

RECEIVED AND FILED
DATE May 16, 2017

ORDINANCE NO. **BG2017 - 20**

ORDINANCE ANNEXING PROPERTY BY CONSENT

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Randie Adkinson

ORDINANCE ANNEXING A TOTAL OF APPROXIMATELY 101.57 ACRES OF PROPERTY LOCATED ON LOVERS LANE, WITH PROPERTY PRESENTLY OWNED BY CHANDLER RESIDENTIAL, LLC AND BOWLING GREEN-WARREN COUNTY COMMUNITY HOSPITAL CORPORATION D/B/A THE MEDICAL CENTER, WITH SAID TERRITORY BEING CONTIGUOUS TO EXISTING CITY LIMITS; AND FURTHER APPROVING AN ASSOCIATED ECONOMIC DEVELOPMENT ANNEXATION INCENTIVE AGREEMENT

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, Chandler Residential, LLC, property owner for Lot #1 as seen on the attached map and further described herein, has requested and consented to the annexation of approximately 91.57 acres of property located on Lovers Lane approximately one (1) mile southeast of the intersection of Cemetery Road and Lovers Lane; and,

WHEREAS, Bowling Green-Warren County Community Hospital Corporation d/b/a The Medical Center, property owner of Lot #2 as seen on the attached map and further described herein, has requested and consented to the annexation of approximately 10.00 acres of property located on Lovers Lane approximately one (1) mile southeast of the intersection of Cemetery Road and Lovers Lane; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex these properties for a total of 101.57 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,

BG2017-20

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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,

WHEREAS, the property being proposed for annexation in this Ordinance is included in the original annexation target areas; 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, Chandler Residential, LLC has requested the rebate of the City property taxes which requires the execution of an agreement between said owner and the City; and,

WHEREAS, it is in the best interest of the City to approve the consensual annexation of these properties located on Lovers Lane pursuant to the Annexation 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 Lovers Lane, identified on the attached map and further described in the attachments to this Ordinance containing a total of approximately 101.57 acres presently owned by Chandler Residential, LLC and Bowling Green-Warren County Community Hospital Corporation d/b/a The Medical Center, 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, and the boundaries of the

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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 Agreement between Chandler Residential, LLC and the City, a copy of which is attached to and made a part of this Ordinance, is hereby approved.

4. The Mayor and all other appropriate City officers and officials are authorized and directed to execute the Annexation Incentive Agreement 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 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 May 2, 2017, and given final reading on May 16, 2017, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

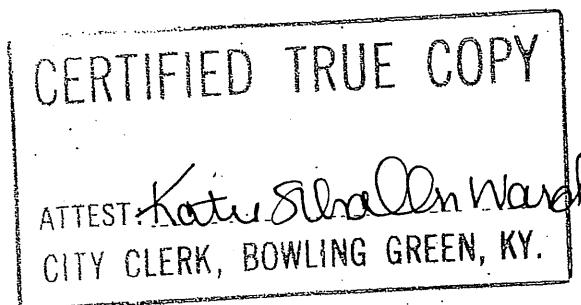
(Ordinance No. BG2017 – 20)

ADOPTED: May 16, 2017

APPROVED: Bruce Wickerson
Mayor, Chairman of Board of Commissioners

ATTEST: Kate Shallon Ward
City Clerk

SPONSORED BY: Kevin D. DeFebbo, City Manager, 04/24/2017, 10:00 a.m.



