



CITY OF HOPKINSVILLE
KENTUCKY

42240-0707

T. MARK WITHERS, II
CAO/CITY CLERK

P.O. BOX 707
502/887-4000

March 24, 1998

TDD 887-4287

RECEIVED

MAR 26 1998

SECRETARY OF STATE
COMMONWEALTH OF KY

Ms. Kandie Atkinson ✓
Land Office
Secretary of State
700 Capitol Avenue, Suite 152
Frankfort KY 40601

Dear Kandie:

I am resubmitting copies of the following annexation ordinances, with certifications and maps to be recorded by your office:

ORDINANCE NO. 25-87 (Southeast)
ORDINANCE NO. 26-87 (Northeast)
ORDINANCE NO. 11-90 (Trover Clinic)
ORDINANCE NO. 20-90 (Stadium Property)
ORDINANCE NO. 17-91 (Hunter's Ridge)
ORDINANCE NO. 32-91 (West)

I believe all ordinances were submitted within 60 days of being adopted, but understand you're unable to locate them.

Kindest regards,

T. Mark Withers, II
CAO/City Clerk

cc: Secretary of State John Y. Brown, III
annexation file

TMW/lm

ORDINANCE NO. 11-90

AN ORDINANCE ANNEXING TERRITORY INTO
THE CITY OF HOPKINSVILLE, KENTUCKY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOPKINSVILLE, KENTUCKY, AS FOLLOWS:

SECTION ONE

The City Council of the City of Hopkinsville does hereby state and declare an area described in Exhibit A to be annexed into the City limits of Hopkinsville. Exhibit A is attached hereto and incorporated herein by the reference as if fully set forth.

SECTION TWO

The City Council of the City of Hopkinsville does hereby declare that a public hearing pursuant to KRS 81A.420 has been held and recommendation by the Planning Commission of the City has been received, and a map showing the zoning that will be effective for the annexed area is fully attached hereto and is incorporated herein by reference as if fully set forth.

SECTION THREE

The City Council of the City of Hopkinsville does hereby declare that an Ordinance of Intent No. 2-90 was adopted pursuant to KRS 81A.420 and published pursuant to KRS 424.130 and 424.140 on the 28th day of April, 1990 and that no written opposition was received on or before the 27th day of June, 1990.

SECTION FOUR

The City Council of the City of Hopkinsville declares that the service delivery plan and City taxes will be in effect on the 1st day after publication of this ordinance.

SECTION FIVE

Any and all existings ordinance inconsistent with this ordinance are repealed.

SECTION SIX

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION SEVEN

This ordinance shall take effect immediately after passage and publication according to law.

PUBLICLY READ AND PASSED FIRST TIME: August 7, 1990

PUBLICLY READ AND PASSED SECOND TIME: August 21, 1990

APPROVED:

W. W. Bryan, Jr.
William Wallace Bryan, Jr.
Mayor

ATTEST:

T. Mark Withers, II.
T. Mark Withers, II.
CAO/City Clerk

EXHIBIT A TO ORDINANCE 11-90

Charles W. Billingsley Surveying Company

P.O. Box 238
750 West 15th Street
HOPKINSVILLE, KENTUCKY 42240

Phones: Office 885-9893 - Home 235-5585

July 26, 1990

CITY LIMITS - Hopkinsville, Ky.
(Trover Clinic Area)

Property located in Christian County, Kentucky, on the East side of Hopkinsville, Kentucky, adjacent to (Ramp 'C') Pennyrile Parkway.

Beginning at a stake in the East right of way of U.S. 41-A, 77 feet East of centerline Station No. 28+15, stake also being a corner of Hopkinsville City Limits; Thence North 07 degrees 48 minutes East with right of way of U.S. 41, a distance of 100.00 feet to a point; Thence North 31 degrees 19 minutes 24 seconds East, 92.70 feet to a post in the right of way of Ramp 'C' Pennyrile Parkway; Thence next several calls with said ramp right of way;

Thence N 12 deg 11 min 27 sec E, 613.00 feet to a point;

Thence N 25 deg 30 min 02 sec E, with chord of curve
163.46 feet to a point;

Thence N 38 deg 48 min 37 sec E, 523.75 feet to an iron stake;

Thence N 37 deg 04 min 29 sec E, 116.07 feet to an iron stake;

Thence N 26 deg 18 min 19 sec E, 182.50 feet to an iron stake;

