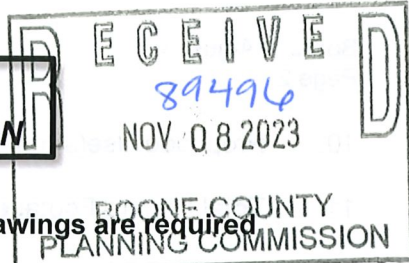


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

001

An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A:** (To be completed by applicant)

1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
3. Applicant: Riegler Blacktop, Inc.  
Address: 165 Weaver Road  
Florence KY 41042  
City State Zip Code  
Phone Number: 859.653.2823 Fax Number: \_\_\_\_\_  
Email: dan@rieglerblacktop.cm
4. Description of Request: Parking lot addition for the  
Union pet Hospital  
Union Pet Hospital Parking Expansion
5. Name of Development: Union Pet Hospital Parking Expansion
6. Location of Development: 9842 Old Union Road, in Union KY.  
Unioni KY 41042  
City State Zip Code
7. Acreage Under Review: 0.8125
8. Lot Number and Name of Subdivision (if part of a subdivision):  
N/A
9. Current Owner: Hastings Realty, LLC  
Address: 799 Mt. Zion Road  
Florence KY 41042  
City State Zip Code  
Phone Number: 859.620.0765 Fax Number: \_\_\_\_\_  
Email: shastings@fuse.net



**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 11/8/23 Fee Received: \$706 Receipt #: 89496

2. Is application complete:

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 12/5/23

5. Board Action: \_\_\_\_\_

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: SEE Meeting MINUTES And  
STAFF Recommended Conditions  
E1 - E5

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

APPLICANT: Riegler Blacktop, Inc. for Union Pet Hospital

LOCATION: West side of Old Union Road and immediately to the north of 9842 Old Union Road, Union, Kentucky

ZONING: Agricultural Estate/Union Town Overlay (A-2/UTO)

DATE: December 5, 2023

### PROPOSAL

The applicant is requesting a Conditional Use Permit so Union Pet Hospital can construct a parking lot addition on a 0.8125-acre parcel that's located immediately to the north of their existing facility.

The submitted Concept Plan shows the following:

- A. No additional access points will be created on Old Union Road. Staff and customers would use Union Pet's Hospital existing access points.
- B. Thirty-six (36) new parking spaces are proposed.
- C. Existing trees/vegetation to the north, east, and west of the parking lot will be retained to screen the parking lot from view.
- D. Two light poles are shown to the west of the parking addition. No heights or specifications were provided but a note on the plan indicates they will comply with the Boone County Zoning Regulations.
- E. A storm water system isn't being proposed in the parking lot addition. Water will sheet flow through the parking lot and drain to the creek to the north.

### PERTINENT SITE HISTORY

On June 6, 2018, Boone County Planning Commission approved a Determination of Review Process application for Westbrook Estates Subdivision. The Planning Commission found the proposed revisions to the subdivision were consistent with the recommendations of the 2000 Union Town Plan and could proceed through the "short review process". The approved plan showed the subject parcel would be permanent greenspace. The approved plan also showed the subdivision was required to provide 6.25 acres of green space and approximately 23 acres were being provided.

On July 19, 2023, Boone County Planning Commission approved a Conveyance Plat for the 0.8125-acre lot. The property was sold to Hastings Realty (Union Pet Hospital) on July 20, 2023.

On October 18, 2023, Boone County Planning Commission approved a Determination of Review Process application for the subject parcel. The Planning Commission found that removing the

subject 0.8125-acre parcel from Westbrook Estates Subdivision's required greenspace was consistent with the recommendations of the 2000 Union Town Plan and could proceed through the "short review process". The approved Committee Report is attached to the Staff Report.

APPLICABLE REGULATIONS

- A. Section 602 of the Boone County Zoning Regulations states that "the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment."
- B. Sections 602.2 and Table 5-2 in Section 505.1 of the Boone County Zoning Regulations identify veterinary animal hospitals or clinics as a conditional use within the A-2 zone.
- C. Section 202 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide applications for conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be sustainable only if specific locations in the district and only if certain conditions are met.
- D. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 205 H. and 602.2 of the Boone County Zoning Regulations.

Findings listed in Section 205 H. (Findings for all Conditional Uses):

- 1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
- 3. Will not be hazardous to existing or future neighboring uses;
- 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
- 5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- 6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Criteria listed in Section 602.2 of the Boone County Zoning Regulations (A-2 District):

1. The activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district;
2. The activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale, or other character of the activity does not overpower, transient or conflict with the principal purpose of the district; and
3. Provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan classifies the site in question for "Rural Lands" uses. This Future Land Use Map classification is defined as wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.

- B. The following Future Land Use Development Guidelines relate to the request:

Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Utilization of Existing Vegetation and Topography, pg. 95.)

Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways (Landscaping, pg. 96).

- C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Land use planning should recognize and protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life (Environment, Goal A).

Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).

Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

- D. The Union Future Land Use Geographical Area text contains the following passage:

This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The plan's recommendations are shown on the 2040 Future Land Use Map and also affect the Boone County Zoning Regulations.

#### RELATIONSHIP TO THE UNION TOWN PLAN

- A. The site in question is designated as a "green area" on the 2000 Union Town Land Use Plan. This designation is defined as non-buildable, uncleared land, (except for connector roads, pedestrian/bike paths, and recreational buildings)."

#### SITE CHARACTERISTICS

- A. The 0.8125-acre site has 223.6' of frontage on the west side of Old Union Road and is currently undeveloped.
- B. The site is located in the flood plain and Fowlers Fork Creek is located along the northern and western property boundaries.
- C. Boone County G.I.S. shows the topography of the site is approximately 820' above sea level along Old Union Road and falls to 810' above sea level along the northern property line.
- D. There is significant tree cover and vegetation along the Old Union Road frontage and the northern and western property lines. The center part of the site is mostly free of vegetation.

E. Overhead utility lines exist along the Old Union Road frontage.

SURROUNDING LAND USES AND ZONING

North: Westbrook Estates Greenspace (A-2/UTO)

South: Union Pet Hospital (UTC)

East: Old Union Road and Affinity of Union (RSE/UTO)

West: Westbrook Estates Greenspace (A-2/UTO)

STAFF COMMENTS

A. Staff would like the applicant to address the following:

1. Does the business need 36 additional parking spaces?

Staff believes this amount of parking is excessive, especially when considering the site is located in a flood plain.

2. How tall are the proposed light poles and fixtures?

B. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.

C. Staff spoke with Mark Martin, with Boone County Building Department, regarding the request since the site is in the flood plain. Mr. Martin indicated that a permit will be required from the Kentucky Division of Water if the parking lot is constructed.

D. The applicant will need to submit a storm water detention waiver and this will be reviewed by the Zoning Administrator and Planning Commission Engineer if a Major Site Plan application is submitted for review.

