ORDINANCE 24-2026

AN ORDINANCE ANNEXING TO THE CITY OF OWENSBORO CERTAIN UNINCORPORATED TERRITORY IN THE COUNTY OF DAVIESS ADJOINING THE PRESENT BOUNDARY LINE OF THE CITY, BEING PROPERTY LOCATED AT 1651 PARRISH PLAZA DRIVE CONTAINING A TOTAL OF 6.083 ACRES, MORE OR LESS, AT THE REQUEST OF 5BS, LLC.

WHEREAS, the Board of Commissioners for the City of Owensboro, Kentucky, makes the following findings of fact:

(1) The Board of Commissioners has determined that the property described hereinafter is adjacent or contiguous to the city's boundaries.

(2) That the property described hereinafter, by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.

(3) That it is deemed desirable and it is hereby proposed to annex to the City of Owensboro by extending the boundary line of the city so as to include within the same, that certain territory which is now embraced within the County of Daviess adjoining the present boundary line of the City of Owensboro, as more particularly described herein.

(4) The Board further finds that no part of the area to be annexed is presently within the boundary of any other incorporated city.

(5) That the fee simple owner of record of the territory to be annexed, has previously consented in writing to the annexation proposed, and has otherwise waived all rights under KRS 81A.412, 81A.420 and 81A.425, which consent and waiver is on file with the office of the City Engineer.

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

Section 1. The findings of fact recited in the preamble hereinabove are hereby adopted, affirmed and incorporated by reference as if fully set forth herein.

Section 2. There is hereby annexed to the City of Owensboro, Kentucky, and its boundary line is hereby extended so as to include within the limits of the City of Owensboro that certain territory in the County of Daviess, Commonwealth of Kentucky, adjoining and being adjacent to the present boundary line of the City of Owensboro, Kentucky, more particularly described as follows:

> A tract of land being known as 1651 Parrish Plaza Drive containing 6.083 acres on the west side of Owensboro, Kentucky more particularly described as follows:
>
> Beginning at a point in the east right-of-way line of Parrish Plaza Drive, said point having a Kentucky State Plane South Zone Coordinate N:2160795.76, E:1234275.51 and being in the current city limit line; thence following the east right-of-way line of Parrish Plaza Drive and the current city limit line N 09°08'12" W, 229.14 feet to a point in the east right-of-way line of Parrish Plaza Drive, said point also being the southwest corner of Newcomb Realty, LLC (D.B. 1039, Pg. 594); thence leaving the current city limit line and following the new city limit line and the south line of Newcomb Realty N 76°39'32" E, 413.97 feet to a point in the current city limit line, said point also being in the west line of the Starview Subdivision (P.B. 13, Pg. 103); thence following the current city limit line and the west line of Starview Subdivision S 10°25'21" E, 1077.62 feet to a point in the north line of the City of Owensboro (D.B. 932, Pg. 196); thence following the north line of the City of Owensboro and the current city limit line S 77°19'55" W, 197.26 feet to a point being the southeast corner of Parrish Park, Unit 3 (P.B. 19, Pg. 127), said point also being in the current city limit line; thence following the east line of Parrish Park, Unit 3 and the current city limit line N 10°36'40" W, 836.01 feet to a point being the northeast corner of Parrish Park, Unit 3; thence following the north line of Parrish Park, Unit 3 and the current city limit line S 79°22'28" W, 218.23 feet to the point of beginning containing 6.083 acres as shown on an annexation exhibit prepared by the City of Owensboro Engineer's Office.
>
> This description was prepared by Kevin M. Simmons, PLS 3635 with the City of Owensboro Engineer's Office for annexation purposes only, and shall not

be used for the transfer of title. Bearings and distances described herein were taken from an ALTA/NSPS Land Title Survey prepared by D+L Surveying dated 9-15-2026 and the ODC-GIS Corporate Boundary and Parcel layer. Bearings and distances have been rotated and translated to comply with KRS 81A.470.

Section 3. That the territory annexed herein is currently zoned as R-3MF Medium Density Multi-Family Residential, as illustrated by the zoning maps attached hereto and incorporated by reference herein.

Section 4. Any approved dedicated streets, alleys, or easements on the plat signed by the City Engineer, constituting any portion of the property to be annexed are hereby accepted by the City of Owensboro pursuant to KRS 82.400.

INTRODUCED AND PUBLICLY READ ON FIRST READING, this the 3rd day of November, 2026.

PUBLICLY READ AND APPROVED ON SECOND READING, this the 17th day of November, 2026.

