

ORDINANCE NO. BG2018 – 37

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 2.01 ACRES FROM AG (AGRICULTURE) AND RS-1A (SINGLE FAMILY RESIDENTIAL) TO RS-1A (SINGLE FAMILY RESIDENTIAL) LOCATED AT 0 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 July 19, 2018 regarding the proposed rezoning of tracts of land containing 2.01 acres located at 0 Greenview Lane, from AG (Agriculture) and RS-1A (Single Family Residential) 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 ten (10) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 2.01 acres located at 0 Greenview Lane, from AG (Agriculture) and RS-1A (Single Family Residential) 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. The tracts of real estate presently owned by Sandra Franklin, containing 2.01 acres located at 0 Greenview Lane, 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 AG (Agriculture) and RS-1A (Single Family Residential) 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

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

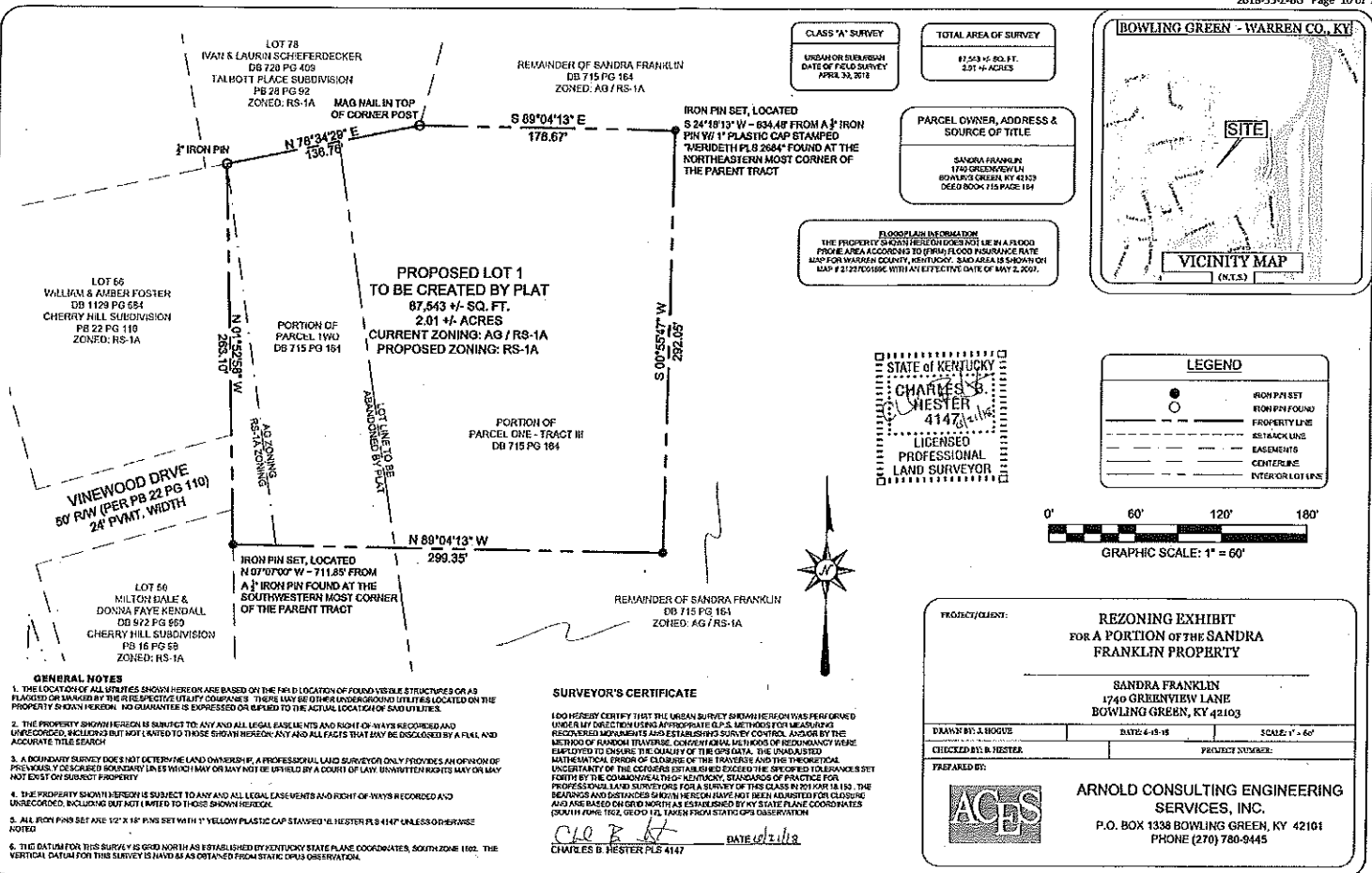
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 21, 2018, and given final reading on September 4, 2018, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 4, 2018

