

12. W86 / 356 / 2055 /
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13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input checked="" type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on September 18th, 2025

Property Owner's Signature:

Amy Panner
Approved: Jun 30, 2025 17:04 EDT

Applicant's Signature:

[Handwritten Signature]

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

1. Date Received: 7/11/2025 Fee Received: \$3106.00 Receipt #: 92910
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: D. Hinds
7. Scheduled Public Hearing Date: 9/3/2025
8. Boone County Planning Commission Action: _____ Date of Action: 10/1/2025
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
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P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountky.org
www.boonecountky.org

EXHIBIT

“A”

STAFF REPORT

#1

Request of **Charter Commercial, per Pat Manger (applicant)** for **Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units.

September 3, 2025

REQUEST

- A. The submitted request is to rezone an approximate 39.5 acre area located at 2063 Hathaway Road to allow the development of 88 patio homes and 294 condominium/townhome units, at an overall intensity of 9.7 units per acre.

SITE HISTORY

- 1993 On March 1, 1993, the Boone County Planning Commission approved a zoning permit for a residential addition.
- 2000 On August 28, 2000, the City of Union adopted the 2000 Union Town Plan.
- 2000 On September 19, 2000, the Boone Fiscal Court adopted the 2000 Union Town Plan.
- 2023 The portion of the site that is within the City of Union was rezoned from A-2/UTO to RSE/UTO as part of the 2022 Zoning Ordinance Update process.
- 2024 On March 5, 2024, Boone Fiscal Court adopted Ordinance Number 2024-06, changing the zoning for that portion of the site located within Unincorporated Boone County, from RSE/UTO to SR-1/PD, subject to eight (8) conditions. Pursuant to KRS 100.211(8) and 100.211(2)(i), the zoning map amendment, changing the zoning for that portion of the site located within the City of Union, from RSE/UTO to SR-1/PD was passed by operation of law (R-24-002-A).

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

- B. Section 904.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.
- C. Section 1500.A of the Boone County Zoning Regulations states that the Planned Development (PD) district is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- D. Section 505.2 of the Boone County Zoning Regulations identifies: (1) single-family dwelling unit, patio home dwelling unit, duplex dwelling unit, and townhouse dwelling unit as principally permitted uses in the SR-2 district, within Unincorporated Boone County and the City of Union.
- E. Section 1509.A of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s). If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (formerly called a "Utilization of an Underlying District), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- F. Section 4000 of the Boone County Zoning Regulations includes the following definitions:
1. Single-Family Dwelling Unit: A residential building or structure designed, constructed and occupied by persons living as one housekeeping unit using one kitchen facility. A single family dwelling unit does include a residential care facility for handicapped persons as previously defined and stated in K.R.S. 100.982 and K.R.S. 100.984. Also refer to the definition of "family" in this article.
 2. Patio Home: A detached single family dwelling unit, situated on a typically reduced width lot, with a reduced or no side yard setback on one side of the lot to facilitate better overall use of the lot, and to incorporate some aspects of cluster style developments within Conventional Subdivisions.
 3. Duplex Dwelling Unit: A single residential structure that contains two dwelling units for use by two separate families living independent of each other. The two dwelling units within a duplex dwelling unit structure are separated by a common wall, floor, and/or ceiling. Also refer to the definition of "family" in this article.
 4. Townhouse Dwelling Unit: A single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of

another dwelling unit, where three or more dwelling units are so combined (attached).

SITE CHARACTERISTICS

- A. The approximate 39.5 acre area is located along the south side of Hathaway Road, approximately 800 feet west of Old Union Road.
- B. Approximately 39.2 acres of the site is located within Unincorporated Boone County and approximately 0.3 acres is located within the City of Union.
- C. The site is currently occupied by two single-family residential structures, two barns, several accessory buildings, and undeveloped/agricultural land.
- D. The site has approximately 1,400 feet of frontage along Hathaway Road.
- E. The closest sanitary sewer line is along Old Union Road.
- F. A 12-inch water distribution main runs along Hathaway Road.
- G. Topographically, a forty (40) foot deep ravine crosses diagonally through the site with plateau areas in the northwest and southeast corners of the site.
- H. Mature trees exist along the ravine as well as along the south, east, and west property lines of the site.

