

ORDINANCE NO. **BG2021 - 20**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 13.50 ACRES FROM RS-1A (SINGLE FAMILY RESIDENTIAL) TO RM-3 (TOWNHOUSE/MULTI-FAMILY RESIDENTIAL) AND GB (GENERAL BUSINESS) LOCATED AT 603 AND 611 HIGHLAND WAY AND 2310 NASHVILLE ROAD, PRESENTLY OWNED BY SAM POTTER JR. AND JEFFREY AND BETSY HARNED

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 18, 2021 regarding the proposed rezoning of tracts of land containing 13.50 acres located at 603 and 611 Highland Way and 2310 Nashville Road, from RS-1A (Single Family Residential) to RM-3 (Townhouse/Multi-Family Residential) and GB (General Business); 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 seven (7) members of the Board present, voted six (6) yeas and one (1) nay to approve a recommendation to rezone tracts of land containing 13.50 acres located at 603 and 611 Highland Way and 2310 Nashville Road, from RS-1A (Single Family Residential) to RM-3 (Townhouse/Multi-Family Residential) and GB (General Business), 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 Sam Potter Jr. and Jeffrey and Betsy Harned, containing 13.50 acres located at 603 and 611 Highland Way and 2310 Nashville Road, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from RS-1A (Single Family Residential) to RM-3 (Townhouse/Multi-Family Residential) and GB (General Business), with development plan conditions.

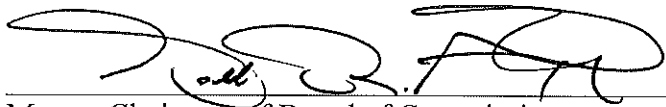
(Ordinance No. BG2021 - 20)

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 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

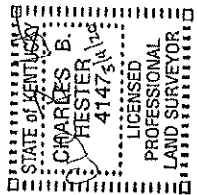
ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1978 AND THE SURVEYING BOARD OF THE STATE OF KENTUCKY. THE SURVEY WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE, THE UNADJUSTED MATHEMATICAL ERROR OF WHICH DOES NOT EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 19-010; THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN CHECKED BY ME OR ANY OTHER PERSON AND ARE NOT BEING CHECKED BY STATE PLANE COORDINATE SOUTH ZONE 16E2, BEARING AND DISTANCE AS SHOWN ON THIS OBSERVATION;

Charles B. Hester
 CHARLES B. HESTER, P.L.S. 42102
 DATE 1/14/20



GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRA PRECISION SFR90 (G0D) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH OP3 MEANS. THE DATA WAS COLLECTED USING THE CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONVENTIONAL MEANS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6880.58'	45.77'	46.72'	S 89°37'30" E	80°02'17"

TOTAL AREA OF SURVEY
 586,027 +/- SQ. FT.
 13.50 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
SAM POTTER PO BOX 1504 BOWLING GREEN, KY 42102 DEED BOOK 752 PAGE 556 PLAT BOOK 2 PAGES 170
JEFFERY & BETSY HARMED BOWLING GREEN, KY 42104 DEED BOOK 1180 PAGE 10 PLAT BOOK 2 PAGES 170

LINE	BEARING	DISTANCE
L1	S 27°58'45" E	80.36'
L2	S 82°02'00" E	25.16'
L3	S 02°09'00" E	25.16'
L4	S 02°09'00" E	25.16'
L5	S 82°02'00" E	25.16'
L6	S 02°09'00" E	25.16'
L7	S 02°11'16" E	151.79'

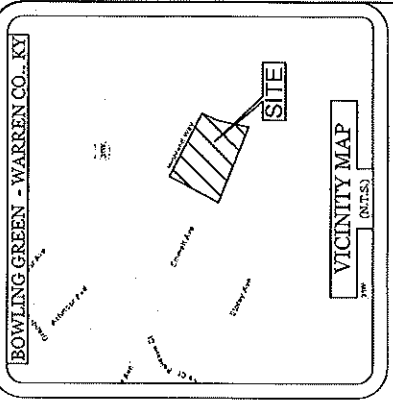
LEGEND

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

FLOODPLAIN INFORMATION
 THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP # 220202040E WITH AN EFFECTIVE DATE OF MAY 2, 2007.

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A FULL AND ACCURATE TITLE SEARCH.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "L. HESTER PLS 4147" UNLESS OTHERWISE NOTED.
6. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE DESIGNATED PHYSICAL ADDRESSES LISTED AS 2310 NASHVILLE ROAD, 603 HIGHLAND WAY & 611 HIGHLAND WAY PER WARREN COUNTY PVA.
7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 16E2. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 AS OBTAINED FROM STATIC GPS OBSERVATION.



PROJECT/CLIENT:
 REZONING EXHIBIT
 OF LOTS 8-10 OF THE HILLYVIEW ADDITION &
 TRACTS 1 & 2 OF THE SAM POTTER PROPERTY

DRAWN BY: J. L. HOOKER
CHECKED BY: B. HESTER
DATE: 9-8-20
SCALE: 1" = 200'

PROJECT NUMBER: 99-0092-L

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