E. Staff recommends the following conditions if the application is approved:

1. A maximum of 20 parking spaces shall be permitted on the 0.8125-acre parcel.

2. The parking lot shall only be used by customers or employees of Union Pet Hospital, or any future business located at 9842 Old Union Road.

3. Accessory structures, outside storage, trailer storage, etc. shall be prohibited on the 0.8125-acre parcel.

4. The preserved tree lines along the northern, eastern, and western property lines shall generally comply with the submitted Concept Plan.

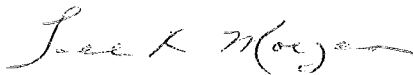
5. The two light poles and fixtures shall meet the following requirements:

- Maximum height – 15 feet.
- Fixture Orientation - Downwards and inwards towards the proposed parking lot.
- Footcandle measurements shall comply with the requirements of the Boone County Zoning Regulations.

CONCLUSION

KRS 100.237 and Section 202 of the Boone County Zoning Regulations give the Union Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully Submitted,



Todd K. Morgan, AICP  
Senior Planner

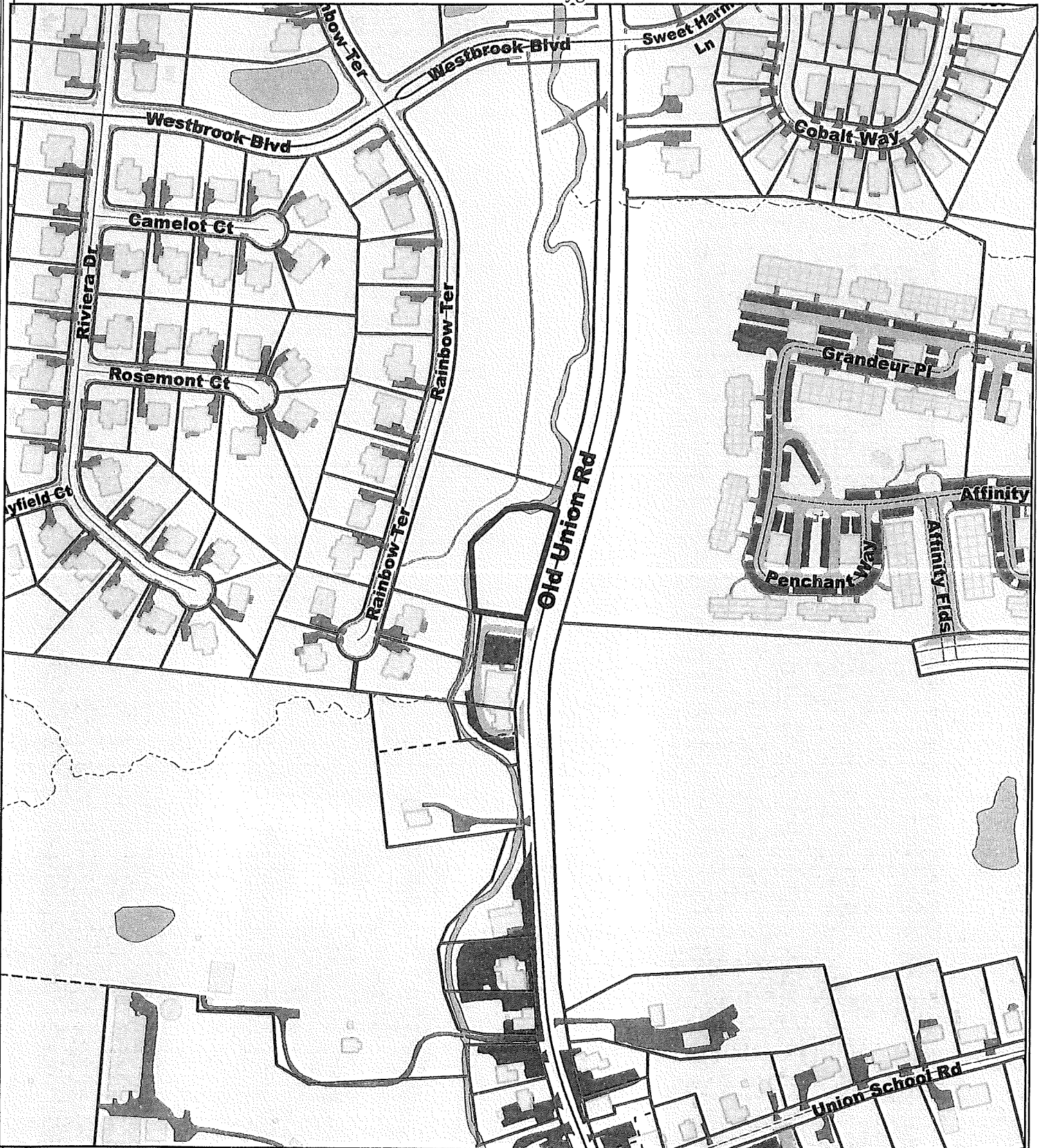
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Concept Plan
- \*Zoning Map
- \*2023 Aerial Map
- \*Topographical Map with Floodplain
- \*2040 Future Land Use Map
- \*2000 Union Town Land Use Plan
- \*6/6/18 Determination of Review Plan for Westbrook Estates
- \*7/19/23 Approved Conveyance Plat
- \*10/18/23 BCPC Long Range Planning Committee Report
- \*Application