Thence N 12 deg 36 min 20 sec E, 207.73 feet to an iron stake;

Thence N 06 deg 23 min 23 sec E, 183.91 feet to an iron stake;

Thence N 08 deg 53 min 54 sec W, 676.27 feet to an iron stake;

Thence N 15 deg 14 min 04 sec E, 279.24 feet to an iron stake;

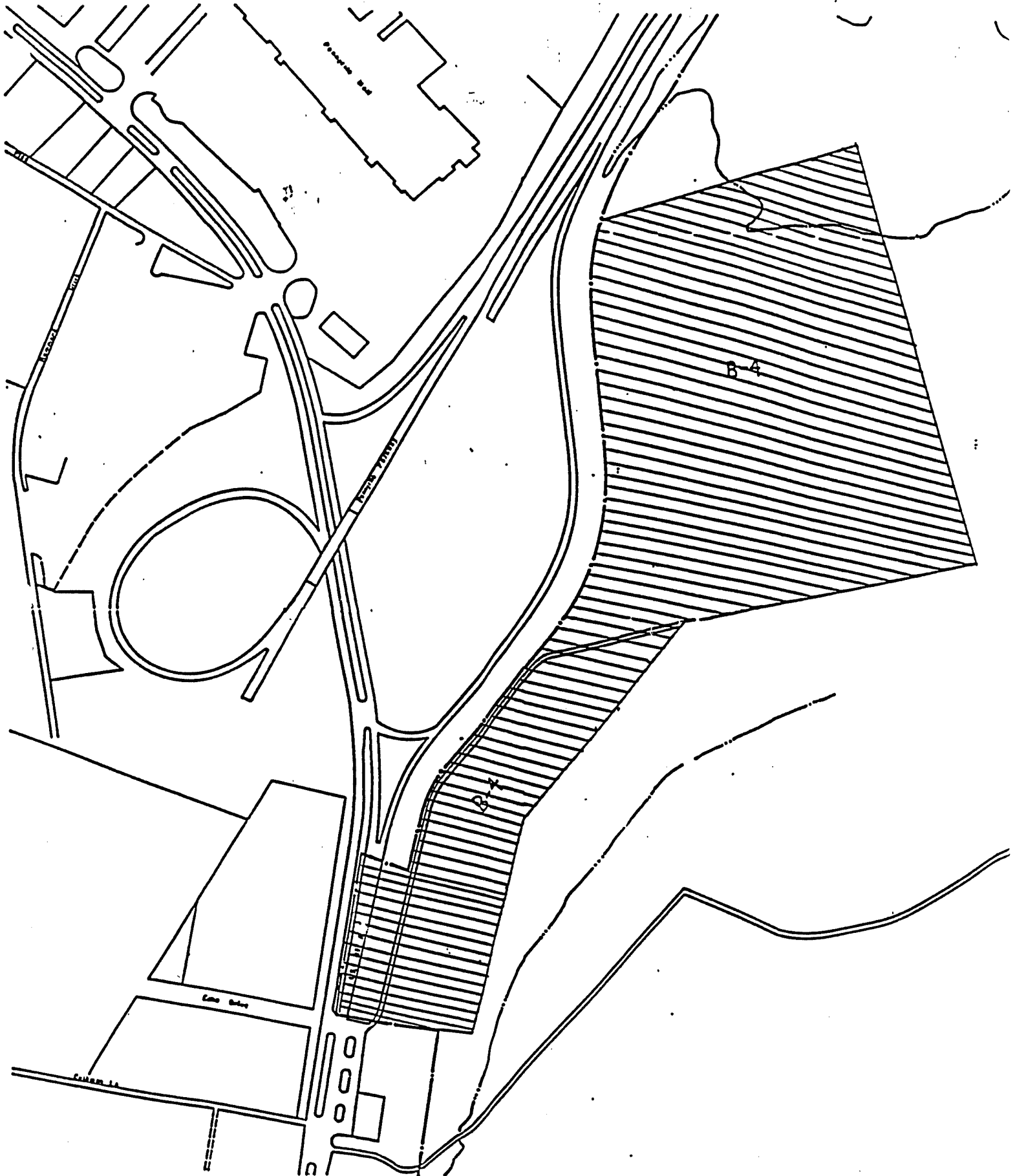
Thence North 70 degrees 18 minutes 16 seconds East with line between Nell and Trover Clinic properties 1,028.91 feet to an iron stake;

