

COMMUNITY DEVELOPMENT PLAN

As Required by Chapter 99

of the

Kentucky Revised Statutes

**WESTERN KENTUCKY UNIVERSITY GROWTH AREA REVITALIZATION PROJECT
BOWLING GREEN, KENTUCKY**

APRIL 2004

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**COMMUNITY DEVELOPMENT PLAN
WESTERN KENTUCKY UNIVERSITY GROWTH AREA REVITALIZATION PROJECT**

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**I.
INTRODUCTION**

The Urban Renewal Plan (hereinafter referred to as the Community Development Plan) for the Western Kentucky University Growth Area Revitalization Project Target Area is a document to be adopted by the City of Bowling Green City Commission after approval by the Planning Commission. This document will serve as a plan for new construction in the area, installation of new site improvements, and designation of specific uses permitted in the area. Authority for such an undertaking is provided by Chapter 99 of the Kentucky Revised Statutes (specifically KRS 99.370 and KRS 99.590).

In accordance with KRS 99.370 to 99.590 the Community Development Plan for the Western Kentucky University Growth Area Revitalization Project Target Area, as approved by the various local bodies, is sufficiently complete to: (1) indicate the relationship of definite local objectives as to appropriate land uses, public facility improvements, public utilities, and other area improvements; (2) indicate proposed land uses and building requirements of the project area; (3) indicate those properties scheduled for acquisition; and (4) indicate the method of financing rehabilitation and new construction in the designated target area. The Community Development Plan also documents procedures for review of Redevelopment Proposals and grievance Procedures regarding this Review of Redevelopment Proposals.

II.

DEFINITIONS

Abbreviations, terms, phrases, words, and their derivatives used in the regulations, controls, and restrictions to be imposed by this plan on all real property acquired shall be the meaning given as follows:

Accessory Structure or Use: Any structure or use other than the principal structure or use; also, as specifically designated under the zoning district regulations of the Ordinance.

Act: Refers to Section 99.330 through 99.590, inclusive, of the Kentucky Revised Statutes, as amended.

Administrative Official: The official or officials designated by the City Commission to administer the provision of this Plan.

Building: Any structure, which fully encloses space for occupancy by persons and/or their activities. The enclosed space for occupancy may be for a residential dwelling, commercial or retail.

Building Permit: A permit issued by the City administrative official authorizing the construction, alteration, or removal of a specific building on a specific lot.

Code: Means the 2002 Kentucky Residential Building Code as adopted by the Commonwealth of Kentucky (Residential Building Code; CABO for new construction) The Kentucky Building Code (New Non-Residential), the International Property Maintenance Code and the Bowling Green City Commission.

Community Development Plan: Means this plan for redevelopment of the Western Kentucky University Growth Area Revitalization Project Target Area by and through the Bowling Green City Commission, which Development Plan has been prepared by Will Linder and Associates, Berea, Kentucky. This Development Plan is also referred to as Urban Renewal Plan and is defined in KRS 99.370 and KRS 99.540.

The following is an excerpt from HB 615 approved by the Legislators and signed by the Kentucky Governor on April 11, 2002 amending KRS 99.520 to KRS 99.50. "As used in KRS 99.250 to 99.590, an urban renewal project may include undertakings and activities for the prevention of the development or spread of slums or blighted, deteriorated, or deteriorating areas, or the elimination thereof, and may involve any work or undertaking for such purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of such undertaking or work. For this purpose, "rehabilitation or conservation work" may include:

- (a) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
- (b) Acquisition of real property and demolition, removal, relocation, historic preservation, or rehabilitation of buildings and improvements thereon where necessary to eliminate unhealthful, unsanitary or unsafe conditions; lessen density; reduce traffic hazards; eliminate obsolete or other uses detrimental to the public welfare; remove or prevent the spread of blight or deterioration; or provide land or buildings, and improvements thereon for needed public facilities.
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project; and
- (d) The disposition, for uses in accordance with the objectives of the urban renewal project, of any property or part thereof acquired in the area of such project; provided that such disposition shall be in the manner prescribed in KRS 99.450 for the disposition of property in the redevelopment area."