ADJACENT LAND USES AND ZONES

- North: Single-family residential dwellings and undeveloped/agricultural land (A-2/UTO and RSE/UTO)
- South: Single-family residential dwellings and undeveloped/agricultural land (RSE/UTO)
- East: Single-family residential dwellings and undeveloped/agricultural land (A-2/UTO and RSE/UTO)
- West: Single-family residential dwellings and undeveloped/agricultural land (RSE/UTO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the northwestern two-thirds of the site for "Suburban Density Residential" uses and the southeastern one-third of the site for "High Suburban Density Residential" uses.
 - 1. Suburban Density Residential is described as single family housing of up to four units per acre.
 - 2. High Suburban Density Residential is described as single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks.

- B. The Land Use Plan Element of Our Boone County Plan 2040, includes the following description:

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 (Land Use, Description And Purpose Of Land Use Maps, 20 Union, page 137).

- C. Hathaway Road is a state maintained arterial street providing for two way traffic. From east to west, Hathaway Road has two driving lanes, one in each direction, with a center left-turn lane, tapering to just two driving lanes. Multi-use paths are located along both sides of the roadway for a portion of the lot frontage. The posted speed limit is 45 MPH.

- D. The following are excerpts from Our Boone County Plan 2040:

1. Boone County's steady and strong population growth is anticipated to continue through the year 2040. During this time, it is imperative that the most recent population trends, estimates, and demographic makeup of Boone County's residents are gathered and analyzed in order to properly identify their needs and meet them through orderly growth. By understanding the demographic components of the population, adequate housing opportunities can be properly planned for and provided. (Demographics, Conclusions and Recommendations, page 19).
2. Constant monitoring and analyzing the demographics of a population will give understanding as to the needs of the residents of Boone County. By doing this, the possibility of inadvertently discriminating against or not meeting the needs of any segment of the population is avoided as it becomes more diverse racially and ethnically. It is clear that Boone County's population will continue to grow older. Therefore, appropriate housing must be provided for the growing elderly population near transit, commercial areas, and public facilities and be consistent with the desires of that segment of the population. This can be addressed by providing multi-family dwellings such as apartments, condominiums, assisted living complexes, and even smaller 1-story single family homes or "granny flat" accessory units to single family homes (Demographics, Conclusions and Recommendations, Identifying the Needs of the Population, pg. 20).
3. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different

income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue. (Demographics, Conclusions and Recommendations, Housing Types & Locations, pg. 20).

4. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. The density of typical residential developments in Boone County over the past couple of decades has been consistent with the suburban residential densities reflected on the 2035 Future Land Use Map (up to 4 units per acre). However, there is a large segment of the population that desires to live in more rural areas while still having convenient access to centers of commercial, services, and employment activity. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized. If significant large lot residential subdivision development does occur in some of these rural areas, roads and other components of infrastructure will have to be improved. (Demographics, Conclusions & Recommendations, Housing Types & Locations, pg. 21).
5. The demand for more affordable residences, generated by the commercial and industrial employment growth centers, has resulted in the development of many new condominium and apartment complexes. However, attempts at more affordable new construction single-family or apartment developments are often met with localized resistance from the public. Creative site design and architecture can help overcome some of this opposition. Clustered housing or Open Space Subdivisions shall be promoted (via density bonuses) as they enable the development industry and local government to address density concerns and strengthen the sense of community, as well as meet the housing demands of a changing population. Mixed-use, planned developments that can provide a mix of housing options, commercial opportunities, offices, public uses, recreational uses, and multiple transportation options (i.e. transit, pedestrian, park-and-ride) could be one strategy for meeting this demand for higher density. Areas of employment growth in Boone County should experience development pressure for housing options relative in affordability to the jobs and shopping opportunities being created in the area (Demographics, Conclusions & Recommendations, Affordability, pg. 21).
6. Different residential development densities can occur in Boone County as long as

the development is designed in a proper manner and the infrastructure exists (or is planned) to support the development. Fluctuations in the economy and housing market should be considered when evaluating uses and design of developments. (Land Use, Future Land Use Development Guidelines, Development Layout, Lot Size, and Setbacks, page 95).

7. 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 (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, pages 95).
8. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).
9. 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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the

quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).

RELATIONSHIP TO 2000 UNION TOWN PLAN

- A. The northwestern two-thirds of the site is identified as single-family at 2.2 dwelling units per acre. The southeastern one-third of the site is identified as town homes at 6 dwelling units per acre.
- B. The Plan also provides for a minimum sixty (60) foot setback from Hathaway Road.