Thence South 18 degrees 42 minutes 08 seconds East with East line of Clinic property 1,581.24 feet to an iron stake; Thence South 75 degrees 32 minutes 35 seconds West with North line of King property

1,213.87 feet to a stake; Thence South 38 degrees 48 minutes 37 seconds West with line through King property 925.75 feet to a point; Thence South 25 degrees 30 minutes 02 seconds West with said property 25.33 feet to a point; Thence South 12 degrees 11 minutes 27 seconds West with said property and parallel to Ramp 'C' right of way, 775.50 feet to a point; Thence North 82 degrees 12 minutes West, with existing City Limits 323.67 feet to the beginning.

Property containing 56.76 acres.

EXHIBIT A





M E M O R A N D U M

TO: W. W. Bryan, Jr., Mayor
Mark Withers, CAO/City Clerk

FROM: Steven R. Bourne, AICP, Director *SRB*

SUBJECT: Trover Annexation

DATE: July 31, 1990

I have attached a survey plat and metes and bounds description for the above-referenced annexation. Also attached is a zoning recommendation from the Planning Commission. The Planning Commission made this recommendation after a Public Hearing on March 26, 1990.

I believe this area is ready to be annexed to the City.

If you have any questions, please ask.

Thank you for your time and cooperation.

SRB:lo

Attachment

cc: Chuck Creekmur, Chairman
Trover Annexation File

HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION

STAFF REPORT

TYPE: Zoning

APPLICATION NUMBER: R90-3-1

PETITIONER (PROPERTY OWNER): City of Hopkinsville

ADDRESS: N/A

LOCATION OF PROPERTY: See Attached Map

REQUEST: The City is annexing the property adjacent to the City Limits. According to KRS 83A.420, the Planning Commission must make a zoning recommendation to City Council regarding the property to be annexed after holding a public hearing.

STAFF REVIEW:

- A. EXISTING LAND USE: Hospital Clinic, Farmland, Insurance Office
- B. PROPOSED LAND USE: Same
- C. EXISTING ZONING: N/A
- D. SURROUNDING ZONING: B-4 (Arterial Commercial District/Zone)
- E. SURROUNDING LAND USE: Commercial/Farmland
- F. TRAFFIC CONDITIONS: The property has frontage on US 41A South just past the Bypass. The heavy traffic volumes make the property ideal for retail and commercial activities.
- G. INFRASTRUCTURE (SERVICES): All services are provided to the site.
- H. COMPREHENSIVE PLAN: "Population growth will be directed toward areas which have service and facility capacity to assimilate growth. These areas would be southeast, south, southwest, west", p. 146. "Develop commercial uses attracting large numbers of people generating large volumes of traffic:
 - a) Only on a large major arterial street....,
 - b) Only in non-residential areas, and
 - c) Only at locations where nuisances and unique characteristics of the proposed use will not adversely affect adjacent areas", p. 174.

STAFF REPORT

R90-3-1

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- I. RECENT PHYSICAL, SOCIAL, OR ECONOMIC CHANGES: There have been three (3) recent developments in this area which support the B-4 zoning designation. 1) Best Western Hotel 2) Trover Clinic 3) Farm Bureau Insurance. Additionally, water and sewer have been provided to the area.
- J. APPROPRIATENESS OF ORIGINAL ZONING: N/A
- K. FLOOD AND DRAINAGE: N/A
- L. SOIL ANALYSIS: N/A
- M. UNIQUE FEATURES: N/A

STAFF REVIEW:

The staff has reviewed this area and, based upon the policies developed in the Comprehensive Plan and the recent social, physical and economic changes in the adjoining areas, the type of zoning designation for the area should be commercial in nature.

STAFF RECOMMENDATIONS:

The staff recommends, based on the evidence found in the staff report and identified as the property attached as part of this report, to be zoned B-4, Arterial Commercial District.

HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION

PUBLIC HEARINGS

March 26, 1990

PUBLIC HEARING #1

Don Atwood, Chairman, called the Public Hearing to order on Hopkinsville Annexation #2-90. He stated that the Planning Commission is happy to be meeting in Oak Grove and requested that the Planning Commission members introduce themselves. He then turned the Public Hearing over to Steve Bourne for presentation of the staff report.

