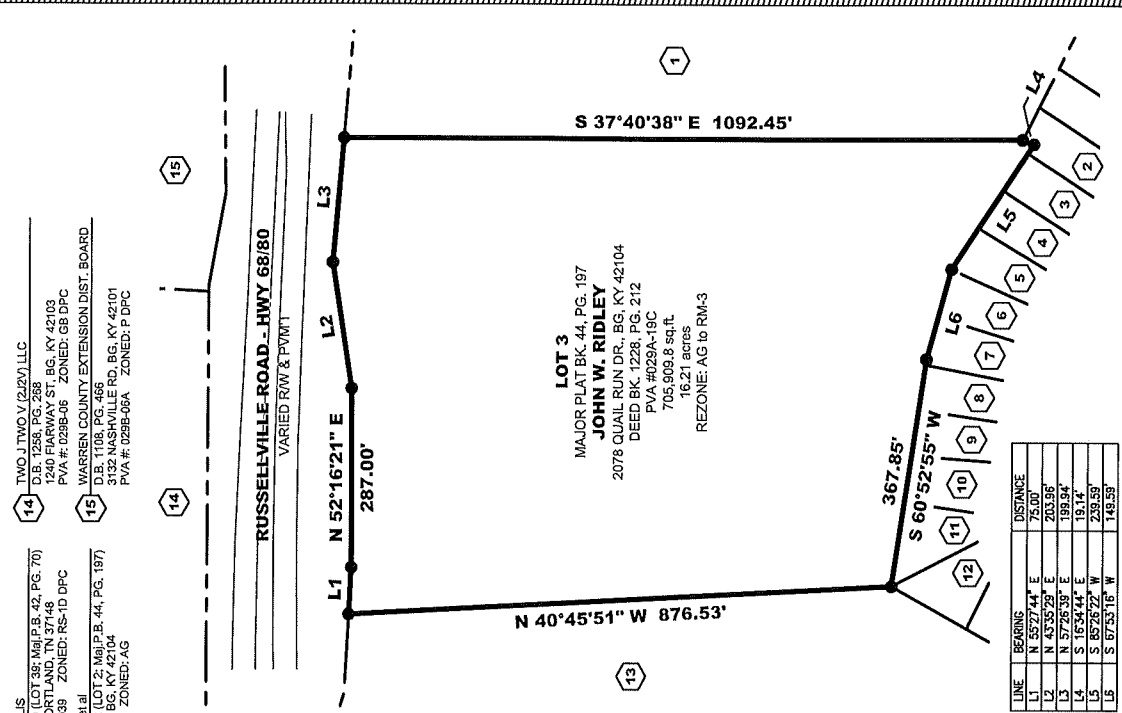
- TOBY & ANITA ELLIS
 D.B. 1231, PG. 380 (LOT 38; Maj.P.B. 42, PG. 70)
 105 EIVING DR., PORTLAND, TN 37148
 PVA #: 029A-19A-039 ZONED: RS-1D DPC
- ALIA BEGDZADIC et al
 D.B. 1227, PG. 552 (LOT 2; Maj.P.B. 44, PG. 197)
 365 WINSTON CT, BG, KY 42104
 PVA #: 029A-19B ZONED: AG

- TWO J TWO V (229V) LLC
 D.B. 1258, PG. 268
 1249 FIARWAY ST, BG, KY 42103
 PVA #: 029A-19A-039 ZONED: RS-1D DPC
- WARREN COUNTY EXTENSION DIST. BOARD
 D.B. 1108, PG. 466
 3132 NASHVILLE RD, BG, KY 42101
 PVA #: 029B-06A ZONED: P DFC



CROWE - WHEELER and ASSOCIATES
 PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
 2865 HALFWAY-HALIFA ROAD
 SCOTTVILLE, KY 42164
 Office: 270.393.8500 Fax: 270.393.8540

DRAWN BY: JBM
 SURVEYED: 09-27-22
 DATE: 09-29-22
 FILE: 22-279209A.DWG



LINE	BEARINGS	DISTANCE
L1	N 55°27'44" E	75.00'
L2	N 43°35'29" E	203.95'
L3	N 37°26'39" E	189.34'
L4	S 85°56'27" W	34.56'
L5	S 87°53'15" W	148.59'