EXISTING APPROVED CONCEPT DEVELOPMENT PLAN

- A. The existing approved Concept Development Plan shows the following:
 - 1. Construction of 196 dwelling units at an overall intensity of 4.7 units per acre.
 - a. Within the area identified on the comprehensive plan as Suburban Density Residential (identified as single-family at 2.2 du/acre in the 2000 Union Town Plan), there will be 79 dwelling units at an intensity of 2.2 units per acre.
 - b. Within the area identified on the comprehensive plan as High Suburban Density Residential (identified as town homes at 6 du/acre in the 2000 Union Town Plan), there will be 117 dwelling units at an intensity of 20.5 units per acre.
 - c. The breakdown of housing types is as follows:
 - (1) 26 two-bedroom detached single-family dwellings.
 - (2) 21 three-bedroom detached single-family dwellings.
 - (3) 46 two bedroom duplex dwellings.
 - (4) 103 two-bedroom townhouse dwellings.
 - 2. Construction of a community building with a pool.
 - 3. Extension of the multi-use path along Hathaway Road to the western limit of the site.
 - 4. Provision for open space areas.
 - 5. Provision for public water and sanitary sewer service.
 - 6. Provision for stormwater detention/retention.
 - 7. Construction of public streets.
 - 8. Access to Hathaway Road at the existing curb cut.
 - 9. Public street extensions to the adjoining property to the south and west of the site.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Construction of 382 dwelling units at an overall intensity of 9.7 units per acre.
 - a. Within the area identified on the comprehensive plan as Suburban Density Residential (identified as single-family at 2.2 du/acre in the 2000 Union Town Plan), there will be 243 dwelling units at an intensity of 9.6 units per acre.
 - b. Within the area identified on the comprehensive plan as High Suburban Density Residential (identified as town homes at 6 du/acre in the 2000 Union Town Plan), there will be 139 dwelling units at an intensity of 9.3 units per acre.
 - c. The breakdown of housing types is as follows:
 - (1) 88 paired patio home dwellings.
 - (2) 294 townhome dwellings within twenty-two (22) buildings.
 2. Provision for three (3) amenity areas.
 3. Extension of the multi-use path along Hathaway Road to the western limit of the site.
 4. Provision for open space areas.
 5. Provision for public water and sanitary sewer service.
 6. Provision for stormwater detention/retention.
 7. Construction of public and private streets.
 8. Access to Hathaway Road.
 9. Public street extensions to the adjoining property to the south and west of the site.
- B. The applicant has provided a project narrative and renderings of model units for the various housing types.
- C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning and Subdivision Regulations, and offers the following comments:
1. Section 1506 of the zoning regulations provides the Planned Development Criteria:
 - a. Mixed Use Development and Pedestrian Orientation: The proposed development provides for two different housing types.
 - b. Compatibility of Uses: The proposed residential uses are generally consistent with the land uses recommended in the Union Town Plan. However, the intensity of development is significantly higher than the intensity recommended in the Union Town Plan.
 - c. Open Space: Significant areas of the site are proposed to remain as open space. However, much of this area will not be usable open space.
 - d. Multi-Modal Transportation: This criteria item is not applicable to the proposed development.
 - e. Preservation of Existing Site Features: The applicant should address the

- areas where tree preservation will take place.
- f. Landscaping: The proposed development will have to meet the minimum landscaping requirements as required by the zoning regulations.
 - g. Architecture: The applicant has provided renderings of the buildings which are consistent with the requirements.
 - h. Historic and Prehistoric Features: The applicant should address how they intend to memorialize the historic building/site.
 - i. Signage: The proposed development will have to meet the signage requirements of the zoning regulations.
 - j. Transportation Connections and Entry Points: The plan shows street connections to the south and west of the site.
 - k. Conformance With Comprehensive Plan: This criteria item will be determined as part of the zoning map amendment process.

2. The Boone County Subdivision Regulations do not allow perpendicular parking immediately adjacent to public streets.

The submitted plan indicates perpendicular parking will be immediately adjacent to Street B.

3. Section 2509.A states that the first row of dwelling units along Hathaway Road must face toward the roadway.

The submitted plan indicates that the first row of the townhouses will face towards the interior of the site.