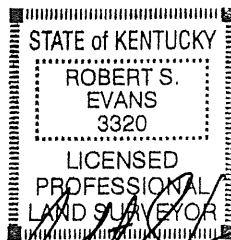
ANNEXATION LEGAL DESCRIPTION CHANDLER – KY 880 (LOVERS LANE)

A certain parcel of land located on Lovers Lane (KY 880) approximately 1.0 miles+/- southeast of the intersection of Cemetery Road and Lovers Lane (KY 880) and adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

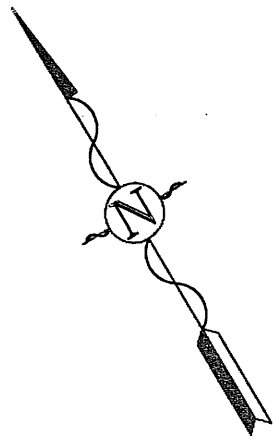
The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Sources of record Deed Book 1130 Page 375, Deed Book 1135 Page 101 and Plat Book 42 Pages 60-61 as recorded in the Warren County Court Clerk's Office, and from tax maps and records in the Warren County PVA office. This is not a boundary survey and is for annex purposes only.

Beginning at a point in the west right-of-way of Lovers Lane (KY 880) and a corner to Lovers Lane Soccer Complex DB. 985 PG. 281; thence with said right-of-way S 38°32'49" W, 17.03' to a point; thence S 39°03'31" W, 810.01' to a point; thence with a curve to the right having a radius of 5860', arc length of 446.10', a chord length of 445.99', and a chord bearing of S 41°14'22" W to a point; thence S 43°25'13" W, 21.44' to a point in the west right-of-way and a corner to David Alford DB. 1005 PG. 723; thence leaving said right-of-way and with Alford and then BGWC Airport DB. 295 PG. 391 N 59°20'18" W, 2500.71' to a point common with the BGWC Airport; thence with the Airport N 07°11'46" W, 467.14' to a point; thence N 30°07'42" E, 709.11' to a point; thence N 38°44'45" E, 544.06' to a point common to BGWC Airport DB. 616 PG. 526; thence with the Airport and then Lovers Lane Soccer Complex S 62°21'46" E, 1889.72' to a point; thence S 28°27'24" W, 383.58' to a point common to The Medical Center DB. 1135 PG. 101; thence with said Medical Center S 56°14'08" E, 1024.37' to the point of beginning containing 101.57 acres.

This entire parcel is located inside the existing territorial limits of the City of Bowling Green.