Development Plan: Means this plan for redevelopment of the Western Kentucky University Growth Area Revitalization Project Target Area by and through the Bowling Green City Commission, which Development Plan has been prepared by Will Linder and Associates, Berea, Kentucky. This Development Plan is also referred to as an Urban Renewal Plan or Community Development Plan and is defined in KRS 99.370 and KRS 99.540.

Dwelling: A house, apartment building, or other building designed or used primarily for human habitation.

Entity: Refers to the City of Bowling Green, Kentucky, or a sub-unit of the Governing Body acting on behalf of the Entity.

First Floor Elevation: The level of the lowest horizontal structural member of the lowest floor in the structure as viewed from the exterior.

Group Housing/University: Residential occupancy of a structure by a group of university affiliated people who do not meet the definition of household or family, but which share a common eating area.

Governing Body: Refers to the Bowling Green City Commission.

Height of Structure: The vertical distance measured from the average finished grade at the front building line to the highest point of the structure.

Lot: A parcel of land under one ownership devoted to a common use or occupied by a single principal building plus accessory structures.

Lot of Record: A lot, which is recorded in the office of the County Court Clerk of Warren County, Bowling Green, Kentucky.

Mixed Land Use: Any building or development which includes two or more different uses in close proximity, but which planned in a manner to be compatible and complementary. Mixed Use for the purpose of the future land use map may include any residential, office or commercial land use specified by this plan.

Nonconforming Use of Structure: An activity or a building, sign, structure, or a portion thereof which lawfully existed before the adoption or amendment of this Community Development Plan or the Zoning Ordinance, but which does not conform to all the regulations which pertain to the zone in which it is located. Nonconforming use may also refer to future land use and redevelopment.

Person: Means any natural person, or any corporation, partnership, or other business entity.

Redevelopment: Activities planned for the Western Kentucky University Growth Area Revitalization Project Target Area by and through the Bowling Green City Commission in compliance with this Development Plan. Redevelopment activities will conform to land uses included in this Plan where the cost of improvements are greater than 50% of assessed value.

Renaissance Target Area: The Bowling Green target area approved by the Renaissance Kentucky Program where activities located within this target area receive priority for State and Federal incentives for a five (5)

year period.

Structure: Any combination of materials fabricated to fulfill a function in a fixed location on the land or attached to something with a fixed location, including buildings and signs.

University District: A designated area located in close proximity to the main campus of the Western Kentucky University which provides for a planned mix of residential dwelling types and other selected uses which are related to Western Kentucky University.

University District Review Committee: An appointed Board established by Zoning Ordinance and having jurisdiction over University related organizations within the University District.

Variance: A departure from the terms of the Joint Zoning Ordinance pertaining to height or width of structures and size of yards and open spaces, where such departure will not be contrary to the public interest; and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the actions of the applicant, the literal enforcement of the Zoning Ordinance would result in unnecessary and undue hardships.

Zoning Ordinance: The Joint Zoning Ordinance of Warren County as adopted by the City of Bowling Green on December 1, 2001, and as amended by the City.

III.

DESCRIPTION OF PROJECT AREA

Section 1. Boundary Map

A Boundary map for the Western Kentucky University Growth Area Revitalization Project identified as Map CD-1 and dated April 2004 is attached.