4. Section 2509.B states that the first row of dwelling units along Hathaway Road shall not contain vinyl or aluminum siding.

It is unclear whether the first row of townhouses along Hathaway Road will contain vinyl or aluminum siding.

5. Section 2509.C states that exposed concrete foundations shall be finished with brick, stone, or material having that appearance.

It is unclear as to how the exposed foundations of the townhouse building will be treated.

6. Section 2509.E states that building setbacks along Hathaway Road shall be as set forth in the Union Town Plan. The Union Town Plan indicates that the building setback along Hathaway Road shall be a minimum of sixty (60) feet.

The submitted plan indicates that the townhouse buildings along Hathaway Road will encroach into the required sixty (60) foot setback.

7. Section 2509.I states that the installation of a three or four rail post and board style horse fence is required within the setback along Hathaway Road.

Insufficient information has been submitted to determine compliance with this

requirement.

- D. Staff sent out an Agency Memo to the Boone County Planning Commission Community Development Division, Boone County Public Works, Boone County Schools, Boone County Water District, City of Union, SD1, and the Union Emergency Services Alliance.
1. Bridget Striker, Boone County Planning Commission Community Development Division, replied that the property dates to the early 20th Century and is listed on the National Register of Historic Places as BE 374 Dr. M.J. Crouch House. The farm complex (including the barn and outbuildings) is considered contributing to the site. The property is considered significant to Boone County's history, as well as the early 20th-century identity of Union. The house itself is considered an excellent example of the craftsman/bungalow style significant of the period of 1905-1930 and a reflection of Boone County early 20th-century housing styles. I recommend a full architectural survey of the property utilizing a professional architectural historian who meets Secretary of Interior Standards and is qualified by the Kentucky Heritage Council to practice within Kentucky. Of note: Myrax Josiah Crouch was born in 1865. He first married Elizabeth ("Betty") Gaines. After her death in 1923, he married Ray Cross with whom he had a son, Myrix T. Crouch. In addition to his work as a physician, Dr. Couch owned a drug store and a farm. He was a member of the state legislature, and, in 1903, he was one of the founders as well as the President of the Union Deposit Bank. Dr. Crouch was active in county affairs. He was a promoter of building roads, and of the telephone exchange. <https://omekas.bcplhistory.org/s/all/item/13248>.
 2. Kim Best, Boone County Schools replied that all three schools that this development will feed into are currently above capacity however the school district takes no exception to this request (comment made for original request).
 3. Mike Rouse, Boone County Water District, replied that he had no comments.
 4. Paul Kremer, City of Union, replied with the following comments:
 - a. The entryway sign at the connection to Hathaway appears to be very close to 536. Does it block sight lines for those turning on to 536?
 - b. Agree with the public / private road breakdown as it appears. Developer suggested the private roads become public, but we're against this in the current form due to the on-street parking and inability to run plows in the NW corner of the development during winter storm events.

STAFF CONCERNS

- A. The following list provides a summary of those requirements that are being requested to be waived/altered using the PD district regulations or to be waived as allowed in the subdivision regulations:
1. Allow perpendicular parking immediately adjacent to a public street.
 2. Orienting the first row of the townhouses towards the interior of the site rather than towards Hathaway Road.
 3. Reduce the building setback along Hathaway Road from sixty (60) feet to approximately thirty-eight (38) feet.
 4. Eliminate the required fence along Hathaway Road.

- B. The submitted plan shows a density of development that is significantly higher than what is recommended in both the 2040 Future Land Use Map and the Union Town Plan.
1. Within the area that is designated High Suburban Density Residential (up to 8 units per acre) on the 2040 Future Land Use Map and Townhomes (up to 6 units per acre) in the Union Town Plan, the proposed density is 9.3 units per acre.
 2. Within the area that is designated Suburban Density Residential (up to 4 units per acre) on the 2040 Future Land Use Map and Single Family (up to 2.2 units per acre) in the Union Town Plan, the proposed density is 9.6 units per acre.
- C. There are limited sidewalks shown along the private streets.
- D. The submitted plan shows that there will be no buffer yard along the south, east, and west property lines, adjacent to the paired patio homes.
- E. The submitted plan shows that the landscape Buffer Yard along the rear property line will have a one (1) foot width along one of the parking areas for one of the townhome buildings.

