

RECEIVED AND FILED  
DATE Sept 23, 2016

ORDINANCE NO. **BG2016 - 29**

ORDINANCE ANNEXING PROPERTY BY CONSENT

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Harlie Johnson

ORDINANCE ANNEXING A TOTAL OF APPROXIMATELY 234.79 ACRES OF PROPERTY LOCATED ON OR NEAR BLUEGRASS FARMS BOULEVARD AND PLANO ROAD, WITH PROPERTY PRESENTLY OWNED BY STANLEY DARR, KENNETH AND MARY GREGORY, NATCHER PARKWAY HOLDINGS, LLC, BRIAN KEITH MARR, WARREN COUNTY SCHOOL BOARD AND THE COMMONWEALTH OF KENTUCKY TRANSPORTATION CABINET, WITH SAID TERRITORY BEING CONTIGUOUS TO EXISTING CITY LIMITS; AND FURTHER APPROVING ASSOCIATED ECONOMIC DEVELOPMENT ANNEXATION INCENTIVE AGREEMENTS

WHEREAS, pursuant to KRS 81A.412, the City of Bowling Green may annex any area which meets the requirements for annexation if the owner of record of the land to be annexed gives prior consent in writing; and,

WHEREAS, Natcher Parkway Holdings, LLC and Warren County School Board, property owners for Annex Area #1 as seen on the attached map and further described herein, have requested and consented to the annexation of approximately 27.57 acres of property located on or near Bluegrass Farms Boulevard; and,

WHEREAS, Stanley Darr, Kenneth and Mary Gregory, Natcher Parkway Holdings, LLC and Brian Keith Marr, property owners of Annex Area #2 as seen on the attached map and further described herein, have requested and consented to the annexation of approximately 189.12 acres of property located on or near Plano Road; and,

WHEREAS, within Annex Area #2 is approximately 4.40 acres of Plano Road right-of-way adjacent to the proposed annexed properties and approximately 13.70 acres of property owned by the Commonwealth of Kentucky Transportation Cabinet for a total of 207.22 acres for Annex Area #2,

**BG2016-29**

ADVISOR  
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which are further identified on the attached map; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex these properties for a total of 234.79 acres as described in the attachments to this Ordinance; and,

WHEREAS, the proposed properties to be annexed are adjacent or contiguous to the City limits, and the properties are urban in character and suitable for development for urban purposes without unreasonable delay; and,

WHEREAS, in Municipal Order No. 2012-183, the Board of Commissioners approved the City of Bowling Green Economic Development Annexation Incentive Policy in order to encourage voluntary annexation of vacant or partially developed property adjacent to the City limits, particularly in areas likely to result in job creation; and,

WHEREAS, the Annexation Incentive Policy targeted five (5) specific areas adjacent to the current City limits and the property being proposed for annexation in this Ordinance is one of the targeted areas; and,

WHEREAS, the Annexation Incentive Policy authorizes the Board of Commissioners to add other target areas to the incentive policy at its discretion; and,

WHEREAS, pursuant to the Annexation Incentive Policy, the property owner consenting to annexation may receive a rebate of City property taxes paid on the annexed property for a period not to exceed five (5) years to aid in covering development costs with the rebate period to begin no later than ten (10) years from the date of the annexation; and,

WHEREAS, Stanley Darr, Kenneth and Mary Gregory, Natcher Parkway Holdings, LLC and Brian Keith Marr have each requested the rebate of the City property taxes which requires the execution of an agreement between said owners and the City; and,

WHEREAS, it is in the best interest of the City to approve the consensual annexation of these properties located on or near Bluegrass Farms Boulevard and Plano Road pursuant to the Annexation

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Incentive Policy and the agreement setting out the annexation incentives.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky pursuant to KRS 81A.412 as follows:

1. The properties located on or near Bluegrass Farms Boulevard and Plano Road, identified on the attached map and further described in the attachments to this Ordinance containing a total of approximately 216.69 acres presently owned by Stanley Darr, Kenneth and Mary Gregory, Natcher Parkway Holdings, LLC, Brian Keith Marr and Warren County School Board, all of which are contiguous to existing City limits, shall be and are hereby annexed into the City of Bowling Green, Kentucky by consent of the owners along with approximately 18.10 acres of property belonging to the Commonwealth of Kentucky Transportation Cabinet, with the boundaries of the City hereby extended so as to include and incorporate all of this real estate into the City of Bowling Green.