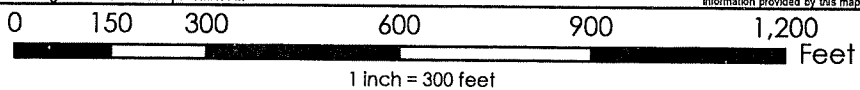
# SITE VICINITY MAP

www.boonecountygis.com



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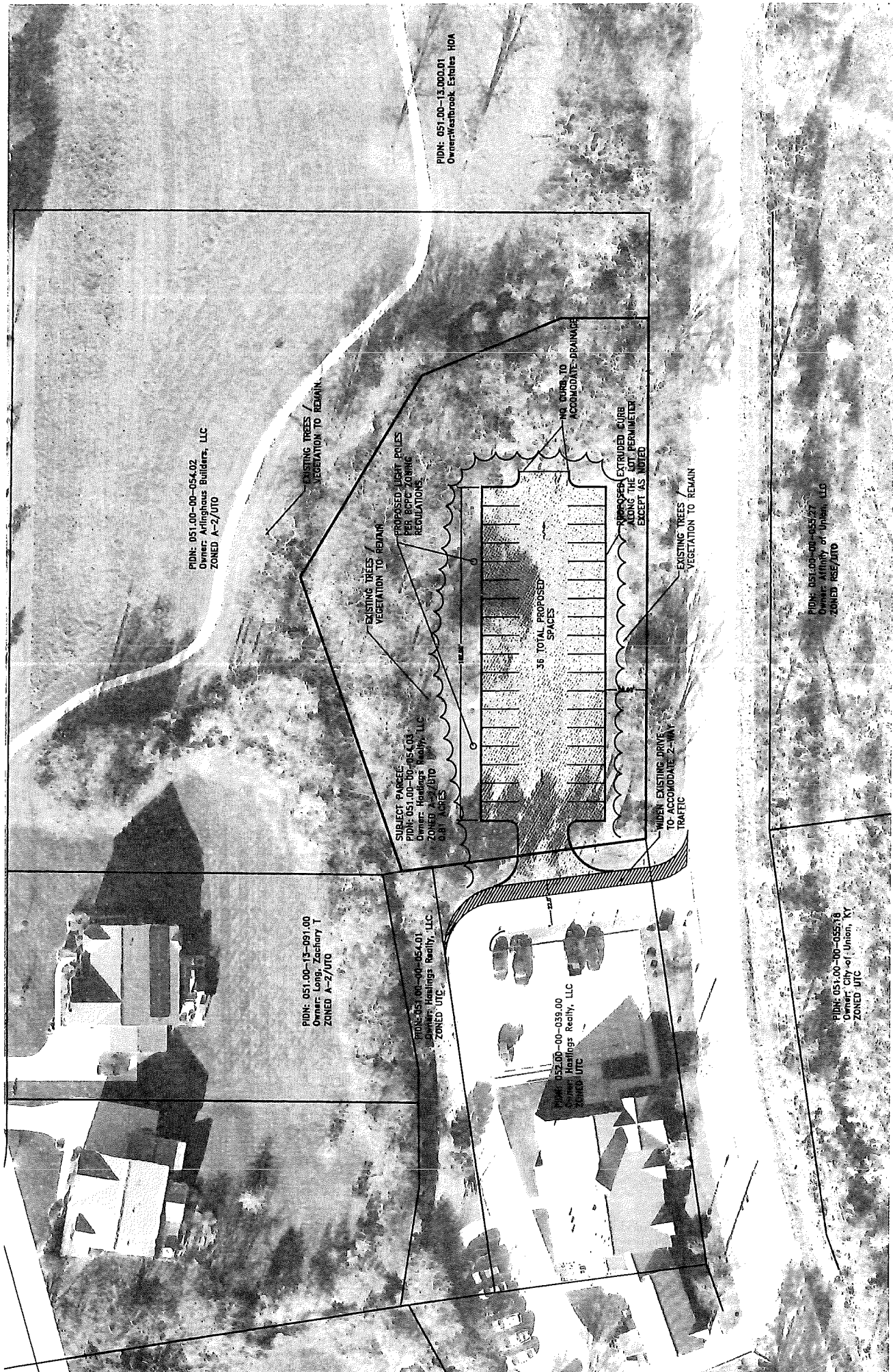
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**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2020

Map File: C:\Users\Public\Desktop\GIS\Map Documents\\*.mxd



PIDN: 051.00-00-054.02  
Owner: Arlington Builders, LLC  
ZONED A-2/UTO

PIDN: 051.00-13.000.01  
Owner: Westbrook Estates HOA

PIDN: 051.00-15-091.00  
Owner: Long, Zachary T  
ZONED A-2/UTO

PIDN: 051.00-00-054.01  
Owner: Hastings Realty, LLC  
ZONED UTC

PIDN: 052.00-00-039.00  
Owner: Hastings Realty, LLC  
ZONED UTC

PIDN: 051.00-00-055.27  
Owner: Affinity of Union, LLC  
ZONED RSE/UTO

PIDN: 051.00-00-055.78  
Owner: City of Union, KY  
ZONED UTC

EXISTING TREES /  
VEGETATION TO REMAIN

EXISTING TREES /  
VEGETATION TO REMAIN

SUBJECT PARCELS  
PIDs: 051.00-00-054.03  
Owner: Hastings Realty, LLC  
ZONED A-2/UTO  
0.81 ACRES