Section 2. Description of Project Area Boundaries

A narrative description of the Western Kentucky University Growth Area Revitalization Project Target Area boundaries is as follows:

Starting at the southeast intersection of Center Street and 12th Avenue, which is designated the point of beginning. Thence northwestwardly along the southwest right-of-way line of 12th Avenue from the intersection of 12th Avenue and Center Street to the northwest intersection of 12th Avenue and the southwest right-of-way of the CSX Railroad. Thence southwestwardly along the southwest right-of-way of the CSX Railroad to the southwest intersection of University Drive, Kentucky Street, and Adams Street. Thence crossing Adams Street southwardly along the south right-of-way line of Kentucky Street to its intersection with a line parallel with 15th Avenue and following the southern right-of-way of 15th Avenue to its intersection with the southeast right-of-way of an unknown alley located behind the properties fronting on Center Street and 14th Avenue. Thence northeastwardly along the back property line of the properties located on 14th Avenue and Center Street, then following the alley eastward to College Street. Then northwestwardly along the west right-of-way of College Street to the intersection with 12th Avenue. Thence westwardly along the southern right-of-way of 12th Avenue to its intersection with Center Street. Thence crossing Center Street and following the west right-of-way of Center Street southward to the intersection with 12th Avenue, which is also the point of beginning.

IV.

STATEMENT OF DEVELOPMENT OBJECTIVE

Section 1. Introduction

Recognizing the dangers of blight, deterioration and obsolescence to the continued stability and vitality of the Western Kentucky University Growth Area Revitalization Project Target Area, the City has developed a Revitalization Program for upgrading and stabilizing property located within the Target Area.

The purpose of the program is to assist in removal of blighted conditions in the area; create/expand park and green spaces in the target area; promote new development in areas which are presently identified as slum and/or blighted areas; increase the potential for University expansion, including Group Housing; encourage the redevelopment to eliminate unsafe housing conditions; and support the renovation of public uses and/or utilities in the redevelopment area.

Section 2. General Objective

1. To protect the health, safety, and welfare of residents, visitors and workers in the target area by elimination of hazardous or unsafe conditions of structures in the redevelopment area.
2. To encourage university related expansion, mixed-use development, redevelopment, and general improvement of the project area, primarily for residential, commercial and university activities.
3. To create a framework for implementing the Western Kentucky University Master Plan.
4. To improve the appeal of the target area as a desirable place to live and or work through acquisition of property, demolition of substandard structures, removal of non-conforming land uses, promotion of mixed land uses for new job oriented commercial and residential uses, and construction of new public improvements.

Section 3. Specific Objective

These specific or operating objectives, for the target area are oriented toward the implementation of a long-range development plan for the target area.

1. Provision for participation by residents on an organized basis, Business and Public Officials within the context of a broader representation of interest in decisions affecting the Project Area and its relation to the community as a whole.
2. In the setting of priorities for development, the maintenance of an equitable balance between activities relating to the improvement of the residential, commercial and university environment of the Project Area and the Community as a whole.
3. Coordinate efforts to incorporate recreational and green space components into the Renaissance area/university expansion area.
4. Preserve and create a mixed land use environment coordinated with university related expansion within the Project Area, which will protect the health, safety, and general welfare of the

neighborhood, preserve existing values of properties remaining within the redevelopment area, as well as properties adjacent to the proposed target area.

5. Eliminate, repair, or revitalize substandard and obsolete buildings, blighting influences, and environmental deficiencies which presently distract from the functional unity, aesthetic appearance, safety of existing residents, and economic welfare of this section of the community and to establish conditions which will prevent recurrence of blight and blighting conditions.
6. Develop an area which will allow for expansion of Western Kentucky University, including Group Housing.
7. Upgrade and improve sidewalks in the Western Kentucky University Growth Area Revitalization Project Area.
8. Realignment of 14th Street from Center Street to Adams Street.
9. Abandonment of 14th Avenue between Kentucky Street and Adams Street and abandonment of 13th Avenue between Kentucky Street and Center Street.
10. As the market permits, seek to redevelop vacant parcels within the Western Kentucky University Growth Area Revitalization Project Area to reestablish the urban streetscape.
11. Enforce code violations relative to the on-site storage of miscellaneous materials, junk or unregistered vehicles in the District.
12. Adopt a zoning scheme that will allow greater mixed uses in the target area, including a variety of university uses, housing types and neighborhood retail uses, in conformance with the future land use map.