The applicant should address the appropriateness of this setback.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission, Boone Fiscal Court, and the City of Union in terms of Articles 3, and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

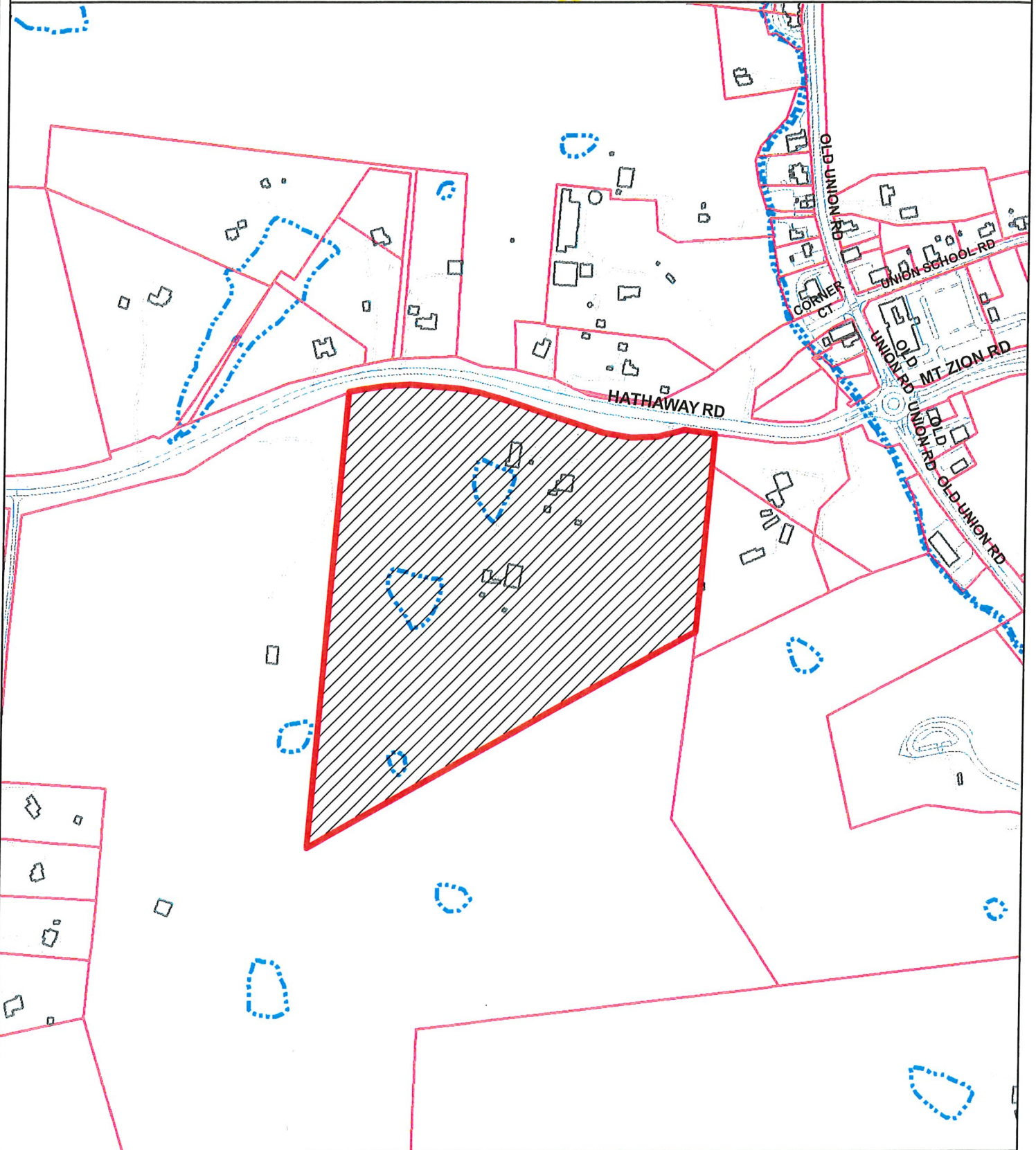
MDS/ss

Attachments:

- *Vicinity Map
- *Existing Approved Concept Development Plan (R-24-002-A)
- *Legislative Boundary Map
- *Aerial Map
- *Zoning Map
- *Topographic and Floodplain Map
- *2040 Future Land Use Map
- *Union Town Plan Map
- *Application
- *Project Narrative
- *Concept Development Plan