PROPOSED LIGHT POLES  
PER BPCG ZONING  
REGULATIONS

36 TOTAL PROPOSED  
SPACES

NO CURB TO  
ACCOMMODATE DRAINAGE

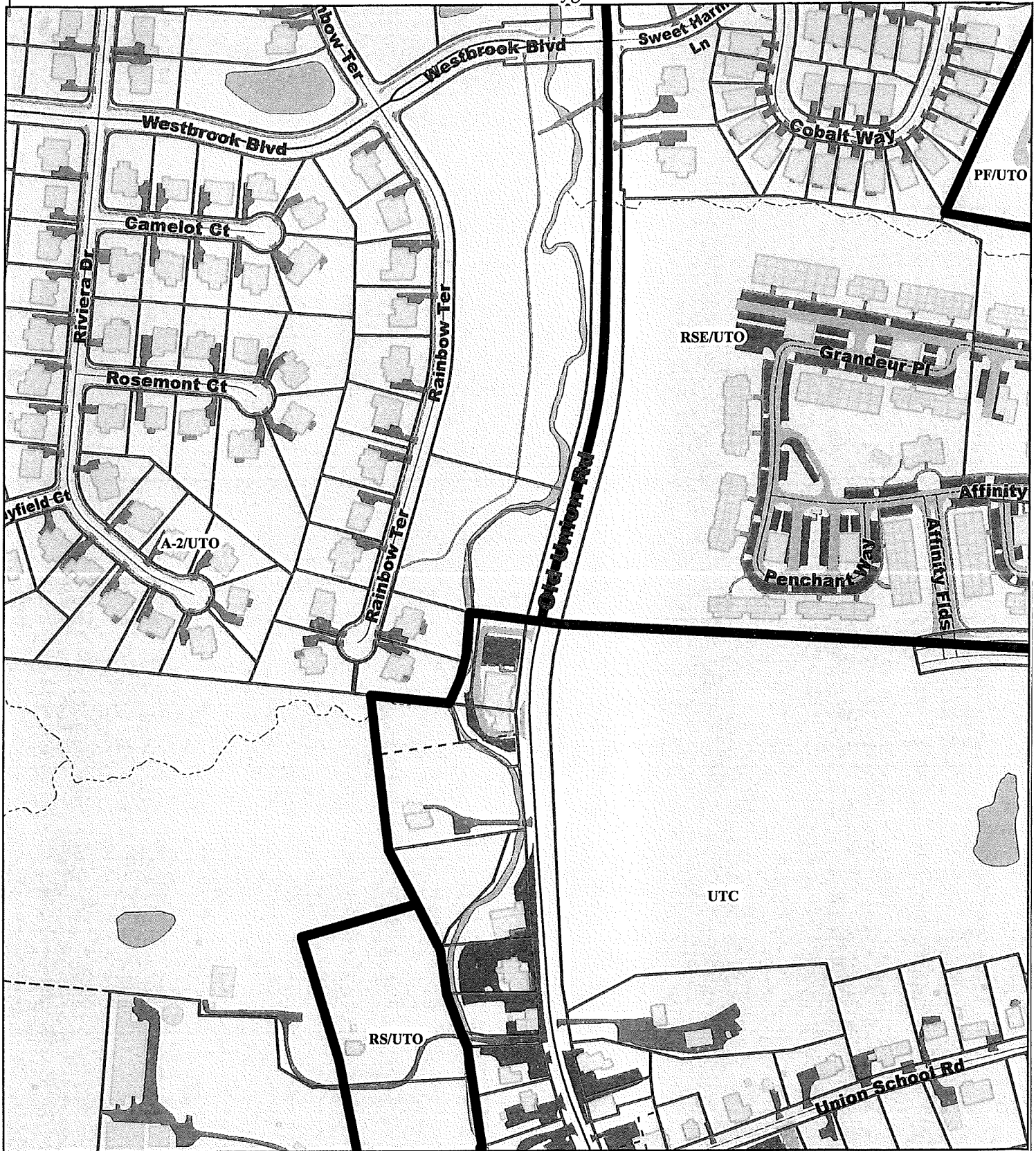
PROPOSED EXTRUDED CURB  
ALONG THE LOT BERM  
EXCEPT AS NOTED

WIDEN EXISTING DRIVE  
TO ACCOMMODATE 2-WAY  
TRAFFIC

EXISTING TREES /  
VEGETATION TO REMAIN

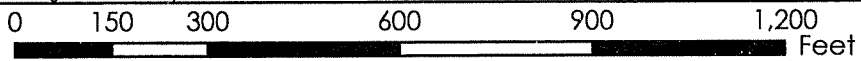
# ZONING MAP

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1 inch = 300 feet



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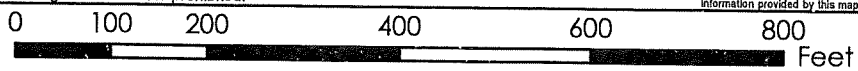
# 2023 AERIAL MAP

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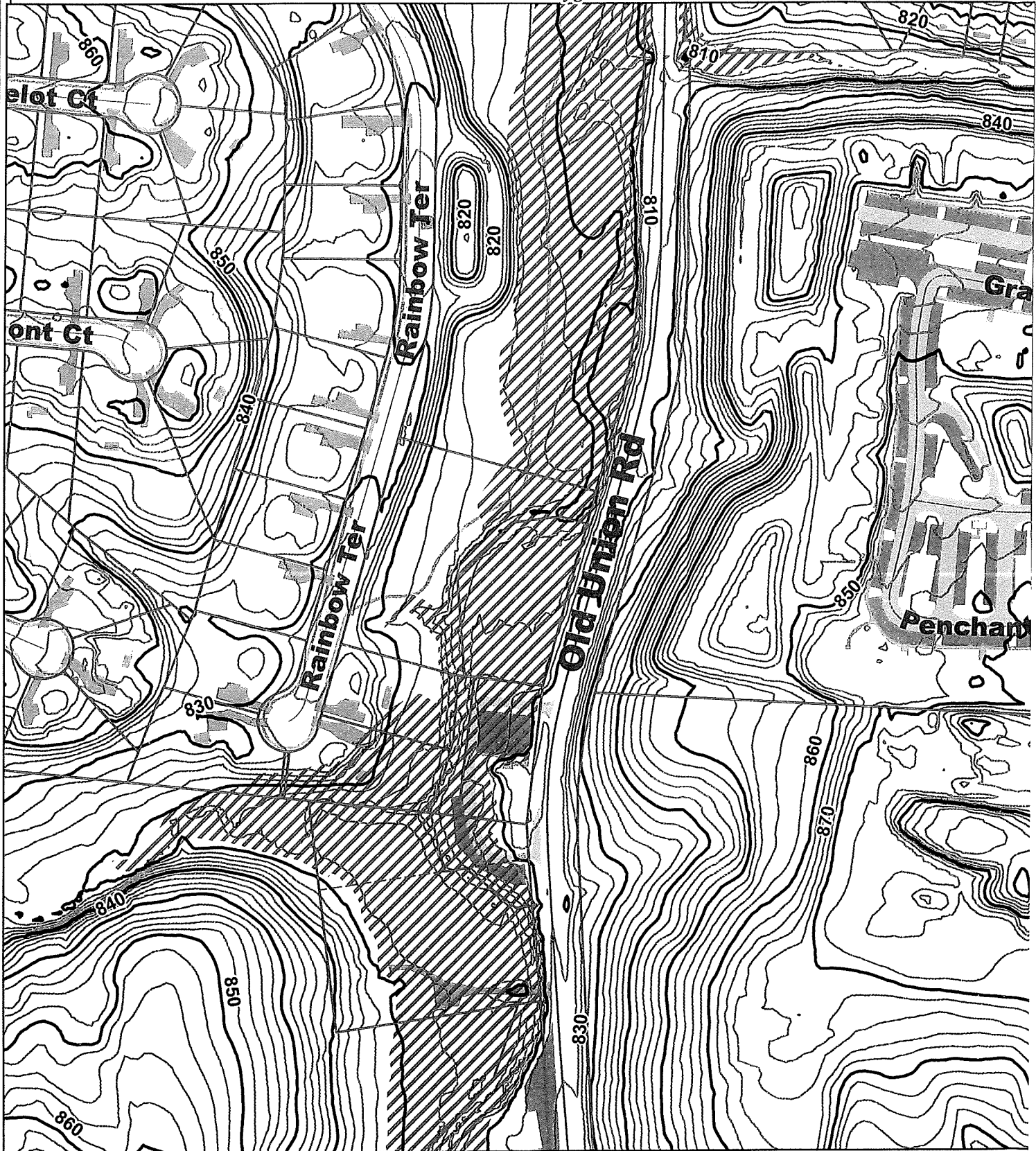
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2020

Map File: Boone GIS 2023.mxd  
ArcMap Document (\*.mxd)

