CITY OF UNION, KENTUCKY
ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF BANK OF AMERICA (APPLICANT) FOR FARMVIEW COMMONS LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERICAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT, FOR AN APPROXIMATE 1.0 ACREA AREA LOCATED AT 8748 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US 42 WITH FARMVIEW DRIVE, FLORENCE, 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 Of Concept Development Plan For An Approximate 1.00 Acre Area Located **8742 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF US 42 WITH FARMVIEW DR FLORENCE, KENTUCKY** is recorded in Deed Book 1221 PG 45 Union, Kentucky, Currently Zoned Commercial Two/Planned Development (C-2/PD) and

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-020-A recommended approval of the Change of 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 the Union Commercial (UC) Zone for the 1.00 acre site located at **8742 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF US 42 WITH FARMVIEW DR. FLORENCE, KENTUCKY** and more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, and shall be and is hereby approved, with conditions.

SECTION II

That as a basis for adopting the recommendation of the Planning Commission, the Union City Commission sets forth the following findings of fact:

1.   The change in an Approved Concept Development Plan is in agreement with the adopted Comprehension Plan, is supplied by the findings of the Boone County Planning Commission as satisfied in R-25-020-A incorporated herein as if fully supported and attached hereby in and marked as Exhibit "B". The proposed Change in an Approved Concept Development Plan is a minor change and is small in scale.

2.   That the Union City Commission finds that the citizens and residents of Union, Kentucky will benefit from approving the change in an Approved Concept Development Plan and hereby incorporates by reference those conditions into the Change in an Approved Concept Development Plan.

SECTION III

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.
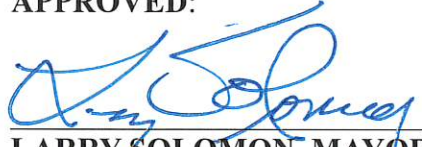
SECTION IV

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

FIRST READING this the 3rd day of September 2025.

PASSED AND APPROVED ON SECOND READING this the 15th day of September 2025.

APPROVED:

LARRY SOLOMON, MAYOR

ATTEST:

TONY SERRA, ASSISTANT CITY CLERK

PUBLISHED: _____