4/18/17



BGWC AIRPORT
DEED BOOK 295 PAGE 391

BGWC AIRPORT
DEED BOOK 616 PAGE 526
LEASED TO CITY OF BG
M.O. 95-155

LOVERS LANE SOCCER COMPLEX
CITY OF BOWLING GREEN
DEED BOOK 985 page 281

EXISTING CITY LIMITS

EXISTING CITY LIMITS

THIS ENTIRE ANNEXATION
LIES INSIDE THE CURRENT
TERRITORIAL LIMITS OF
THE CITY OF BOWLING GREEN

CHANDLER RESIDENTIAL LLC.
DEED BOOK 1130 PAGE 375
PLAT BOOK 42 PAGES 60 & 61
LOT # 1
91.57 ACRES

RADIUS = 5860'
ARC LENGTH = 446.10'
CH. LENGTH = 445.99'
CH. BRG. = S 41°14'22" W

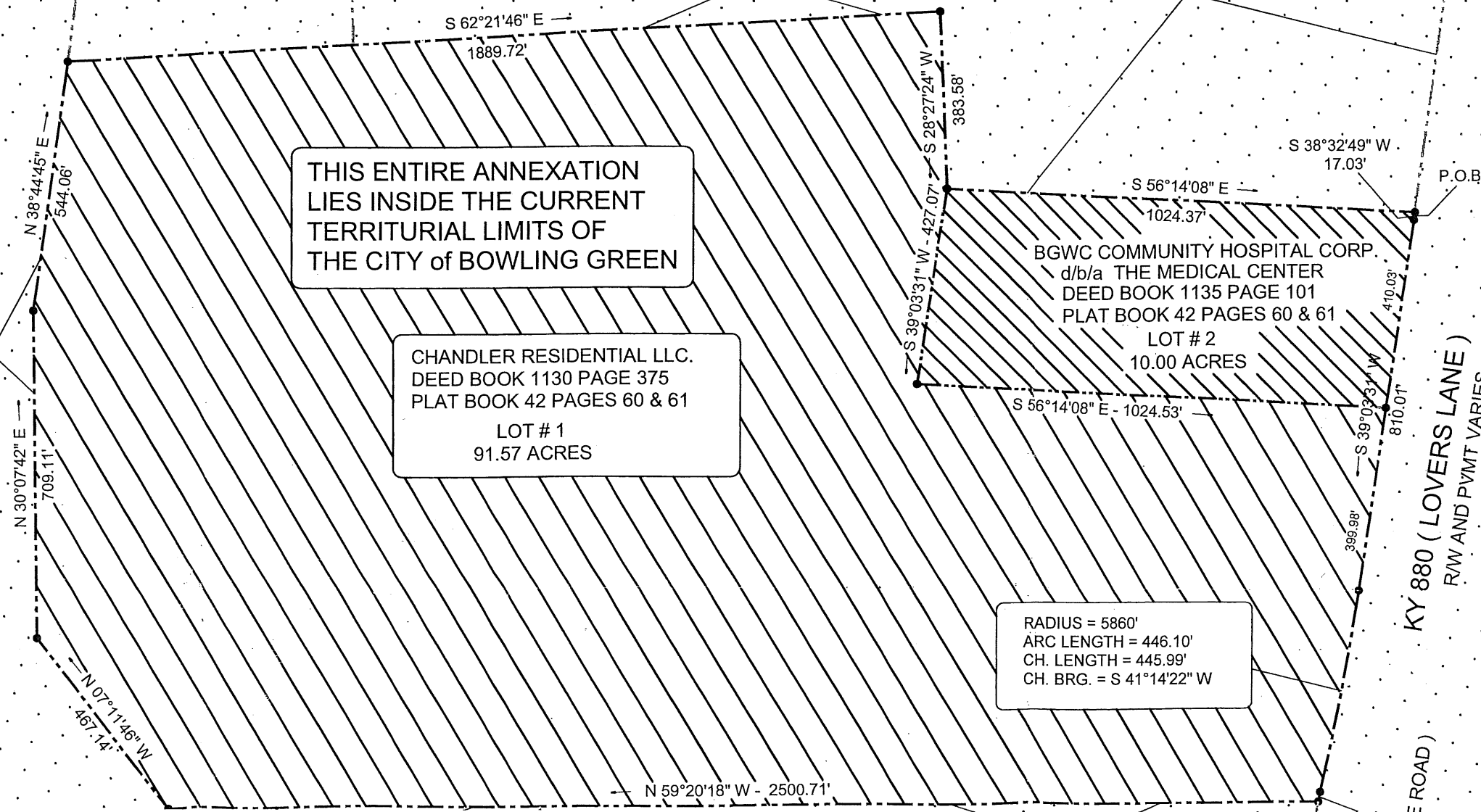
BGWC COMMUNITY HOSPITAL CORP.
d/b/a THE MEDICAL CENTER
DEED BOOK 1135 PAGE 101
PLAT BOOK 42 PAGES 60 & 61
LOT # 2
10.00 ACRES