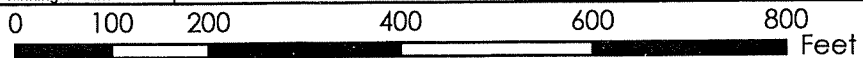
# TOPOGRAPHICAL MAP WITH FLOOD PLAIN

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1 inch = 200 feet

**Boone County GIS - Putting Northern Kentucky on the Map**

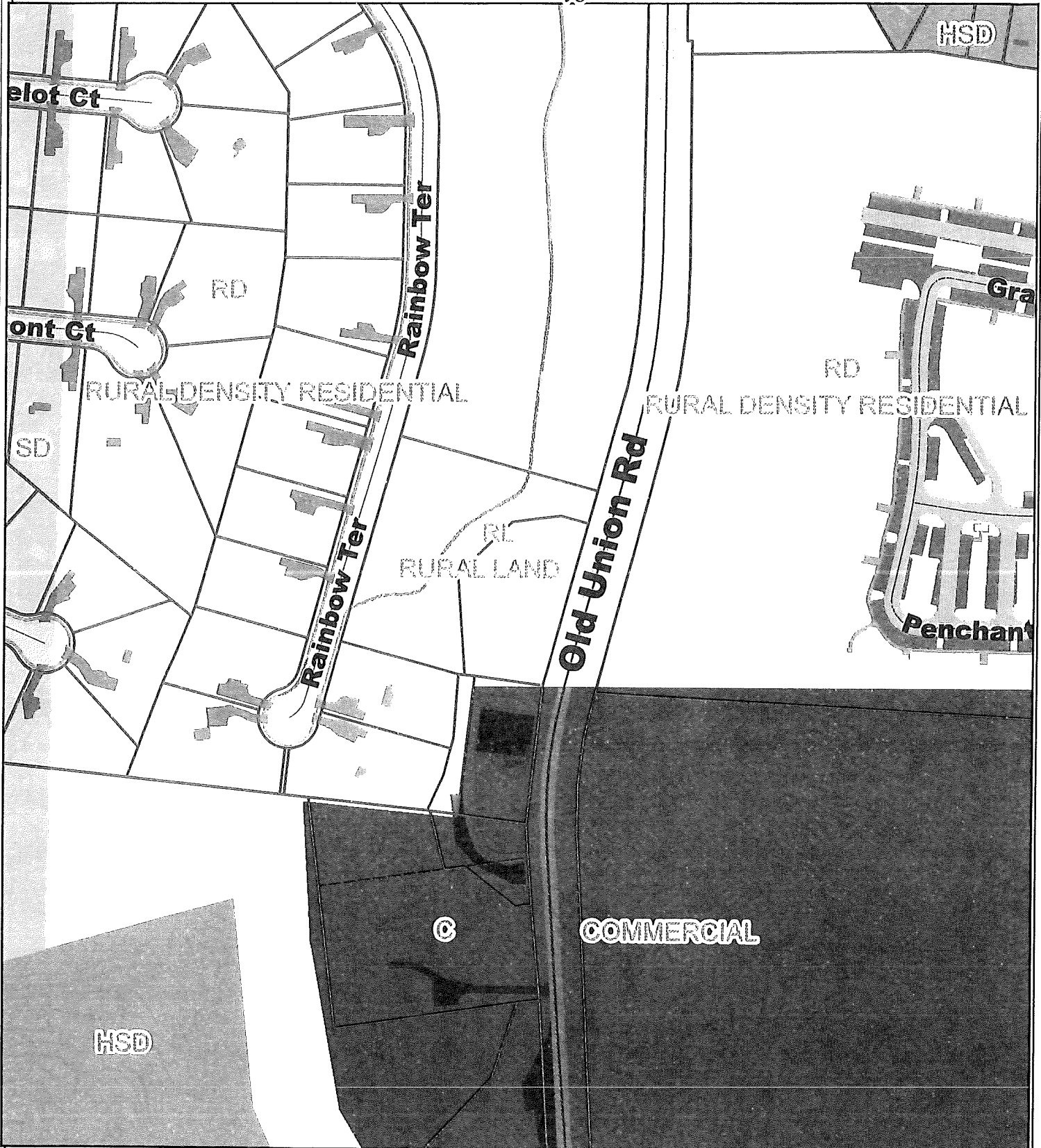


Map Created: xlx/2020

With Files & Layout by DATE 12/13/19  
ArcMap Document: \*.mxd

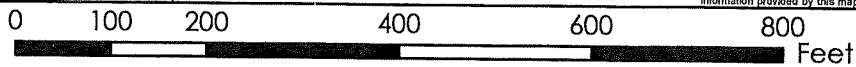
# 2040 FUTURE LAND USE MAP

www.boonecountygis.com



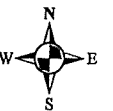
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1 inch = 200 feet