APPROVED: Bruce Wilkinson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 08/06/2018, 1:30 p.m.

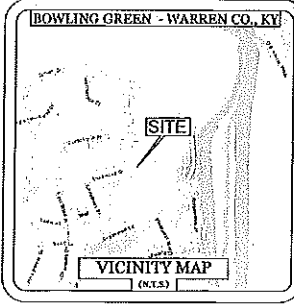


CLASS 'A' SURVEY
URBAN SURVEY
DATE OF FIELD SURVEY
APRIL 23, 2018

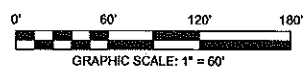
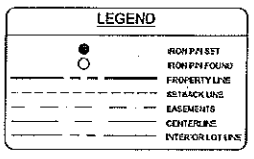
TOTAL AREA OF SURVEY
87,543 +/- SQ. FT.
2.01 +/- ACRES

PARCEL OWNER, ADDRESS & SOURCE OF TITLE
SANDRA FRANKLIN
1740 GREENVIEW LANE
BOWLING GREEN, KY 42103
DEED BOOK 115 PAGE 164

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SANDRA FRANKLIN HAS A FLOOD MAP # 2727001696 WITH AN EFFECTIVE DATE OF MAY 2, 2007.



STATE OF KENTUCKY
CHARLES B. HESTER
4147
LICENSED PROFESSIONAL LAND SURVEYOR



- 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 THE 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 REAL AND ACCURATE TITLE SEARCH.
 3. A BOUNDARY SURVEY DOES NOT OBTAIN THE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DISCLOSED BOUNDARY INFORMATION THAT MAY OR MAY NOT BE ISSUED BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
 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 1/4\" PINS SET WITH 1\" YELLOW PLASTIC CAP STAMPED 'B. HESTER PG 4147' UNLESS OTHERWISE NOTED.
 6. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1602. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 83 AS OBTAINED FROM STARS. DPMS OBSERVATION.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND APPROPRIATE SURVEYING METHODS AND TECHNIQUES. RECORDED MONUMENTS AND ESTABLISHED SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE. CONFORMING METHODS OF SURVEYING WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE COORDINATES ESTABLISHED EXCEEDED THE SPECIFIED TOLERANCE SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS IN 2018 ARE 1/30 THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602, GRID 14, TAKE FROM STATE OBSERVATION).

C.B.H.
CHARLES B. HESTER PL 5 4147
DATE: 4/23/18

PROJECT/CLIENT:		REZONING EXHIBIT FOR A PORTION OF THE SANDRA FRANKLIN PROPERTY	
DRAWN BY: J. BOGUE		DATE: 4-18-18	SCALE: 1" = 60'
CHECKED BY: B. HESTER		PROJECT NUMBER:	
PREPARED BY:		ARNOLD CONSULTING ENGINEERING SERVICES, INC.	
		P.O. BOX 1338 BOWLING GREEN, KY 42101 PHONE (270) 780-8445	