V.

GENERALIZED LAND-USE PLAN

Section 1. Existing Zoning

An existing Zoning Map for the Western Kentucky University Growth Area Revitalization Project identified as Map CD-3 and dated April 2004 is attached.

Section 2. Future Land-Use Map

A Future Land Use (Reuse) map for the Western Kentucky University Growth Area Revitalization Project identified as Map CD-4 and dated April 2004 is attached.

Section 3. Land-Use Regulations

Land use regulations proposed for the Western Kentucky University Growth Area Revitalization Project Target Area correspond to the present Bowling Green Zoning Ordinance. The following zoning districts shall be allowed in the Target Area, excluding the identified uses.

1. Neighborhood Business District (NB)

The uses for the Neighborhood Business District allowed in the target area shall be the same as those listed in the Neighborhood Business District of the Zoning Ordinance, except for the following uses which are prohibited:

- a. Vehicle Sale
- b. Vehicle Repair
- c. Full-service, mini-services and self-service gas stations which can service more than eight (8) vehicles at a time.

2. General Business District (GB)

The uses for the General Business District allowed in the target area shall be the same as those listed in the Zoning Ordinance, except for the following uses which are prohibited:

- a. Vehicle Sales
- b. Vehicle Repair
- c. Full-service, mini-service and self-service gas stations which can service more than eight (8) vehicles at a time.

3. Central Business District (CB)

The uses for the Central Business District allowed in the target area shall be the same as those listed in the Zoning Ordinance, except for the following uses which are prohibited:

- a. Full-service, mini-service and self-service gas stations which can service more than eight (8) vehicles at a time.

4. Office-Professional Districts (OP-R and OP-C)

The uses for the Office Professional Districts allowed in the target area shall be the same as those listed in the Zoning Ordinance.

5. Public District (P)

The uses for the Public District allowed in the target area shall be the same as those listed in the Zoning Ordinance.

6. Single Family Residential Districts (RS-1)

The uses for the Single Family Residential Districts allowed in the target area shall be the same as those uses listed in the Zoning Ordinance.

7. Multi-family Residential Districts (RM-2, RM-3 and RM-4)

The uses for the Multi-family Residential District allowed in the target area shall be the same as those listed in the Zoning Ordinance.

8. Planned Unit Development (PUD)

The uses for the Planned Unit Development District allowed in the target area shall be the same as those listed in the allowed Districts enumerated above.

Section 4. Development Controls

1. All development/redevelopment to be undertaken in the target area must be undertaken in accordance with the Future Land Use Map identified in this Development Plan as CD-4 and dated April 2004.
2. All development plans and specifications for university related uses shall be reviewed by the University District Review Committee in accordance with Section 3.17 University District Review Procedures in the Zoning Ordinance, except where exempted by Kentucky Revised Statutes.
3. All development regulations pertaining to building height, set back, side yard requirements, parking, etc. shall be identical to those delineated for the appropriate zoning district and listed in the Zoning Ordinance or by the general design standards listed below, whichever is more restrictive:
 - a. Vehicular and Pedestrian Circulation - All site access must be designed in a pedestrian friendly manner. Parking lots are encouraged to be in the rear of proposed buildings to allow for the buildings and associated landscape to define the streetscape. Parking lots are encouraged to use alternative paving materials such as porous concrete pavers or porous asphalt to increase the amount of possible infiltration of storm water into the soil and to decrease the size of needed storm water management facilities. Crushed limestone or equivalent will not be acceptable. Inter parcel connectivity or rear alley access will be required between two adjacent like uses. All sites shall allow for pedestrian access to a site via sidewalk, pathway, trail or other means (other than sharing a travel way within a parking lot) to any proposed building. Redevelopment of sidewalks shall be designed to accommodate a restored tree canopy through the use of sidewalk tree planting or street trees. This treatment should be standardized and followed throughout the Plan area. The minimum width of a sidewalk for redeveloped areas shall be 6 feet, either in a public right-of-way or as access to a building.
 - b. Utilities and Services - All electric, cable and telephone servicing future development shall be placed underground. Service lines should be relocated to the rear of the