Steve Bourne advised that, according to KRS 83A.420, prior to any annexation with zoning involved, a Public Hearing must be held in order to make a zoning recommendation to City Council. He stated that the property in question lies adjacent to and 300 ft. parallel to the Pennyriple Parkway and includes the Trover Clinic property. The surrounding zoning is B-4 (Arterial Commercial Zone). He then presented the staff report.

Due to the property being located on a large arterial street and with the recent changes in the area, i.e. Best Western, State Farm Insurance, Trover Clinic, the staff recommends zoning the proposed annexed area B-4 (Arterial Commercial District/Zone).

There were no public comments regarding Hopkinsville Annexation #2-90.

Being none, Don Atwood closed the Public Hearing.

PUBLIC HEARING #2

Don Atwood opened the Public Hearing on the proposed Oak Grove Subdivision Guidelines.

Craigie Sanders, Manager of Planning, expressed appreciation to the Oak Grove Advisory Committee for their support and input on this project.

He stated that the Guidelines are based on two (2) ordinances, being the Hopkinsville Subdivision Guidelines and the Christian County Subdivision Regulations. He added that, by using these guidelines, Hopkinsville, Christian County and Oak Grove should experience consistent interpretations and both Hopkinsville and Christian County will be rooted in KRS 100.

Mr. Sanders explained that Public Hearings have been held on January 29, 1990 and February 27, 1990 where comments were received, and the present Public Hearing would be the third such one.

With the recommendation that the Subdivision Guidelines be submitted to the Oak Grove City Council for approval, Mr. Sanders advised that the Planning Commission also recommends that appropriate measures be taken to prevent flooding. Mr. Sanders read a Resolution regarding storm water management which stated:

The Hopkinsville-Christian County Planning Commission has made the following observations:

1. The karst topography of Oak Grove, specifically the low lying area sinkholes, the maze of subterranean channels, streams and rivers, complicate the drainage problems of the Oak Grove area,
2. Development which does not take into account the special needs of the karst area could severely impair progressive development,
3. The drainage patterns of the Oak Grove area were demonstrated by the heavy rains of February 13 through February 15 of 1989,
4. During periods of heavy rains, Kentucky 115 and Garrett Lane have the potential of becoming inundated, thereby reducing the internal traffic flow of Oak Grove by up to forty (40) percent, and
5. Since development will increase the impervious surfaces, the City should develop specific policies in an attempt to prevent and reduce potential flooding.

Based upon these observations, the Hopkinsville-Christian County Planning Commission recommends to the Oak Grove City Council that appropriate measures be taken to address the potential flooding problems associated with development within the Corporate limits of Oak Grove, Kentucky.

There were no public comments or questions.

Being none, Don Atwood closed the Public Hearing.

HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION

REGULAR MEETING

March 26, 1990

I. Call to Order

A REGULAR MEETING OF THE HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION WAS CALLED TO ORDER BY DON ATWOOD, CHAIRMAN.

II. Roll Call

Members Present:

Don Atwood
Bill Bruce
Bette Jackson
Lawrence Rosser
Randy Hunt
Chuck Creekmur
Bob Pickerill
Nancy Trickey
George Barnett
Norman Freeman
James Todd

Members Absent:

Paul Elam

Also Present:

Steve Bourne, AICP, Director
Craigie Sanders, Manager of
Planning
Steve Marsh, Building
Inspector/Rehab Specialist
Lorraine Overby, Office
Manager
Steve Underwood, Attorney at
Law

III. Approval of March 5, 1990 Meeting Minutes

Lawrence Rosser moved to approve the March 5, 1990 Meeting Minutes.

Second by Bob Pickerill.

AYES: MOTION CARRIED

IV. Approval of February 1990 Financial Statement

Nancy Trickey advised that the Financial Review Committee recommends approval of the February 1990 Financial Statement and moved same.

Second by George Barnett.

AYES: MOTION CARRIED

V. Old Business - Report from Officer Nominating Committee

Don Atwood advised that the committee, consisting of George Barnett, Bill Bruce and himself wished to nominate a slate of officers as follows: Chuck Creekmur - Chairman, George Barnett - Vice Chairman, and Nancy Trickey - Secretary/Treasurer.

Norman Freeman moved to close the nominations and elect the slate by acclamation.

Second by Bette Jackson.

AYES: MOTION CARRIED

VI. New Business

A. Hopkinsville Annexation Ordinance #2-90

James Todd moved to recommend to City Council the staff recommendation of the B-4 zoning designation.