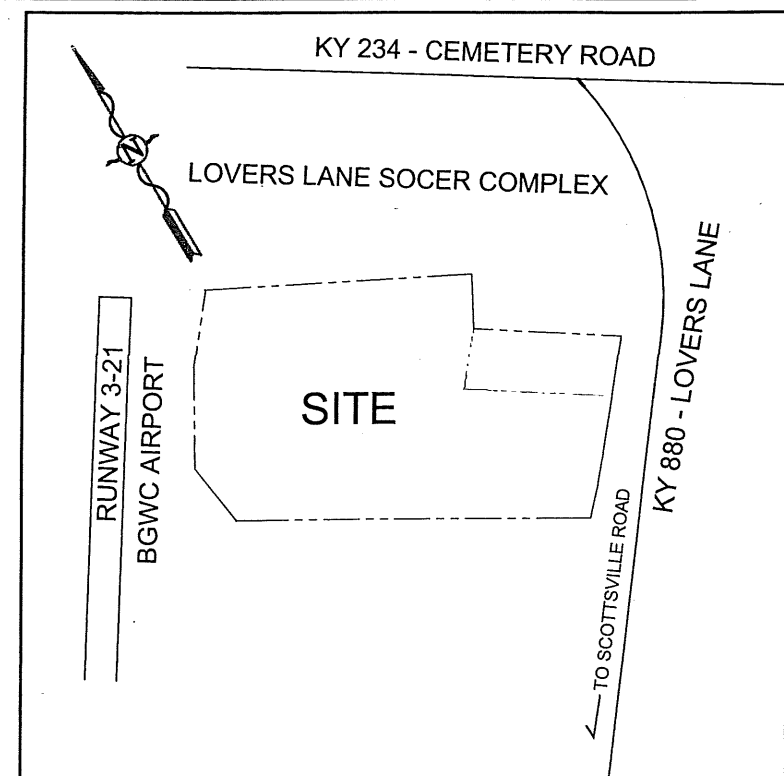
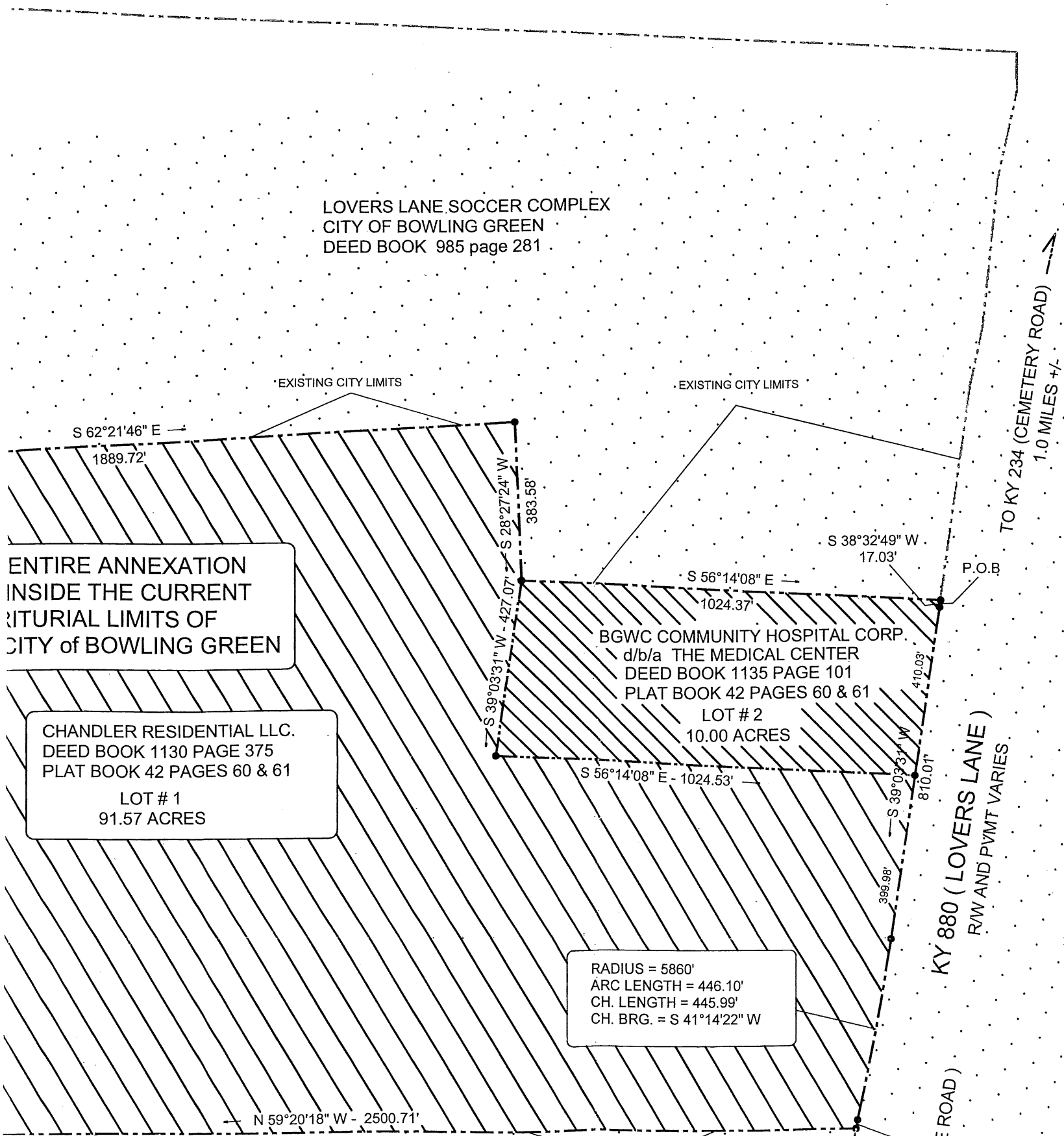
TO KY 234 (CEMETERY ROAD)
1.0 MILES +/-