redevelopment if not underground. HVAC, transformers, telephone boxes, etc., are encouraged to be at the rear of any development. Any proposed building over two stories may place HVAC and associated equipment on the roof of a structure so long as the equipment is stored behind a parapet wall. The coordination of service areas is highly desired to reduce the overall number of dumpster pad locations.

- c. Proposed Buildings – Front building setbacks shall be a minimum of 15 feet, or an average of the existing building setbacks within the block as outlined in the Zoning Ordinance “Variable Front Yard Setback”, whichever is closer to the street. Proposed structures are encouraged to use innovative, historic or traditional architectural styles and materials. All building exteriors shall be finished with one or more of the following materials: architectural masonry units, including brick, decorative concrete masonry units, and special surface units (plain-laid concrete or cinder block will not be allowed); natural stone; precast and poured-in-place concrete with textured surface treatment; glass, glass curtain, glass surface units; wood clapboard; vinyl or metal siding (may be used for up to one half of any building façade). Architectural plans to be used for Group Living with an association with Western Kentucky University (eg. Fraternity or sorority houses) will be reviewed and approved by either :
 - i. the Greek Building Review Committee (to be established by the University Master Planning Committee and to include representation from the Greek community and local registered design professionals) in areas owned by the University or other State jurisdiction organization, or
 - ii. the University District Review Board in areas not owned by the University or other State jurisdiction organization.

- d. Landscaping, Site Lighting, and Signage – All required buffer widths may be reduced by up to one half if the proposed project is to incorporate walls or fences composed of a combination of masonry with either ornamental metal or wood. Alternative designs are encouraged. Interior parking lot landscape shall cover a minimum of 10 percent of the total Vehicle Use Area (VUA). There shall be no more than 15 spaces between islands within any VUA. When HVAC and utility boxes are located toward the front of a structure, these items must be screened with a combination of landscape plant material and decorative fencing. All pole mounted or wall pack security lighting shall be no higher than 15 feet from the grade under the light. Lighting should be designed to limit the amount of light trespass onto any adjacent property and to minimize glare to any public right-of-way. All freestanding signs shall be landscaped around the base of the sign so as to be compatible with the overall site landscaping. The use of evergreen plant material is encouraged. Freestanding signs shall be limited to the following types:
 - o Monument signs: All commercial and industrial signs shall be no taller than 5 feet in height with the overall structure being no more than 7 feet high. A maximum sign face of 75 square feet shall be permitted per side. All monument signs are to be constructed of the similar materials as the building the sign is advertising. Signs in the Office and Professional zoning district shall use the standards in section 4.6.8.F of the Zoning Ordinance.
 - o Shingle Style Sign: Overall structure shall be no taller than 10 feet in height with no more than two businesses allowed to be advertised on a single pole. The total area of all shingles shall not exceed 25 square feet. Shingles

should be mounted on poles that are similar or compatible to any proposed light poles. All post or poles shall be required to be set back a minimum of five feet from the right-of-way.

- Pole Sign: Pole signs shall be limited to one per property with a maximum overall height not to exceed 15 feet. Pole signs shall be limited to 50 square feet sign face per side.
- Wall Sign: Wall signs are limited in area to either 200 square feet or ten percent of the building façade, whichever is less.
- Residential Sign: Any University related group living units shall use only wall mounted signs that are externally lit, with a maximum sign face of 200 square feet. Any proposed monument sign shall not exceed five feet in height with a maximum sign face of 50 square feet with external illumination only.

