

ORDINANCE NO. **BG2023 - 19**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND
CONTAINING 0.4335 ACRE FROM RS-1A (SINGLE
FAMILY RESIDENTIAL) TO RS-1D (SINGLE
FAMILY RESIDENTIAL) LOCATED AT 0
UNIVERSITY DRIVE PRESENTLY OWNED BY
MNM, 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 June 15, 2023 regarding the proposed rezoning of a tract of land containing 0.4335 acre located at 0 University Drive (formerly 517 University Drive), from RS-1A (Single 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 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 0.4335 acre located at 0 University Drive, from RS-1A (Single 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 tract of real estate presently owned by MNM, LLC, containing 0.4335 acre located at 0 University 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 RS-1A (Single 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

(Ordinance No. BG2023 - 19)

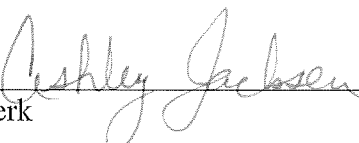
the validity of the remainder of this Ordinance.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

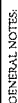
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on July 18, 2023, and given final reading on August 1, 2023, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 1, 2023

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

[illegible]

FLOOD 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 #2127C0302E AND DATED MAY 2, 2007.

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.

OWNER:

MNM, LLC

3370 INDUSTRIAL DRIVE
BOWLING GREEN, KY 42101



Lucas Slaney
2-17-2025



**FLUM AMENDMENT
PLAT FOR:**

A PORTION OF LOTS 10 AND 11 OF
NORMAL HEIGHTS ADDITION
517 UNIVERSITY BOULEVARD
BOWLING GREEN, KY



VAN METER & SLAVEY, LLC

2519 Ken Bale Blvd. - Bowling Green, NY 12103

Tel: 270.799.1001 F: 270.791.0011 E: ksalavey@att.net

OWN BY: TOS V&S FOR S 2757 SURVEY D

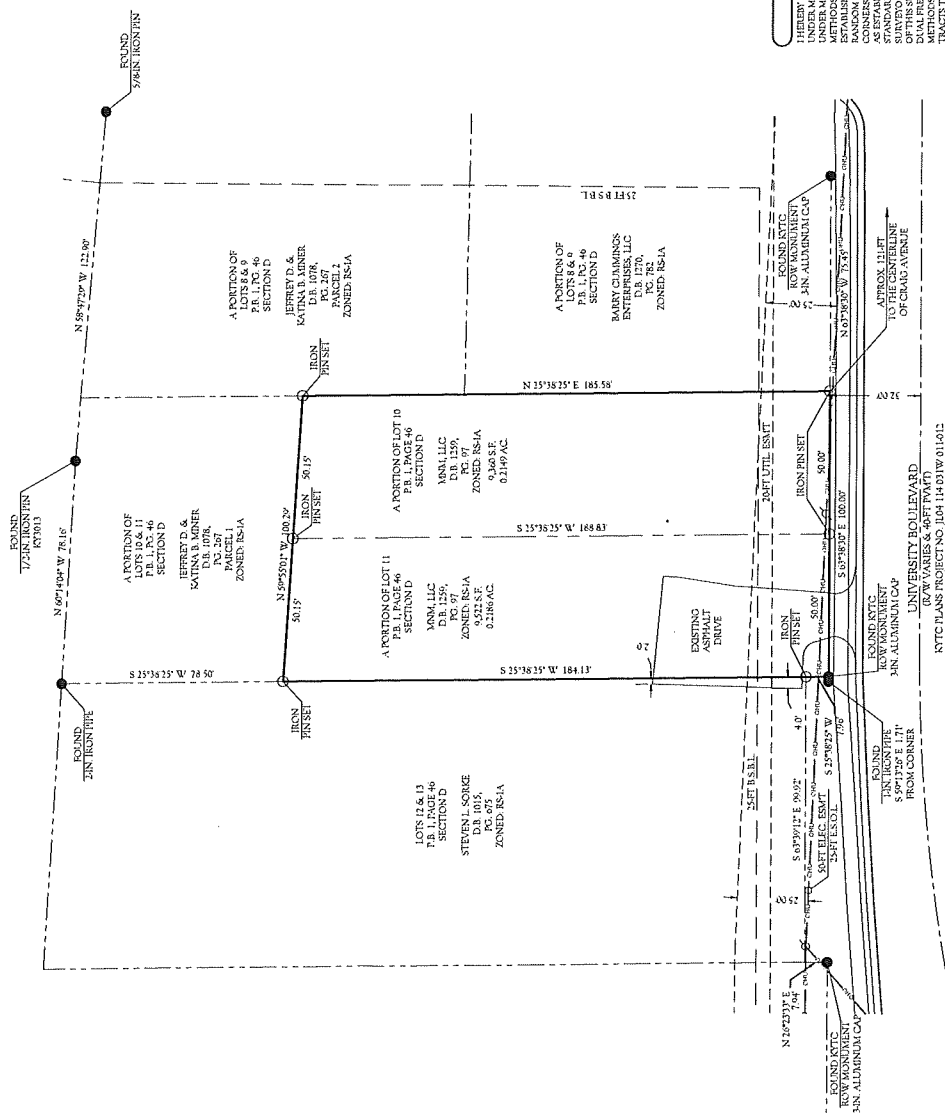
CKED BY: LLS

APPROVED BY: LLS

SHEET: 1 OF 1



ZONE CHANGE REQUEST
RS-1A TO RS-1D WITH DPCS
TOTAL: 0.4335 ACRES



GENERAL LEGEND

MONUMENT FOUND (AS DESCRIBED)

IRON PIN SET (IPS)

WITNESS MONUMENT
EXISTING POWER POLE

EXISTING OVERHEAD UTILITIES

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[illegible]

LOTS 10-15
P.B. 1, PG. 46
SECTION C

LAND SURVEYORS CERTIFICATE

[illegible]

Lucas Slavery

ACCREDITED PROFESSIONAL LAND SURVEYOR

DATE 2-17-2023

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