2. A copy of this Ordinance shall be forwarded to the Public Works Department, Planning and Design Division and it is hereby authorized and directed to make the necessary changes to the territorial limits of the City in Chapter One of the City of Bowling Green Code of Ordinances to reflect this annexation.

3. The Annexation Incentive Agreements between Stanley Darr, Kenneth and Mary Gregory, Natcher Parkway Holdings, LLC and Brian Keith Marr and the City, copies of which are attached to and made a part of this Ordinance, are hereby approved.

4. The Mayor and all other appropriate City officers and officials are authorized and directed to execute the Annexation Incentive Agreements and any and all other documents necessary to carry out this transaction and to complete this annexation, and the City Manager is to act for and in the name of the City throughout the administration and performance thereof.

5. 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.

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

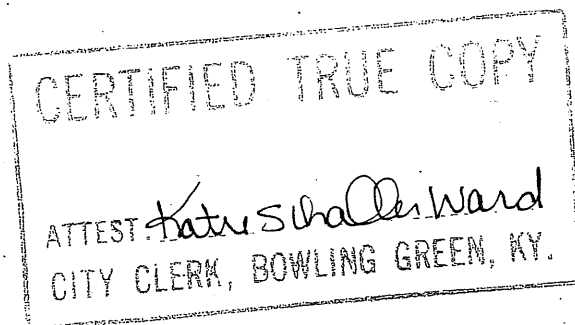
7. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on September 6, 2016, and given final reading on September 20, 2016, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 20, 2016

APPROVED: Bruce Wilkerson  
Mayor, Chairman of Board of Commissioners

ATTEST: Katie Schaller Ward  
City Clerk

SPONSORED BY: Kevin D. DeFebbo, City Manager, 08/17/2016, 11:00 a.m.

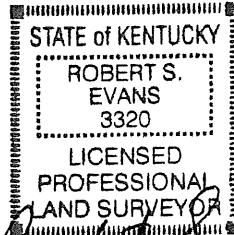


ANNEXATION  
BLUEGRASS FARMS BLVD ANNEX AREA # 1

A certain parcel of land located on Bluegrass Farms Blvd. approximately 2800' +/- to the intersection of Bluegrass Farms Blvd and US 231 (Scottsville Road) and adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Source of record Deed Book 949 Page 345, Deed Book 990 Page 59, and Plat Book 27 Page 30 as recorded in the Warren County Court Clerk's Office, and from tax maps and records in the Warren County PVA office. This is not a boundary survey and is for annex purposes only.

Beginning at a point in the east right-of-way of Bluegrass Farms Blvd., said point common with Lot # 2 Plat Book 27 Page 30; thence with said right-of-way N 37°18'40" E, 650.12' to a point; thence leaving said right-of-way and with the Warren County Board of Education property (884/606, 606/715) S 55°44'13" E, 1777.95' to a point in Warren County Board of Education property (990/59); thence S 25°11'22" W, 659.58' to a point in the line of Lot#4 Plat Book 38 Page 106; thence with said line N 55°40'24" W, 1916.54' to the point of beginning containing 27.57 0acres.



*Robert S. Evans*  
8/17/16

## PLANO ROAD ANNEX AREA # 2

A certain parcel of land located on Plano Road approximately 1900' +/- to the intersection of Plano Road and US 231 (Scottsville Road) and adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

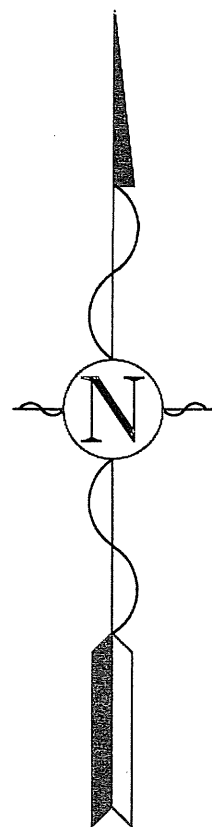
The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Source of record 946/747, 954/387, 957/947, 842/201, 1018/926, 946/739, 946/750, 882/577, and Plat Books 38/110, 25/49 as recorded in the Warren County Court Clerk's Office, and from tax maps and records in the Warren County PVA office. This is not a boundary survey and is for annex purposes only.