Section 5. Appeal Process for Redevelopment of Non-Conforming Use

1. All existing uses which do not conform to the land use regulations in Section 3 above shall be declared non-conforming uses. All non-conforming uses will be subject to the provisions of Article 6 of the Zoning Ordinance.
2. Property Owners can appeal a decision relating to re-development of a non-conforming to Circuit Court.

VI.

URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

Section 1. Identification of Area

A Project Activities Map for the Western Kentucky University Growth Area Revitalization Project identified as CD-2 and dated April 2004 is attached.

Section 2. Acquisition and Clearance

Acquisition, to the greatest extent feasible, will be limited to properties economically incapable of being rehabilitated. All purchases/relocation benefits will follow the Local Relocation Policy. Additional properties may be acquired and cleared as follows:

1. To remove buildings that are structurally substandard/or functionally obsolete.
2. To remove buildings, other than buildings that are structurally substandard, in order to effectively remove blighting influences that are exerted on the area. Such blighted influences include, but are not limited to, the following:
 - a. Incompatible uses or land-use relationships.
 - b. Overcrowding of building on the land
 - c. Excessive dwelling unit density
 - d. Obsolete buildings not suitable for improvement or conversion
3. To acquire properties which are needed for assemblage of a site necessary to meet the objectives of the Urban Renewal Plan.
4. To construct or upgrade public improvements, including the realignment of 14th Avenue.
5. Voluntary acquisition may occur when an owner submits a proposal to the City for the purchase of his property. This may occur as a result of the owner's desiring not to rehabilitate his building or because of a desire to advance the goals and objectives of the proposed Development Plan. All voluntary acquisition must be approved by the City of Bowling Green and a purchase price must be justified based upon a local appraisal. It should be explicitly interpreted that voluntary acquisition does not allow the owner to waive the relocation benefits of tenant as a condition of the sale.

Section 3. Specific Land to be Acquired Under this Development Program

1. 14th Avenue Realignment

The following properties, in whole or in part, will be acquired in the project area in accordance with Chapter 99.330 through 99.590 of the Kentucky Revised Statutes and, if necessary, KRS Chapter 99.420 and Chapters 416.540 - 416.680, (Eminent Domain Proceedings).

<u>PVA Number</u>	<u>Address</u>	<u>Owner of Record</u>
040B01 176	106 14 th Avenue East	Donald and Doris Langley
040B01 103	1367 Center Street	Steve Downey
040B01 133	1339 Kentucky Street	Walter and Debbie York
040B01 131	1327 Kentucky Street	Mark and Kimberly Adams
040B01 132	1322 Kentucky Street	Charles and Margery Gary
040B01 134	1328 Kentucky Street	SKYPAC
039A12 098	1350 Adams Street	Karl and Lorraine Reno
040B01 139	1347 Kentucky Street	John Small and Catherine Schuster
039A12 099	1348 Adams Street	David, Dennis and Lori Causey
040B01 137	1375 Kentucky Street	Paul & Deveta McFarland

2. Group Housing/University

The following properties may be acquired as part of the proposed project for university expansion, including Group Housing/University, to enhance the redevelopment plan adopted by the City of Bowling Green.

a. Properties to be Acquired:

<u>PVA Number</u>	<u>Address</u>	<u>Owner of Record</u>
040B01 145	1401 Kentucky Street	Joseph Harrison
040B01 142	1350 Kentucky Street	William and Kay Wilcox
040B01 140	1346 Kentucky Street	William and Kay Wilcox
040B01 178	108 14 th Avenue East	Donald and Doris Langley
040B01 160	1467 Kentucky Street	Thomas and Peggy Hightower
040B01 162	1475 Kentucky Street	Ting Chang
040B01 141	1399 Kentucky Street	Bluegrass Properties Inc.

b. Possible Future Phases to be Acquired:

