

ORDINANCE NO. BG2018 – 32

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 48.69 ACRES FROM RS-1D (SINGLE FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 0 PLANO ROAD, PRESENTLY OWNED BY MAGNOLIA HILLS, 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 7, 2018 regarding the proposed rezoning of a tract of land containing 48.69 acres located at 0 Plano Road, from RS-1D (Single Family Residential) to PUD (Planned Unit Development); 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 eleven (11) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 48.69 acres located at 0 Plano Road, from RS-1D (Single Family Residential) to PUD (Planned Unit Development), 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 Magnolia Hills, LLC, containing 48.69 acres located at 0 Plano 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 RS-1D (Single Family Residential) to PUD (Planned Unit Development), 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conflict therewith are hereby repealed.

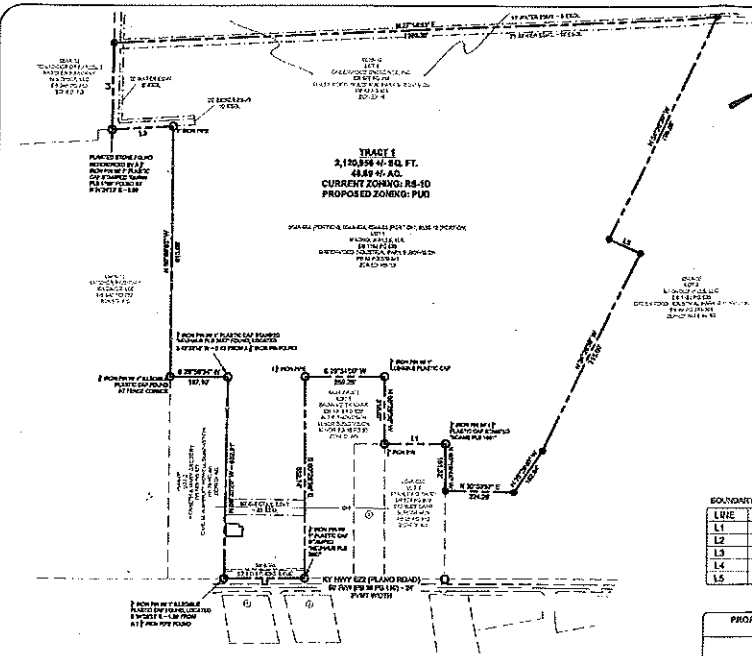
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on July 17, 2018, and given final reading on August 7, 2018, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 7, 2018

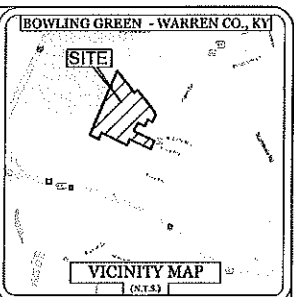
APPROVED: Bruce Wilkerson  
Mayor, Chairman of Board of Commissioners

ATTEST: Kate Silha O'Brien Ward  
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 07/09/2018, 3:30 p.m.



LOT NO.	ADJACENT PROPERTY OWNERS
1	0544-07-017 LOT 11 STEVEN BOGDENER DB 903 PG 103 BOGDENER SUBDIVISION PB 18 PG 121 ZONED: R442
2	0544-07-006 LOT 6 USA BOGDENER DB 04 PG 303 BOGDENER SUBDIVISION PB 18 PG 121 ZONED: R442
3	0544-05-002 LOT 2 STAN DARR DB 842 PG 201 ALTHE THOMPSON UNCOR. SUBDIVISION KINOR PB 18 PG 85 ZONED: A0

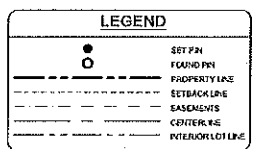


STATE OF KENTUCKY  
**CHARLES B. HESTER**  
 4147  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

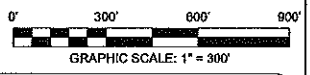
LINE	BEARING	DISTANCE
L1	S 29° 07' 55" W	159.96'
L2	S 29° 32' 22" W	263.54'
L3	S 20° 27' 28" W	169.78'
L4	N 69° 22' 02" E	281.78'
L5	N 65° 33' 21" E	110.62'

CLASS 'A' SURVEY  
 URBAN OR SUBURBAN  
 DATE OF FIELD SURVEY  
 SEPTEMBER 25, 2017

TOTAL AREA OF SURVEY  
 2,120,550 ± SQ. FT.  
 49.83 ± ACRES



FLOODPLAIN INFORMATION  
 THIS PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP # 122020205 WITH AN EFFECTIVE DATE OF MAY 2, 2007.



PROPERTY OWNERS, ADDRESS & SOURCE OF TITLE  
 MAGNOLIA HILLS, LLC  
 2137 GLEN LILY ROAD  
 BOWLING GREEN, KY 42101  
 DEED BOOK 1189 PAGE 435  
 PLAT BOOK 42 PAGE 370-371

PROJECT/CLIENT:  
**REZONING EXHIBIT  
 OF LOT 1 OF THE GREENWOOD  
 INDUSTRIAL PARK SUBDIVISION**

MAGNOLIA HILLS, LLC  
 2137 GLEN LILY ROAD  
 BOWLING GREEN, KY 42101

DRAWN BY: J. HOGUE DATE: 04-20-18 SCALE: 1" = 300'  
 CHECKED BY: R. HESTER PROJECT NUMBER:

PREPARED BY:  
  
**ARNOLD CONSULTING ENGINEERING  
 SERVICES, INC.**  
 P.O. BOX 1338 BOWLING GREEN, KY 42101  
 PHONE (270) 760-9445

**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 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 1/8" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "B. HESTER PLS 4147" UNLESS OTHERWISE NOTED.
6. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1602.

**SURVEYOR'S CERTIFICATE**

I DO HEREBY CERTIFY THAT THE URBAN SURVEY SHOWN HEREON 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. CONVENTIONAL METHODS OF REDEMPTION WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE ADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS IN 201 KAR 18.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES (SOUTH ZONE 1602, GEDD 12), TAKEN FROM STATIC GPS OBSERVATION.

*Charles B. Hester*  
 CHARLES B. HESTER PLS 4147 DATE 6/21/18