KY 880 (LOVERS LANE)
R/W AND P/VMT VARIES

EXISTING CITY LIMITS

CENTERLINE RUNWAY 3-21



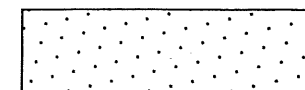


VICINITY MAP
NOT TO SCALE

NOTES

- 1) TOTAL AREA ANNEXED = 101.57 acres
- 2) ALL OF THIS ANNEXATION IS INSIDE THE CURRENT LIMITS OF THE CITY OF BOWLING GREEN
- 3) R/W PREVIOUSLY ANNEXED BY ORDINANCE BG2005-18

4) EXISTING CITY LIMITS



5) ANNEXED AREA



CENTERLINE RUNWAY 3-2

EXISTING CITY LIMITS

N 30°07'42" E
709.11'

N 07°11'46" W
467.14'

CHANDLER RESIDENTIAL LLC.
DEED BOOK 1130 PAGE 375
PLAT BOOK 42 PAGES 60 & 61
LOT # 1
91.57 ACRES

N 59°20'18" W - 2500.71'

BGWC AIRPORT
DEED BOOK 295 PAGE 391

EXISTING CITY LIMITS

DAVID ALFORD
DEED BOOK 1005 PAGE 723

EXISTING CITY LIMITS

S 43°25'13" W
21.44'

RADIUS = 5860'
ARC LENGTH = 446.10'
CH. LENGTH = 445.99'
CH. BRG. = S 41°14'22" W

S 56°14'08" E - 1024.53'

DEED BOOK 1135 PAGE 101
PLAT BOOK 42 PAGES 60 & 61
LOT # 2
10.00 ACRES

S 39°03'3" W
810.01'

KY 880 (LOVERS LANE)
R/W AND P/VMT VARIES

TO US 231 (SCOTTSVILLE ROAD)

SCALE 1" = 300'