Second by George Barnett.

BY ROLL CALL VOTE

AYES: BRUCE, JACKSON, ROSSER, HUNT, CREEKMUR, PICKERILL,
TRICKEY, BARNETT, FREEMAN, TODD

MOTION CARRIED

B. Recommendation - Proposed Oak Grove Subdivision Guidelines

Lawrence Rosser moved to present the proposed Oak Grove Subdivision Guidelines to the Oak Grove City Council for approval.

Second by Nancy Trickey.

BY ROLL CALL VOTE

AYES: BRUCE, JACKSON, ROSSER, HUNT, CREEKMUR, PICKERILL,
TRICKEY, BARNETT, FREEMAN, TODD

MOTION CARRIED

C. Preliminary Plat Approval - Cedar Creek Subdivision, Unit #1

Craigie Sanders advised that this subdivision is located off US 41A South. He then gave the staff report.

Mr. Sanders advised that the staff recommends favorable approval of the preliminary plat request, contingent on the nine (9) conditions found in the staff report. He indicated that the verbiage contained in Condition #2 is consistent with prior Planning Commission requirements. He further advised that

in regard to Condition #9, Lots 3 through 5 do meet the minimum zero lot line standards.

There were no questions or comments relative to the preliminary plat approval request.

James Todd moved to approve S90-3-1, contingent on the conditions included in the staff report.

Second by Randy Hunt.

BY ROLL CALL VOTE

AYES: BRUCE, JACKSON, ROSSER, HUNT, CREEKMUR, PICKERILL,
TRICKEY, BARNETT, FREEMAN, TODD

MOTION CARRIED

VII. Other Business

There was no other business to be conducted.

VIII. Minor Plats

There were no comments relative to the minor plats.

Steve Underwood, Attorney for the Planning Commission, announced that no action would be taken in the closed session.

IX. Adjournment

Chuck Creekmur moved to go into closed session.

Second by Bette Jackson.

AYES: MOTION CARRIED

CLOSED SESSION

Randy Hunt moved to go back into open session.

Second by Nancy Trickey.

AYES: MOTION CARRIED

Bette Jackson moved to adjourn.

Second by George Barnett.

AYES: MEETING ADJOURNED



158.063 PUD, PLANNED UNIT DEVELOPMENT

A. STATEMENT OF PURPOSE

The intent of Planned Unit Development (PUD) is to permit greater flexibility and consequently, more creative and imaginative design for development of residential areas that generally is possible under the conventional zoning regulation. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural qualities of open space.

B. PERMITTED DISTRICTS

1. Residential Planned Unit Developments are allowed by right in the R-3, R-4, and R-5 districts, in accordance with the provisions of this ordinance.
2. ~~Residential Planned Unit Developments are allowed in an EST-1, R-1, and R-2 residential district after review and approval of the site plan by the Planning Commission in accordance with the provisions of this ordinance.~~

A Residential Planned Unit Development is permitted in an EST-1, R-1 and R-2 residential district upon the issuance of a conditional use permit by the Board of Zoning Adjustment.

3. Residential/Commercial Planned Unit. Developments are allowed by right in the B-2 and P-1 districts, in accordance with the provisions of this ordinance.

C. PERMITTED USES

1. Detached and attached single-family dwellings
2. Two-family dwellings or duplexes
3. Multi-family dwellings
4. Accessory uses and structures provided that no such buildings or structures shall be designed or used for dwelling purposes.
5. Public uses and buildings including libraries, museums, parks and playgrounds, schools, and community build-

ings, owned and controlled by the city or school district if their location is first approved by the City Council.

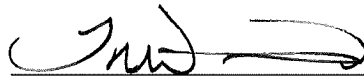
6. Any proposal which uses have been reviewed and recommended for approval by the Planning Commission.

CERTIFICATION

I, T. Mark Withers, II, City Clerk of the City of Hopkinsville, hereby certify that the foregoing is a true and accurate copy of Ordinance No. 11-90 of the City of Hopkinsville introduced and given first reading on December 7, 1987 and given second reading and enacted on August 21, 1990, and I am the custodian of the original, which is maintained at the Lackey Municipal Building, 101 N. Main Street, Hopkinsville, Kentucky 42240.

8-27-90

Date
Seal



T. Mark Withers, II
CAO/City Clerk

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.