**Boone County GIS - Putting Northern Kentucky on the Map**

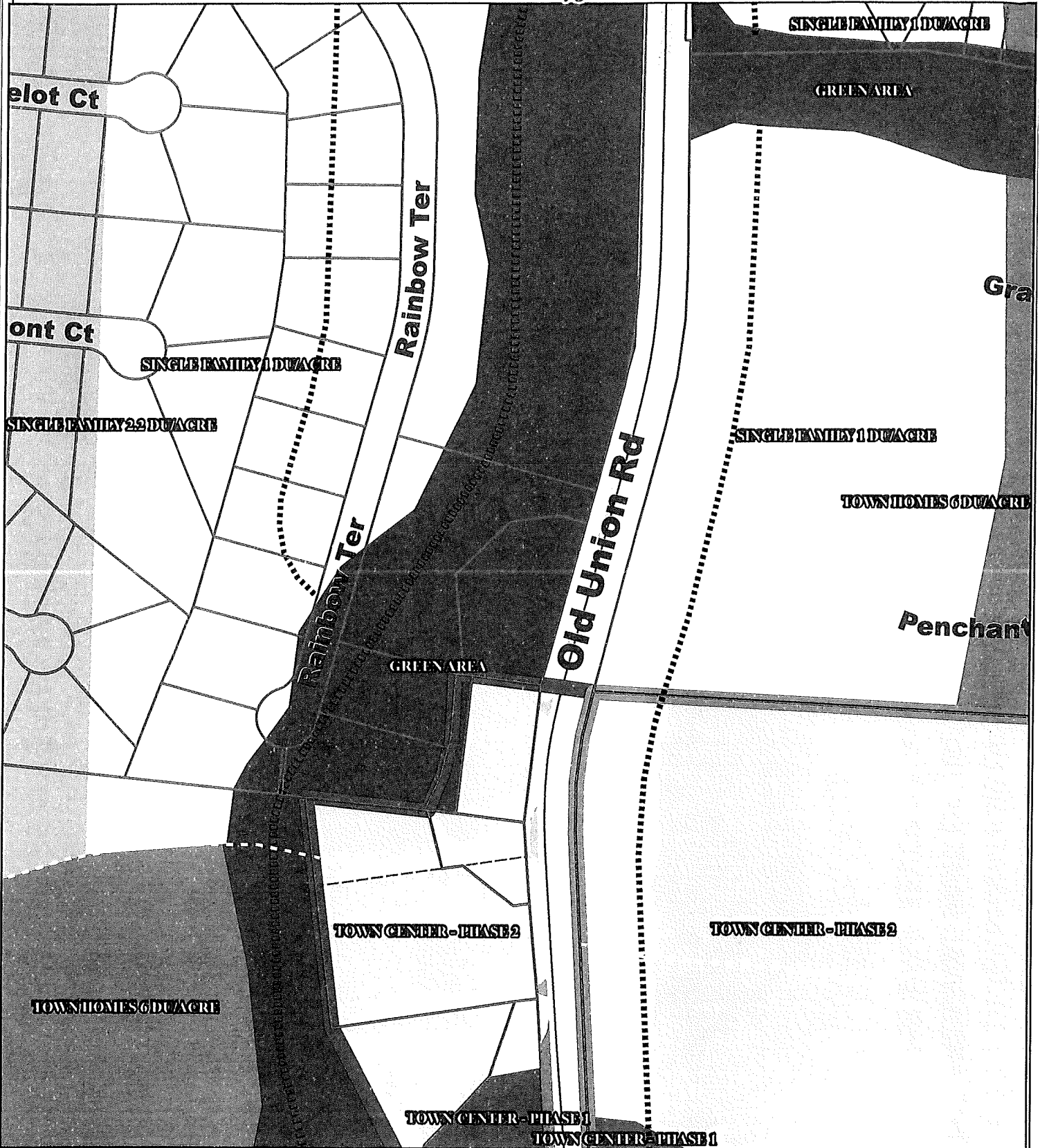


Map Created: xx/xx/2020

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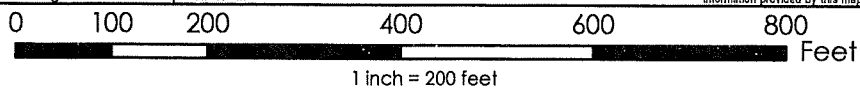
# 2000 UNION TOWN LAND USE PLAN

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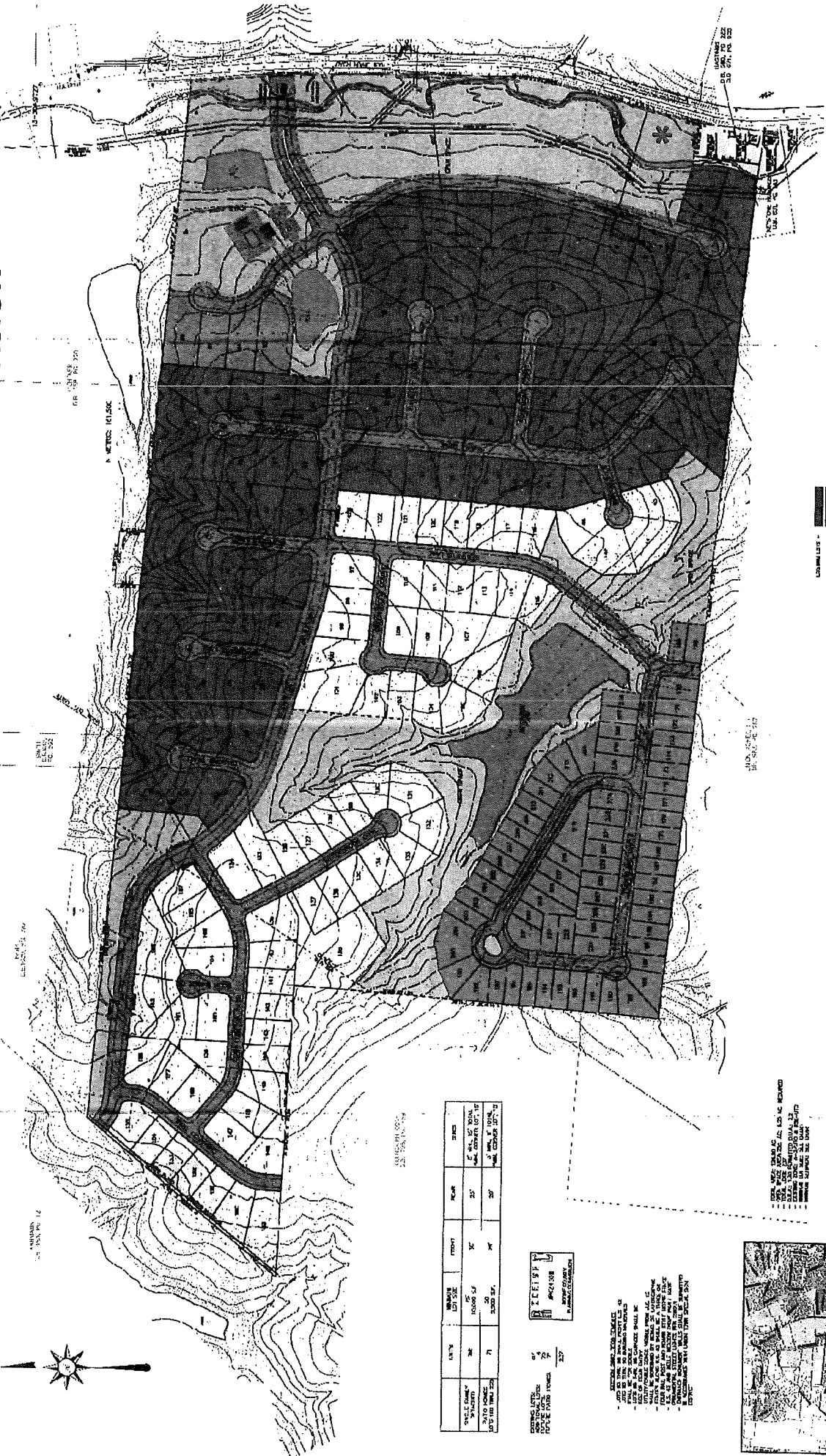


**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2020

Boone County GIS  
ArcMap Document: \*.mxd

**6/6/18 – DETERMINATION OF REVIEW – SHORT REVIEW PROCESS APPROVED  
 NOTE – THE AREA WAS PART OF THE APPROVED WESTBROOK ESTATES PRELIMINARY PLAT  
 BUT WAS NEVER FINAL PLATTED AS PART OF THE SUBDIVISION**



LOT/BLK LINES -  
 PROPERTY LINES -  
 (DASHED) SHALL FAMILY -  
 FUTURE ROAD/PARCELS -  
 FAMILY LOTS -  
 CITY LIMITS -

**6.25 AC. OPEN SPACE REQ.  
 +/- 23 ACRES PROVIDED**

LOT NO.	AREA (SQ. FT.)	PERCENT	REMARKS	STATUS
1	1,234	1.23	...	...
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3	1,234	1.23	...	...
4	1,234	1.23	...	...
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**RECEIVED**  
 6/6/18  
 BOONE COUNTY  
 PLANNING COMMISSION