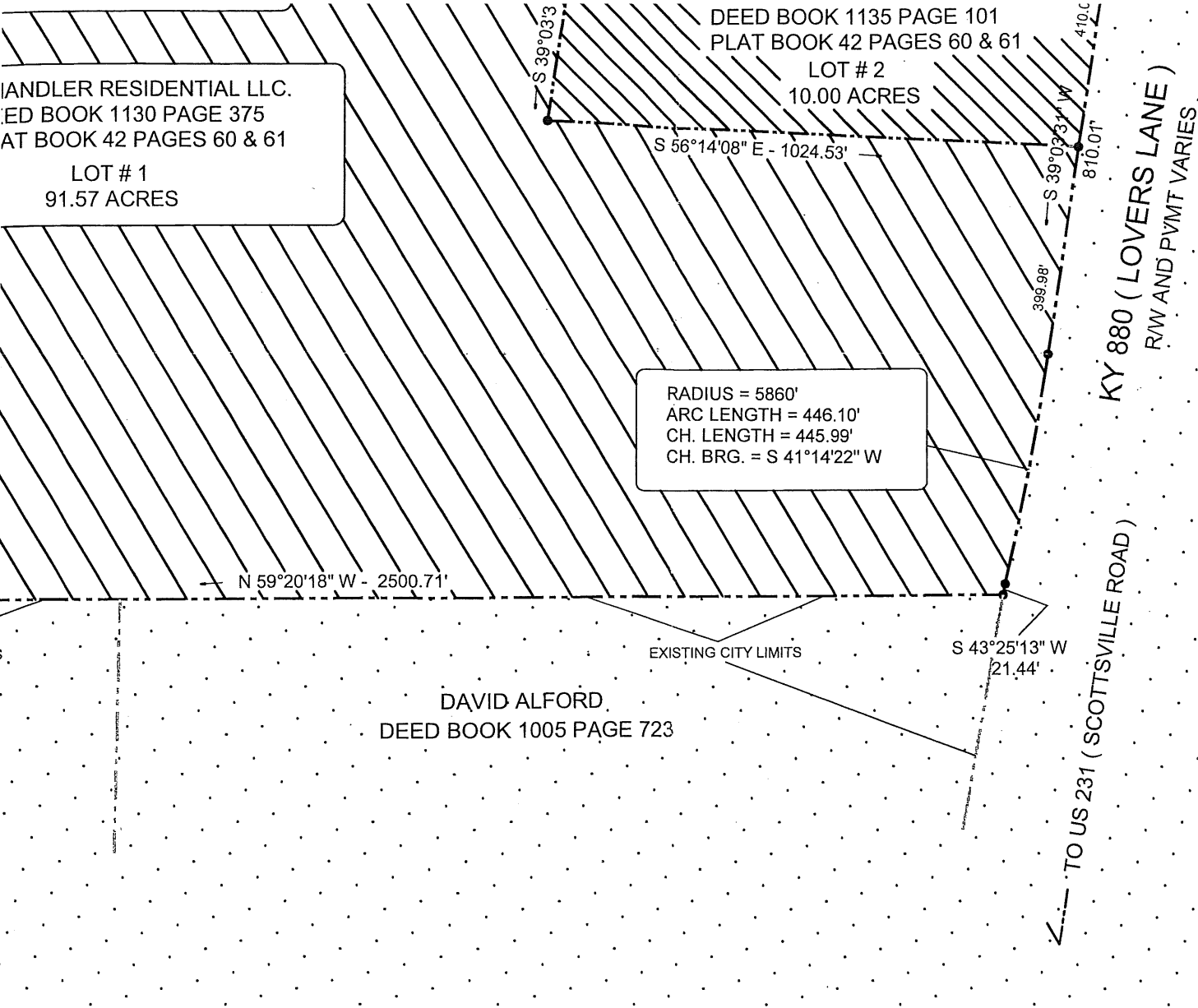


CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision

CHANDLER LOVERS
ANNEXATION



- NOTES
- 1) TOTAL AREA ANNEXED = 101.57 acres

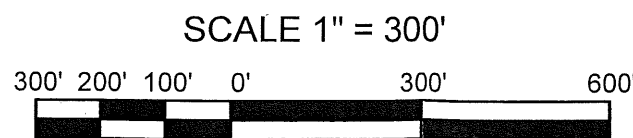
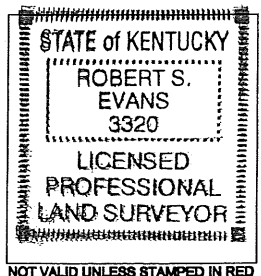
2) ALL OF THIS ANNEXATION IS INSIDE THE CURRENT LIMITS OF THE CITY OF BOWLING GREEN

3) RW PREVIOUSLY ANNEXED BY ORDINANCE BG2005-18

- 4) EXISTING CITY LIMITS

5) ANNEXED AREA

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.



SURVEYOR

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CLIENT

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

WORKS DEPARTMENT

Date	Revision

CHANDLER LOVERS LANE ANNEXATION