Beginning at a point in the east right-of-way of Plano Road, said point is approximately 1900' +/- from the intersection of Plano Road and US 231 (Scottsville Road); thence with said right-of-way S 29°35'49" W, 1728.94' to a point; thence S 20°16'57" W, 159.25' to a point; thence S 27°31'53" W, 374.35' to a point; thence continuing with said right-of-way and crossing Sylvia Way

S 27°13'36" W, 353.56' to a point; thence crossing Plano Road N 61°49'59" W, 159.95' to a point in the west right-of-way Plano Road and the right-of-way of the William H. Natcher Parkway; thence with the right-of-way of the Parkway for nine calls, S 30°38'33" W, 637.40' to a point; thence N 74°42'06" W, 1462.87' to a point; thence N 80°07'35" W, 507.31' to a point; thence N 77°47'26" W, 890.11' to a point; thence N 62°55'19" W, 176.94' to a point; thence N 42°28'45" W, 189.51' to a point; thence N 25°16'34" W, 786.44' to a point; thence N 04°23'12" W, 272.14' to a point; thence N 23°17'35" E, 735.68' to a point in the east right-of-way of Interstate 65 and common to Tract# 6 Plat Book 27 Page 30; thence with said plat with a curve having a delta angle of 26°21'36", a radius of 646.20', and an arc length of 297.30' to a point; thence S 23°15'28" E, 75.28' to a point; thence continuing with Plat Book 27 Page 30 for seven calls S 48°04'28" E, 913.13' to a point; thence N 26°43'05" E, 975.07' to a point; thence S 59°08'55" E, 1350.79' to a point; thence N 26°14'05" E, 895.16' to a point; thence N 25°32'50" E, 531.07' to a point; thence N 08°51'01" E, 698.57' to a point; thence N 24°38'42" E, 473.81' to a point common to Katherine Diemer 698/722; thence with said Diemer and crossing Plano Road S 48°25'59" E, 1932.58' to the point of beginning containing 207.216 acres.



*Robert S. Evans*  
8/17/16



INTERSTATE 65

N 23°17'35" E  
735.68'  
D= 26°21'36"  
R= 646.20'  
A= 297.30'  
S 23°15'28" E  
75.28'

GREENWOOD CROSSINGS INC  
697/439 PB 27 PG 30  
053B-12

EXISTING CITY LIMITS

GREENWOOD CROSSINGS INC  
697/439 PB 27 PG 30  
053B-12

NATCHER PARKWAY  
HOLDINGS LLC  
957/947 PB 25 PG 49

NATCHER PARKWAY  
HOLDINGS LLC  
954/387 PB 38 PG 170  
054A-05A

NATCHER PARKWAY  
HOLDINGS LLC  
946/747  
054A-05

KATHERINE DIEMER  
PATRICA CHANDLER  
698/722  
053B-28A

GREENWOOD MOBILE HOME  
COMMUNITIES LLC  
755/604  
053B-22

WARREN COUNTY  
SCHOOL BOARD  
990/59  
053B-13

ANNEX  
AREA  
#1  
27.57 ACRES

EXISTING CITY LIMITS

EXISTING CITY LIMITS

WARREN COUNTY  
SCHOOL BOARD  
606/715  
053B-14B

WARREN COUNTY  
SCHOOL BOARD  
884/606  
053B-14

BLUEGRASS FARMS BLVD  
60' R/W  
N 37°18'40" E - 650.12'  
2800' +/- TO US 231  
SCOTTSDALE ROAD

NATCHER PARKWAY  
HOLDINGS LLC  
949/395 PB 27 PG 30  
053B-12A

N 08°51'01" E  
698.57'  
N 23°32'50" E  
531.197'  
N 24°38'42" E  
473.81'