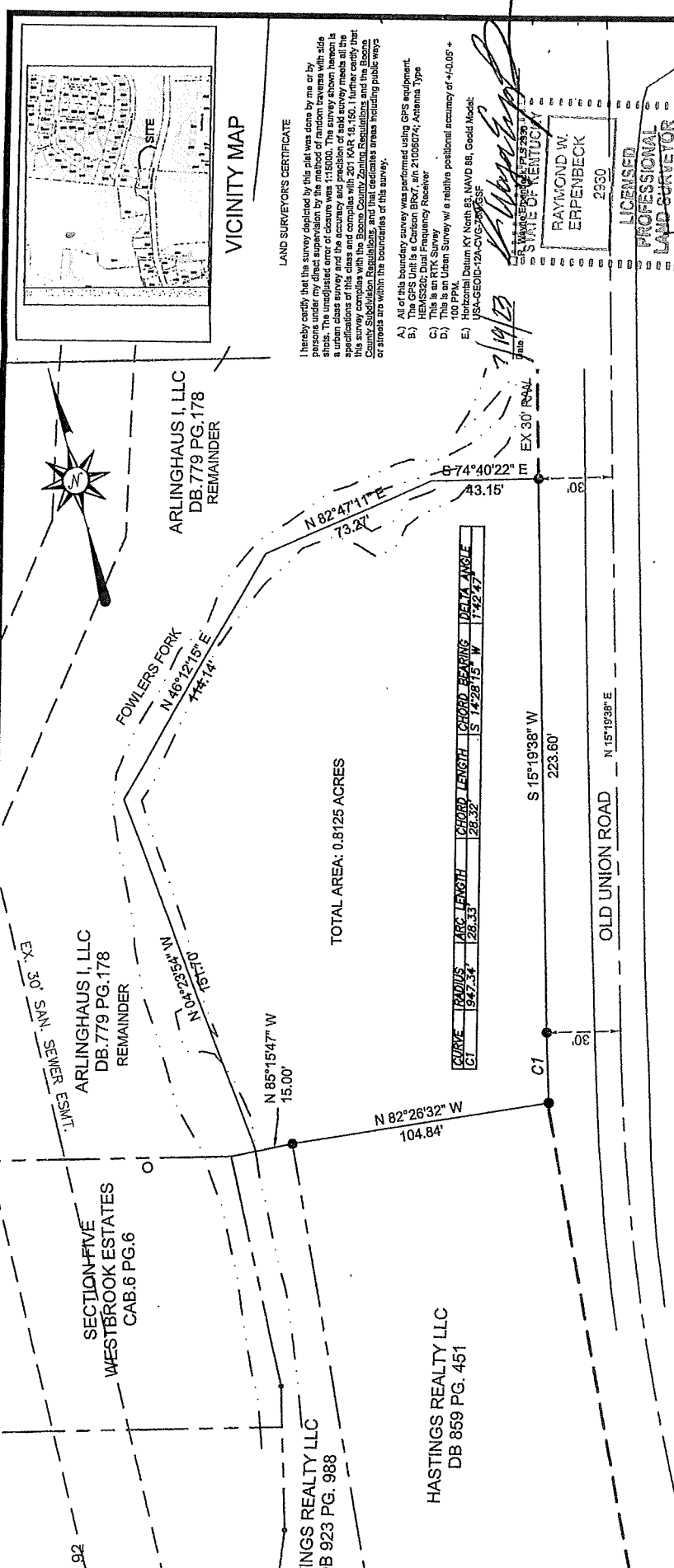
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VICINITY MAP

REVISED CONCEPT PLAN  
 WESTBROOK ESTATES  
 CITY OF UNION BOONE COUNTY KENTUCKY  
 DEVELOPER  
 ARJUN KUMAR, LLC  
 423 BARBARA DRIVE  
 EDGEWELL, KENTUCKY  
 ENGINEERS  
**ECE**  
 ENGINEERING CONSULTANTS  
 4075 SHILOH ROAD  
 FLORENCE, KY 40309  
 FEBRUARY 2018 SCALE: 1"=100'

Approved  
 Planning Commission  
 Boone County  
 6/6/18



**CONVEYANCE PLAT**  
 UNION, BOONE COUNTY, KENTUCKY  
**PARCEL TO BE CONVEYED**  
 BY ARLINGHAUS I, LLC

ARLINGHAUS I, LLC  
 142 BARNWOOD DRIVE  
 EDGEWOOD, KY 41017

4205 Dixie Highway  
 Elmore, Kentucky 41018  
 859.727.4200 fax 859.342.5852

www.cca-ky.net

July, 2023 SCALE 1" = 50' PS23-0112

**BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE**

APPROVED FOR RECORDING THE TRANSFER OF PROPERTY ONLY BY THE BOONE COUNTY PLANNING COMMISSION THIS 19th DAY OF JULY, 2023.

EXECUTIVE DIRECTOR'S SIGNATURE: *[Signature]* DATE: 7-19-23

CLERK FOR RECORDING: *[Signature]* DATE: 7-19-23

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL AND BEARING OF RECORD WESTBROOK ESTATES

REFERENCE MERIDIAN BARS: KENTUCKY STATE PLANE COORDINATES, KENTUCKY NORTH ZONE

**P & Z Code No. 5850**

0' 50' 100'

**Legend**

- EXISTING IRON PIN
- SET IRON PIN W/ CAP
- ⊙ SET WITNESS IRON PIN W/ CAP
- △ EXISTING NOTCH
- ▲ SET NOTCH
- ⊙ EXISTING PK NAIL
- SET PK NAIL
- ⊕ EXISTING SPIKE
- ⊗ SET HUB & TACK
- ⊗ EXISTING CURB NOTCH
- ⊗ BACK REFERENCE, DB. 779 PAGE 1
- ⊗ GROUP NUMBER: 2048

**BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE**

APPROVED FOR RECORDING THE TRANSFER OF PROPERTY ONLY BY THE BOONE COUNTY PLANNING COMMISSION THIS 19th DAY OF JULY, 2023.

EXECUTIVE DIRECTOR'S SIGNATURE: *[Signature]* DATE: 7-19-23

CLERK FOR RECORDING: *[Signature]* DATE: 7-19-23

THIS PLAT SHALL BE VOID IF NOT FILED WITH THE BOONE COUNTY CLERK FOR RECORDING PURPOSES WITHIN TWO (2) YEARS OF PLANNING COMMISSION APPROVAL AND BEARING OF RECORD WESTBROOK ESTATES

REFERENCE MERIDIAN BARS: KENTUCKY STATE PLANE COORDINATES, KENTUCKY NORTH ZONE

**This parcel, in and of itself, does not meet the current Boone County zoning regulations for use as a buildable site.**

Date: 7/19/23 Current Zoning: A-2/UTD

**LONG RANGE PLANNING/COMP. PLAN COMMITTEE REPORT**

#1

*Approved by Boone County Planning  
Commission by a 11-0 vote*

**TO:** Boone County Planning Commission

**FROM:** Bob Schwenke, Chairman

**DATE:** October 18, 2023

**RE:** Determination of Review Process – Proposed Revision to Westbrook Estates Subdivision, Union, Kentucky – ~~RSE~~/UTO zone  
*A-2*

**REMARKS:**

The Committee has determined that the requested changes to the subdivision are in general conformance with the applicable sections of 2507 of the Boone County Zoning Regulations and the Union Town Plan and qualifies for the "short" review process.

