

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2025-12**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF KENTUCKY 42, LLC, PER CITY OF UNION (APPLICANT) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 21.00 ACRE AREA LOCATED ALONG WEST SIDE OF US 42 EXTENDING FROM SWEET HARMONY LANE TO UNION PROMENADE AND BEING THE COMMERCIAL LOTS WITHIN THE UNION PROMENADE DEVELOPMENT, UNION KENTUCKY, CURRENTLY ZONED UNION COMMERCIAL/URBAN RESIDENTIA TWO/PLANNED DEVELOPMENT (UC/UNO/UR-2PD)

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 21.00 Acre Area Located **ALONG WEST SIDE OF US 42 EXTENDING FROM SWEET HARMONY LANE TO UNION PROMENADE AND BEING THE COMMERCIAL LOTS WITHIN THE UNION PROMENADE DEVELOPMENT, UNION KENTUCKY** is recorded in Deed Book / PAGE NOS 1193 / 53, 1214 / 940, 1217 / 940, 1218 / 94, 1207 / 847, 1210 / 787, 1210 / 794, 1235 / 109, 1217 / 952, 1216 / 173 AND 1216 / 403 recorded in the Boone County Clerk's office, currently zoned commercial two / planned development (C-2PD); 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-25-019-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 21.00 acre site located **ALONG WEST SIDE OF US 42 EXTENDING FROM SWEET HARMONY LANE TO UNION PROMENADE AND BEING THE COMMERCIAL LOTS WITHIN THE UNION PROMENADE DEVELOPMENT, UNION KENTUCKY** and more particularly described below shall be and is hereby approved, with conditions. The subject property involved in the request is generally located at the **ALONG WEST SIDE OF US 42 EXTENDING FROM SWEET HARMONY LANE TO UNION PROMENADE AND BEING THE COMMERCIAL LOTS WITHIN THE UNION PROMENADE DEVELOPMENT, UNION KENTUCKY**. The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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 Committee as satisfied in R-25-019-A incorporated herein as fully supported and attached here in and marked as Exhibit "B". The proposed Change in an Approved Concept Development Plan is a minor change and is small in scale and shall be in Neighborhood Business District form.
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.

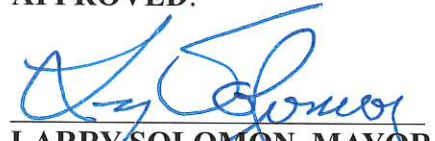
SECTION IV

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 15th day of September 2025.

APPROVED:


LARRY SOLOMON, MAYOR

ATTEST:


TONY SERRA, ASSISTANT CITY CLERK

PUBLISHED: _____