S 48°25'59" E -  
1932.58'

DEBRA DIEMER  
698/718 MPB 17 PG 79  
053B-28

DYLAN G  
KAYLA S  
1106/538  
053B-28-I

PLANO ROAD  
50' R/W

1900' +/- TO US 231 SC





INTERSTATE 65

GREENWOOD CROSSINGS INC  
697/439 PB 27 PG 30  
053B-12

GREENWOOD CROSSINGS INC  
697/439 PB 27 PG 30  
053B-12

DEBRA DIEMER  
698/718 MPB 17 PG 79  
053B-28

DYLAN GOODALL  
KAYLA SMITH  
1106/538 MPB 17 PG  
053B-28-001

PLANO ROAD  
50' RW

STANLEY DARR  
PB 38 PG 110  
842/201 824/672

BRIAN MARR  
1018/926  
054A-08-001

KENNETH GREGORY  
882/577  
054A-09

S 27°31'53" W - 374.35'

S 27°13'36" W - 353.56

N 61°49'59" W  
159.95'

SYLVIA WAY

PLANO ROAD  
RW

NATCHER PARKWAY  
HOLDINGS LLC  
946/739  
054A-10

NATCHER PARKWAY  
HOLDINGS LLC  
946/750  
054A-12

NATCHER PARKWAY  
HOLDINGS LLC  
957/947 PB 25 PG 49  
054A-08A

NATCHER PARKWAY  
HOLDINGS LLC  
954/387 PB 38 PG 110  
054A-05A

NATCHER PARKWAY  
HOLDINGS LLC  
946/747  
054A-05

ANNEX  
AREA  
#2

EXISTING CITY LIMITS

WILLIAM H. NATCHER PARKWAY

S 23°15'28" E  
75.28'

N 62°55'19" W  
176.94'

N 77°47'26" W  
890.11'

N 80°07'35" W  
507.31'

N 74°42'06" W  
1462.87'

S 30°38'33" W  
637.40'

N 42°28'45" W  
189.51'

N 23°16'34" W  
786.44'

N 04°23'12" W  
272.14'

D= 26°21'36"  
R= 646.20'  
A= 297.30'

N 23°17'35" E  
735.68'

S 48°04'28" E - 913.13'

N 26°43'05" E  
975.07'

S 59°08'55" E - 1350.79'

N 26°14'05" E - 895.16'

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STATE of KENTUCKY  
ROBERT S.  
EVANS  
3320  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

NOT VALID UNLESS STAMPED IN RED

THIS DRAWING WAS PREPARED USING DEEDS AND PLATS  
OF RECORD IN THE WARREN COUNTY COURT CLERKS OFFICE  
AND FROM TAX MAPS AND RECORDS IN THE WARREN COUNTY  
PROPERTY VALUATION ADMINISTRATORS OFFICE.  
THIS IS NOT OR INTENDED TO BE A BOUNDARY SURVEY AND  
SHOULD NOT BE USED AS SUCH. THIS DRAWING IS FOR  
ANNEXATION PURPOSES ONLY.

*Robert S. Evans* 8/17/16

ROBERT S. EVANS PLS# 3320 DATE

SCALE 1"= 500'  
500' 250' 0' 500' 1000'