The proposed change includes removing a 0.8125-acre parcel, which is located north of Union Animal Hospital, east of Fowler Creek, and west of Old Union Road Westbrook Estates Subdivision's required green space. The June 6, 2018, approved plan showed the subdivision was required to provide 6.25 acres of green space and approximately 23 acres were being provided. The subject 0.815 acre parcel was sold to Hastings Realty (Union Animal Hospital) and they intend to construct a parking lot addition on the property. The Union Board of Adjustment would review the request to allow the parking lot addition if it's submitted for review. The Conditional Use Permit is needed because veterinary animal hospitals are a Conditional Use in the RSE zoning district.

FINDINGS OF FACT

1. The proposed building intensity of 1.91 dwelling units per acres (237 lots/124.2675 acres) complies with the Union Town Plan Land Use Map, which designates most of the subdivision limits to be developed at 2.2 dwelling units per acre.
2. The subject 0.8125-acre parcel is designated as green space on the Union Town Plan Land Use Map. The Committee determined that the proposal was a minor change to the plan for the following reasons:
  - A. Westbrook Estates has a large open/green space area along Old Union Road. The subject parcel is an isolated island because it's located across Fowlers Creek from the rest of the rest of the green space area.
  - B. The Committee reviewed the preliminary parking lot addition plan and determined that significant tree lines can be preserved along Old Union Road and Fowlers Creek. The Union Board of Adjustment would review a final plan, determine if it's appropriate, and impose reasonable landscaping conditions if they are needed.
  - C. The request does not present any anticipated impacts on public infrastructure.

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
89496  
NOV 08 2023  
BOONE COUNTY  
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required


Site Plan Review is not granted by the appropriate Board of Adjustment

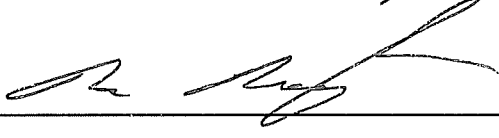
An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A: (To be completed by applicant)**

1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
3. Applicant: Riegler Blacktop, Inc.  
Address: 165 Weaver Road  
Florence KY 41042  
City State Zip Code  
Phone Number: 859.653.2823 Fax Number: \_\_\_\_\_  
Email: dan@rieglerblacktop.cm
4. Description of Request: Parking lot addition for the  
Union Pet Hospital
5. Name of Development: Union Pet Hospital Parking Expansion
6. Location of Development: 9842 Old Union Road, in Union KY.  
Union KY 41042  
City State Zip Code
7. Acreage Under Review: 0.8125
8. Lot Number and Name of Subdivision (if part of a subdivision):  
N/A
9. Current Owner: Hastings Realty, LLC  
Address: 799 Mt. Zion Road  
Florence KY 41042  
City State Zip Code  
Phone Number: 859.620.0765 Fax Number: \_\_\_\_\_  
Email: shastings@fuse.net

10. Proposed Use(s) on Site: Parking Lot to serve Union Pet Clinic
11. Total Square Footage of Existing and/or Proposed Buildings: N/A
12. Current Zoning: A-2/UTO
13. 1208 701 2046  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: 

Applicant's Signature: 

40  
Scale

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PLANNING COMMISSION

PIDN: 051.00-13-091.00  
Owner: Long, Zachary T  
ZONED A-2/UTO

PIDN: 051.00-00-054.02  
Owner: Arlinghaus Builders, LLC  
ZONED A-2/UTO

PIDN: 051.00-00-054.01  
Owner: Hastings Realty, LLC  
ZONED UTC

SUBJECT PARCEL:  
PIDN: 051.00-00-054.03  
Owner: Hastings Realty, LLC  
ZONED A-2/UTO  
0.81 ACRES

EXISTING TREES /  
VEGETATION TO REMAIN

EXISTING TREES /  
VEGETATION TO REMAIN

PROPOSED LIGHT POLES  
PER BCPC ZONING  
REGULATIONS.

PIDN: 051.00-13.000.01  
Owner: Westbrook Estates HOA

PIDN: 052.00-00-039.00  
Owner: Hastings Realty, LLC  
ZONED UTC

36 TOTAL PROPOSED  
SPACES

NO CURB TO  
ACCOMODATE DRAINAGE

WIDEN EXISTING DRIVE  
TO ACCOMODATE 2-WAY  
TRAFFIC

PROPOSED EXTRUDED CURB  
ALONG THE LOT PERMIMETER  
EXCEPT AS NOTED

EXISTING TREES /  
VEGETATION TO REMAIN

PIDN: 051.00-00-055.18  
Owner: City of Union, KY  
ZONED UTC

PIDN: 051.00-00-055.27  
Owner: Affinity of Union, LLC  
ZONED RSE/UTO



RECEIVED  
NOV 09 2023  
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ZONED A-2/UTO

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Owner: City of Union, KY  
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EXISTING TREES /  
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PER BCPC ZONING  
REGULATIONS.

36 TOTAL PROPOSED  
SPACES

NO CURB TO  
ACCOMMODATE DRAINAGE

PROPOSED EXTRUDED CURB  
ALONG THE LOT PERMIMETER  
EXCEPT AS NOTED

WIDEN EXISTING DRIVE  
TO ACCOMMODATE 2-WAY  
TRAFFIC

EXISTING TREES /  
VEGETATION TO REMAIN

22.0'

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Hastings Realty, LLC  
799 Mount Zion Rd  
Florence, KY 41042
  
2. ADDRESS OF PROPERTY  
9842 Old Union Rd  
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Union Pet Hospital Parking Expansion
  
4. DEED BOOK 1208                      PAGE NO. 701                      GROUP NO. 2046
  
5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
    From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
  
 Development Plan                       Conditional Zoning  
  
 Subdivision Plat                       Other:  
    (Not Recorded)  
  
 Variance
  
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT,  
LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL  
RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005



\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the Boone  
County Planning Commission this 6<sup>th</sup> day of December, 2023.

---

Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna  
Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Union Board of Adjustment and in accordance with the current zoning in effect as of December 5, 2023, Certificate of Land Use Restriction (#23-UBOA-001-A), for Hastings Realty, LLC, Property Owner(s).

The following conditions will apply:

1. A maximum of 20 parking spaces shall be permitted on the 0.8125-acre parcel.
2. The parking lot shall only be used by customers or employees of Union Pet Hospital, or any future business located at 9842 Old Union Road.
3. Accessory structures, outside storage, trailer storage, etc. shall be prohibited on the 0.8125-acre parcel.
4. The preserved tree lines along the northern, eastern, and western property lines shall generally comply with the submitted Concept Plan.
5. The two light poles and fixtures shall meet the following requirements:
  - a. Maximum height – 15 feet.
  - b. Fixture orientation – downwards and inwards towards the proposed parking lot.
  - c. Footcandle measurements shall comply with the requirements of the Boone County Zoning Regulations.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1208

PAGE NO. 701

GROUP NO. 2046