

**CITY OF UNION, KENTUCKY  
ORDINANCE NO. 2024-02**

**AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING, WITH CONDITIONS, THE REQUEST OF CROSLAND SOUTHEAST PER CHRISTOPHER W. TAFT (APPLICANT) FOR FARMVIEW COMMONS, LLC PER HEMAKUMAR SONI (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR AN APPROXIMATE 11.82 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE US 42/FARMVIEW DRIVE INTERSECTION AND THE SOUTHEAST CORNER OF THE OLD US 42/FARMVIEW DRIVE INTERSECTION, FLORENCE AND UNION, KENTUCKY**

*WHEREAS*, the City of Union, Kentucky is a member of the county-wide planning unit, having a county-wide planning commission known as the Boone County Planning Commission; and

*WHEREAS*, the Boone County Planning Commission received a request for a Change In An Approved Concept Development Plan In A Commercial Two/Planned Development (C-2/PD) Zone For An Approximate 11.82 Acre Site Located On The Northeast Corner Of The Us 42/Farmview Drive Intersection And The Southeast Corner Of The Old Us 42/Farmview Drive Intersection, Florence And Union, Kentucky.

*WHEREAS*, the Boone County Planning Commission as the planning unit for the City of Union and Florence, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval of the Concept Development Plan; and

*WHEREAS*, the Boone County Planning Commission by Resolution No. R-23-037-A recommended approval, with conditions, of the Concept Development Plan described above; and

*WHEREAS*, the recommendation of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

*WHEREAS*, a majority of the Union City Commission desires to adopt the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action;

*NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY as follows:*

### **SECTION I**

That the request for a Change In An Approved Concept Development Plan In a Commercial Two/Planned Development (C-2/PD) Zone For An Approximate 11.82 Acre Site Located On The Northeast Corner Of The US 42/Farmview Drive Intersection And The Southeast Corner Of The Old US 42/Farmview Drive Intersection, Florence And Union, Kentucky shall be and is hereby approved, with conditions, as set forth in the Boone County Planning Commission's Resolution No. R-23-037-A which includes, but is not limited to, their Findings of Fact and Description of the real estate which is the subject of this Ordinance and is attached hereto and marked Exhibit "A" and incorporated herein by reference; and as an additional condition, the Applicant has agreed to pay \$20,000.00 to the City of Union for the repaving and restriping of Farmview Drive.

### **SECTION II**

If this approval for a Change in an Approved Concept Development Plan shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

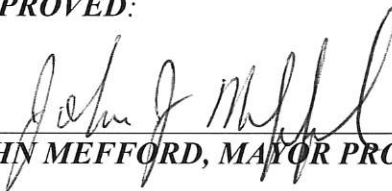
**SECTION III**

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky Law.

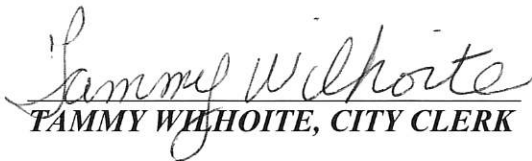
***PASSED AND APPROVED ON FIRST READING this the 5th day of February, 2024.***

***PASSED AND APPROVED ON SECOND READING this the 21st day of February, 2024.***

***APPROVED:***

  
\_\_\_\_\_  
***JOHN MEFFORD, MAYOR PRO TEM***

***ATTEST:***

  
\_\_\_\_\_  
***TAMMY WILHOITE, CITY CLERK***

**Published:** \_\_\_\_\_