_____
Thomas H. Watson, Mayor

ATTEST:

_____
Beth Davis, City Clerk

CERTIFICATION

I, Beth Davis, City Clerk of the City of Owensboro, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance 24-2026, duly adopted by the Owensboro Board of Commissioners on November 17, 2026, the original of which is on file in the Office of the City Clerk, this the 17th day of November, 2026.

_____

Beth Davis, City Clerk

CITY OF OWENSBORO

COMMISSION MEETING DATE: 10/20/2026

AGENDA REQUEST AND SUMMARY SUBMITTED BY: City Engineering Dept. - Michael Hamilton

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- **TITLE: PROPOSED ANNEXATION OF PROPERTY AT 1651 PARRISH PLAZA AVENUE OWNED BY 5 BS LLC (PVA NO. 047-00-00-019-02-000)**

Ordinance Prepared by: ☒ City Staff ☐ Other Preparer ☒ Attachments: Annexation Request Form, Stamped and Signed Annexation Description, Stamped and Signed Annexation Map, Vicinity Map

Summary & Background:

5 BS, LLC, owner of said right of way, has signed an annexation request form initiating and consenting to the proposed annexation

The proposed annexation of property at 1651 Parrish Plaza Drive is zoned R-3MF and totals 6.083 acres.

A proposed future multi-family development is planned for the property at 1651 Parrish Plaza Drive called The Purpose Place to be developed by Wabuck Development consists of 4 apartment buildings with 44 Units and a Community Center

There will not be an Annexation Incentive Agreement for this property between the City of Owensboro and 5 BS LLC.

CITY OF OWENSBORO

---ANNEXATION REQUEST FORM----

1. **LOCATION OF PROPERTY TO BE ANNEXED:**

   1651 Parrish Plaza Avenue (PVA Map # 047-00-00-019-02-000)

2. **A. LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:**

   Attached

   B. SOURCE OF TITLE:

   Deed Book 795, Page 548

   Plat Book 48, Page 98

3. **ZONING CLASSIFICATION OF PROPERTY TO BE ANNEXED: (ATTACH ZONING MAP)**

   R-3MF

4. **ACREAGE FEES:** N/A

5. **NAME(S) AND ADDRESSES(S) OF RECORD OWNER(S) OF PROPERTY TO BE ANNEXED:**

   Owner - 5 BS LLC 2840 W. Parrish Ave. Owensboro KY 42301

   Representative: [signature]

6. **PHONE NO:** 270-929-8850

CONSENT AND WAIVER OF STATUTORY RIGHTS

I (We) solemnly swear and affirm that I am (we are) the fee simple record owner(s) of property located at **1651 Parrish Plaza Drive** in Daviess County, Kentucky. I (We) hereby request, and consent to, annexation of the property more particularly described hereinabove. I (We) further acknowledge and agree, that by executing this instrument, I (We) knowingly and voluntarily waive those rights otherwise afforded me (us) by KRS 81A. 420 and 81A.425, as authorized in KRS 81A.412, on this the 5th day of August, 20 2026.