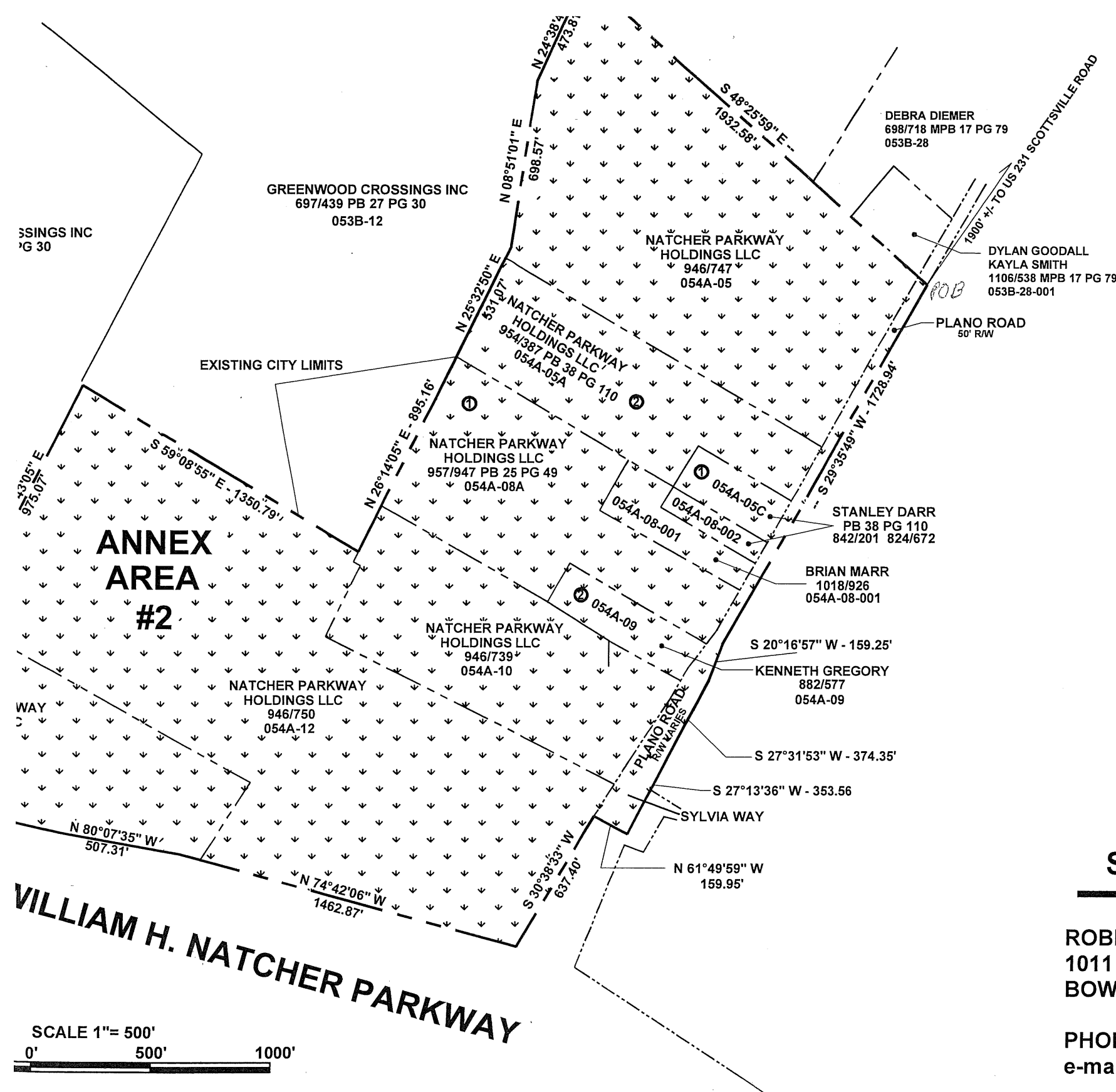
CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision

ANNEXATION  
PLANO ROAD

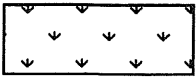
RO  
101  
BO  
  
PH  
e-n



NOTES



ANNEX AREA # 1 27.57 ACRES



ANNEX AREA # 2 207.22 ACRES

TOTAL AREA ANNEXED 234.79 ACRES

RIGHT-OF-WAY 4.40 ACRES

**SURVEYOR**

ROBERT S. EVANS PLS # 3320  
1011 COLLEGE STREET  
BOWLING GREEN, KENTUCKY 42101  
PHONE # (270) 393-3229  
e-mail - rob.evans@bgky.org

**CLIENT**

CITY OF BOWLING GREEN  
1001 COLLEGE STREET  
BOWLING GREEN, KENTUCKY 42101  
PHONE # (270) 393-3000

WORKS DEPARTMENT

Date	Revision

ANNEXATION  
PLANO ROAD

SHEET 1 OF 1		
JOB NO.	SCALE	DATE
16138	1" = 500'	08/17/2016