039A11 092	1225 Kentucky Street	Robert Armstrong
039A11 117	210 13 th Avenue East	Jason and Dena Mills
039A11 116	200 13 th Avenue East	David and Leslie Witty
039A11 112	1282 Kentucky Street	New Haven Cons. LLC
039A11 111	1280 Kentucky Street	Theodore and Christine Walton
039A11 109	1270 Kentucky Street	Horizon Venture LLC
039A11 107	1268 Kentucky Street	Joe and Deborah Turner
039A11 106	1266 Kentucky Street	Edward and Ina Bucklew
039A11 104	1260 Kentucky Street	Jerry Jones and Edith Moran
039A11 101	1252 Kentucky Street	David Broderick and Michael Caudill
039A11 099	1244 Kentucky Street	Mary Banahan
039A11 094	1234 Kentucky Street	Tami Meredith
040B01 120	1302 Kentucky Street	Marrickous and Cindy Ray
040B01 114	205 13 th Avenue East	Jason and Dena Mills

<u>PVA Number</u>	<u>Address</u>	<u>Owner of Record</u>
040B01 115	209 13 th Avenue East	Jason and Dena Mills
040B01 116	211 13 th Avenue East	Audrey Bowles
040B01 117	213 13 th Avenue East	Jason Mills
040B01 118	215 13 th Avenue East	Dy Hunn and Sov Monn
040B01 119	217 13 th Avenue East	Yancy and Nicole Minton
040B01 095	1301 Center Street	Gregory Willis
040B01 097	1303 Center Street	Baker and Hillard Inc.
040B01 099	1357 Center Street	William Davis
040B01 101	1363 Center Street	William Davis
040B01 103	1367 Center Street	Steven Downey
040B01 132	1322 Kentucky Street	Charles and Margery Gary
040B01 130	1318 Kentucky Street	Charles and Margery Gary
040B01 128	1310 Kentucky Street	Charles and Margery Gary
040B01 126	1314 Kentucky Street	Charles and Margery Gary
040B01 124	1306 Kentucky Street	Allen Phelps
040B01 122	1304 Kentucky Street	John Schott Gaines
039A10 094	1311 Center Street	FJL LLC
039A10 095	1317 Center Street	FJL LLC
039A10 096	1323 Center Street	FJL LLC
039A10 097	1329 Center Street	FJL LLC
039A10 098	1331 Center Street	FJL LLC
039A11 118	224 13 th Avenue East	FJL LLC
039A11 119	220 13 th Avenue East	FJL LLC

VII.

DISPOSITION OF ACQUIRED LAND

The land acquired in the proposed target area identified in CD-Map 2 and located within the project boundary will be utilized for land uses which support and enhance the objectives delineated in Section IV, (Statement of Development Objectives) of the Community Development Plan, including:

- a. 14th Avenue Realignment, and
- b. University expansion, including group housing

VIII.

OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

1. The Development Plan is in general conformance with the City's Comprehensive Plan.
2. A public hearing on the Development Plan has been held by the City of Bowling Green prior to adoption of the plan, to solicit citizen input.
3. The City has approved the Development Plan, financing, and findings on existence of slum and/or blighted conditions within the Project Area.

IX.

PROCEDURE FOR CHANGES IN THE APPROVED COMMUNITY DEVELOPMENT PLAN

If the City of Bowling Green desires to modify this plan, it may do so after the necessary public hearings and City Commission approval on the proposed changes in accordance with applicable state and local law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable state and local law and provided that, if modified after sale or lease of land in the area, such modification is consented to in writing by the owners and the lessees of the properties directly affected by this modification.

X.

DURATION OF COMMUNITY DEVELOPMENT PLAN OBJECTIVES

All land-use provisions and building requirements specified in this plan shall be applicable upon the date of approval of this plan and shall remain in effect for a minimum of twenty (20) years. Modification of the land use plans and the various building codes and development regulations of Bowling Green shall only be undertaken after appropriate public hearings and proper notification of all affected property owners.