

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2025-18**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF ERPENBECK CONSULTING ENGINEERS, INC. (APPLICANT) FOR ARLINGHAUS I, LLC (OWNER), FOR A ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN FOR THE FOLLOWING AREAS: AREA A: AN APPROXIMATE 16 ACRE AREA LOCATED AT THE TERMINUS OF WESTFIELD LANE, UNION, KENTUCKY; AREA B: AN APPROXIMATE 36 ACRE AREA, BEING THE WESTERN PORTION OF THE PROPERTY LOCATED AT 9944 OLD UNION ROAD, BOONE COUNTY AND UNION, KENTUCKY; AREA C: AN APPROXIMATE 2 ACRE AREA LOCATED IN THE NORTHWEST CORNER OF AREA B, BOONE COUNTY, KENTUCKY; AREA D: AN APPROXIMATE 7 ACRE AREA LOCATED IN THE SOUTHWEST CORNER OF AREA B, BOONE COUNTY, KENTUCKY; AND AREA E: AN APPROXIMATE 74 ACRE AREA LOCATED ALONG THE NORTH SIDE OF HATHAWAY ROAD, DIRECTLY ACROSS FROM MEIMAN ROAD AND AT THE TERMINUS OF WESTFIELD LANE, 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 Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: An approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: An approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: An approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: An approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky.

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 approval, with conditions, for the

Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan; and

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-026-A recommended approval of the rezoning described above, with conditions; 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, the Union City Commission desires to affirm and approve 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 and grant the application of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan, with conditions.

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

SECTION I

That the request for a change in the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: An approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: An approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: An approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: An approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The Request For A Zone Change shall be and is hereby approved, with conditions, as set forth in the Boone County

Planning Commission's Resolution R-25-026-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.

SECTION II

If approval for Zoning Map Amendment/Change of Concept Development Plan/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.

FIRST READING this the 15th day of December 2025.

SECOND READING this the 5th day of January 2026.

APPROVED:

Larry K. Solomon

HON. LARRY K. SOLOMON, MAYOR

ATTEST:

Tammy Wilhoite
TAMMY WILHOITE, CITY CLERK

Published: _____