Witness: Dana Sue Powell KYNP31582

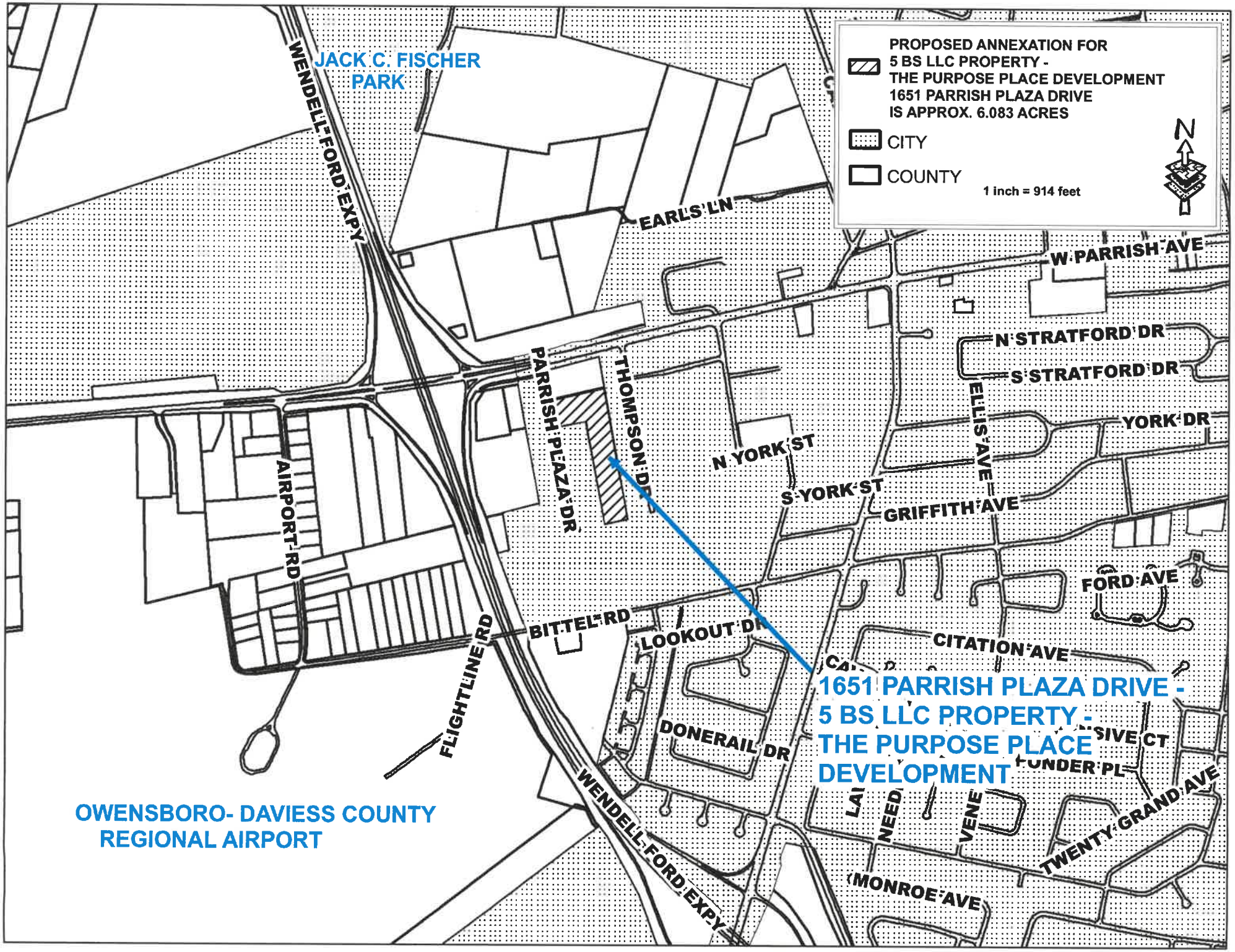
Sign & Print Name Dana Sue Powell

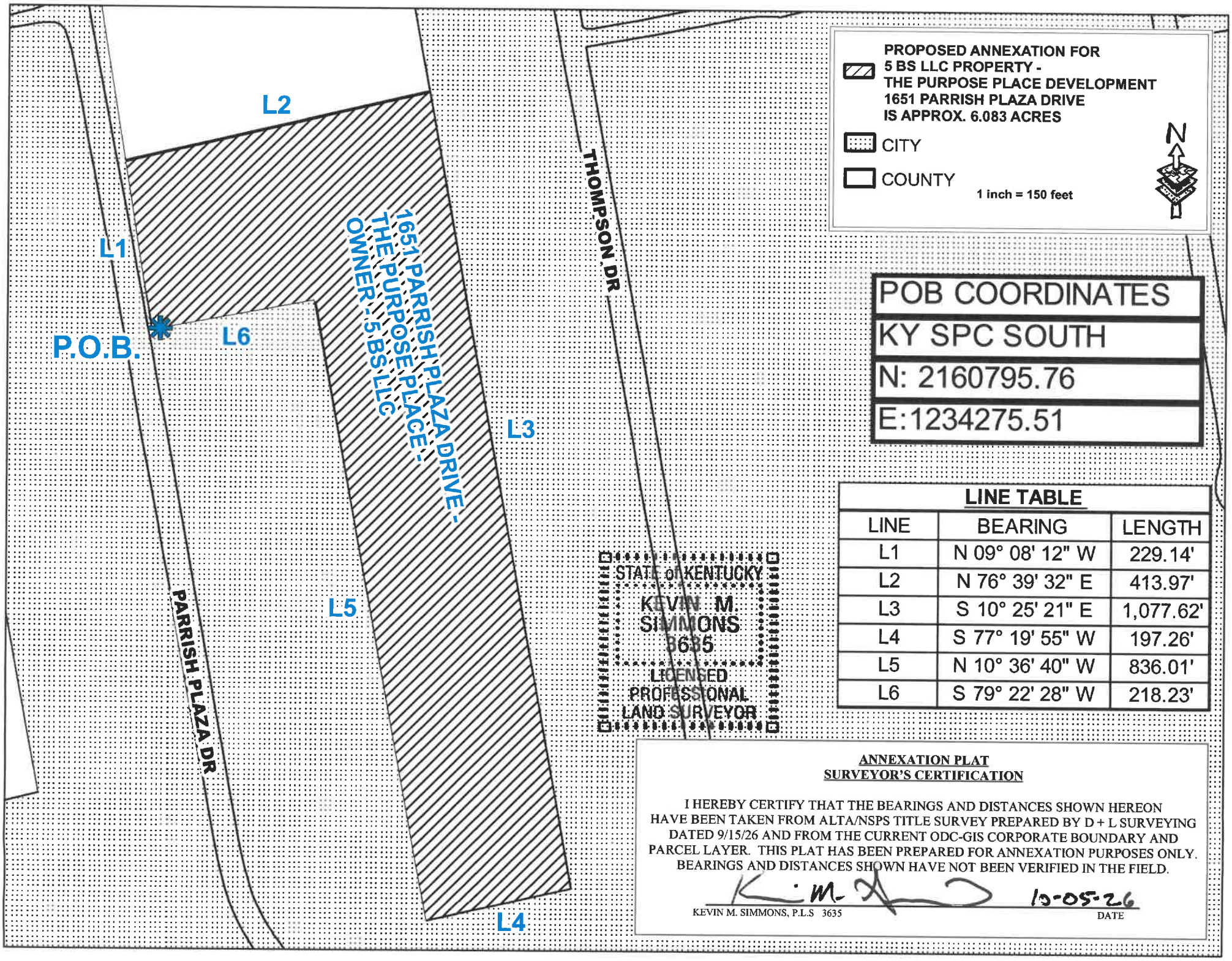
Signature (s) of Record Owner (s) of Property:

Signature

KENNETH P BOSLEY

Print Name


PROPOSED ANNEXATION FOR
5 BS LLC PROPERTY -
THE PURPOSE PLACE DEVELOPMENT
1651 PARRISH PLAZA DRIVE
IS APPROX. 6.083 ACRES
CITY
COUNTY
1 inch = 914 feet
N
JACK C. FISCHER PARK
WENDELL FORD EXPY
EARLS LN
W PARRISH AVE
N STRATFORD DR
S STRATFORD DR
YORK DR
ELLIS AVE
PARRISH PLAZA DR
THOMPSON DR
N YORK ST
S YORK ST
GRIFFITH AVE
AIRPORT RD
FORD AVE
BITTEL RD
LOOKOUT DR
CITATION AVE
FLIGHTLINE RD
1651 PARRISH PLAZA DRIVE -
5 BS LLC PROPERTY -
THE PURPOSE PLACE
DEVELOPMENT
DONERAIL DR
WENDELL FORD EXPY
MONROE AVE
TWENTY GRAND AVE
OWENSBORO- DAVIESS COUNTY
REGIONAL AIRPORT



POB COORDINATES
KY SPC SOUTH
N: 2160795.76
E:1234275.51

LINE TABLE

LINE	BEARING	LENGTH
L1	N 09° 08' 12" W	229.14'
L2	N 76° 39' 32" E	413.97'
L3	S 10° 25' 21" E	1,077.62'
L4	S 77° 19' 55" W	197.26'
L5	N 10° 36' 40" W	836.01'
L6	S 79° 22' 28" W	218.23'

ANNEXATION PLAT
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM ALTA/NSPS TITLE SURVEY PREPARED BY D + L SURVEYING DATED 9/15/26 AND FROM THE CURRENT ODC-GIS CORPORATE BOUNDARY AND PARCEL LAYER. THIS PLAT HAS BEEN PREPARED FOR ANNEXATION PURPOSES ONLY. BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN VERIFIED IN THE FIELD.

K. M. S 10-05-26

KEVIN M. SIMMONS, P.L.S 3635 — DATE

City of Owensboro
Kentucky

P.O. BOX 10003
OWENSBORO, KENTUCKY 42302

Engineering Department
270-687-8641
270-687-8579 (fax)

ANNEXATION DESCRIPTION

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Kevin M. Simmons, PLS 3635 — Date 10-05-26

STATE of KENTUCKY
KEVIN M. SIMMONS
3635
LICENSED PROFESSIONAL LAND SURVEYOR