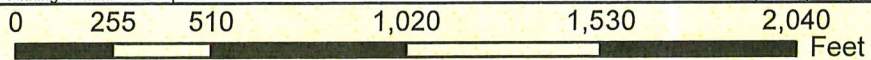
Vicinity Map

www.boonecountygis.com



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1 inch = 500 feet

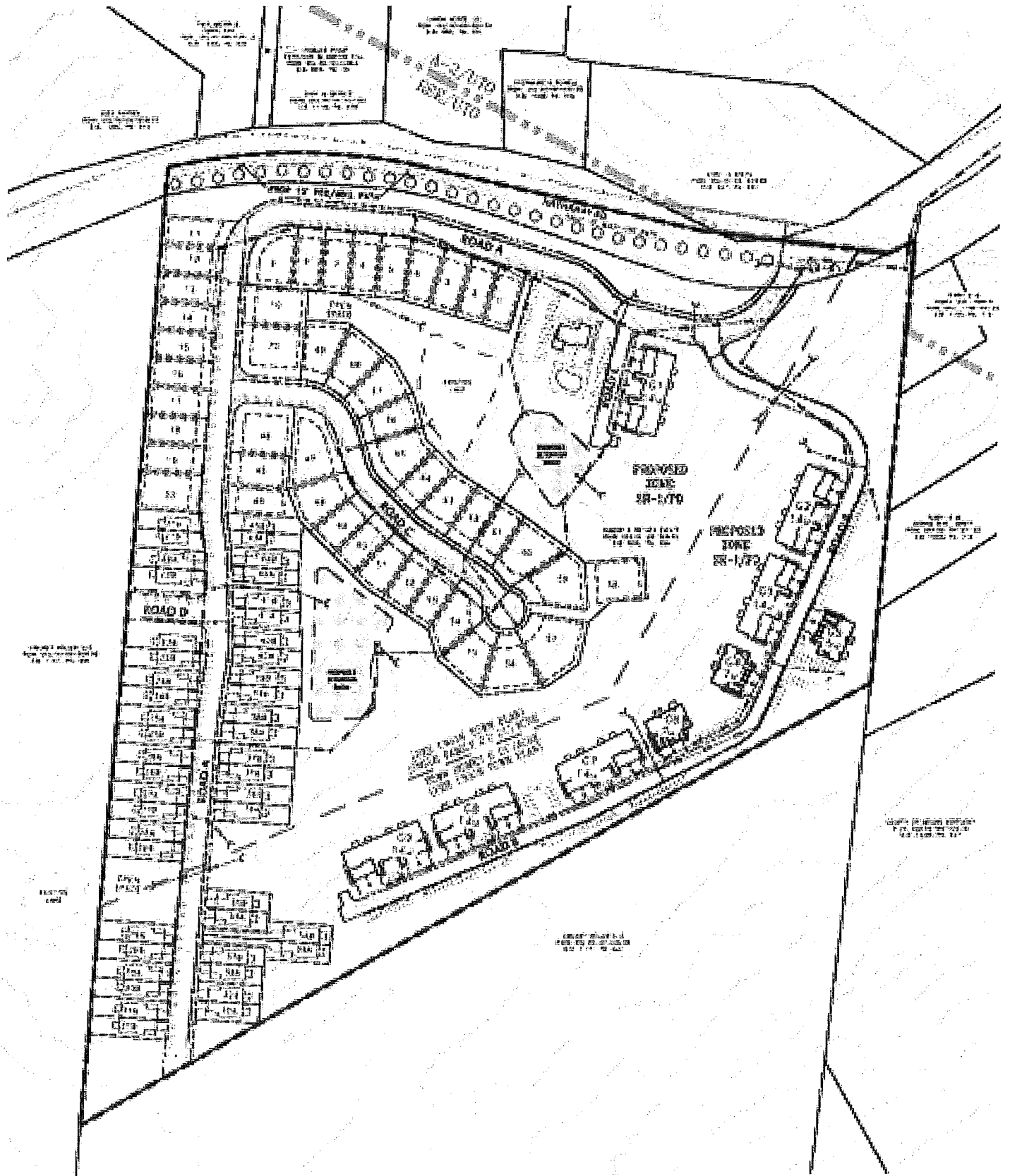


Boone County GIS - Putting Northern Kentucky on the Map



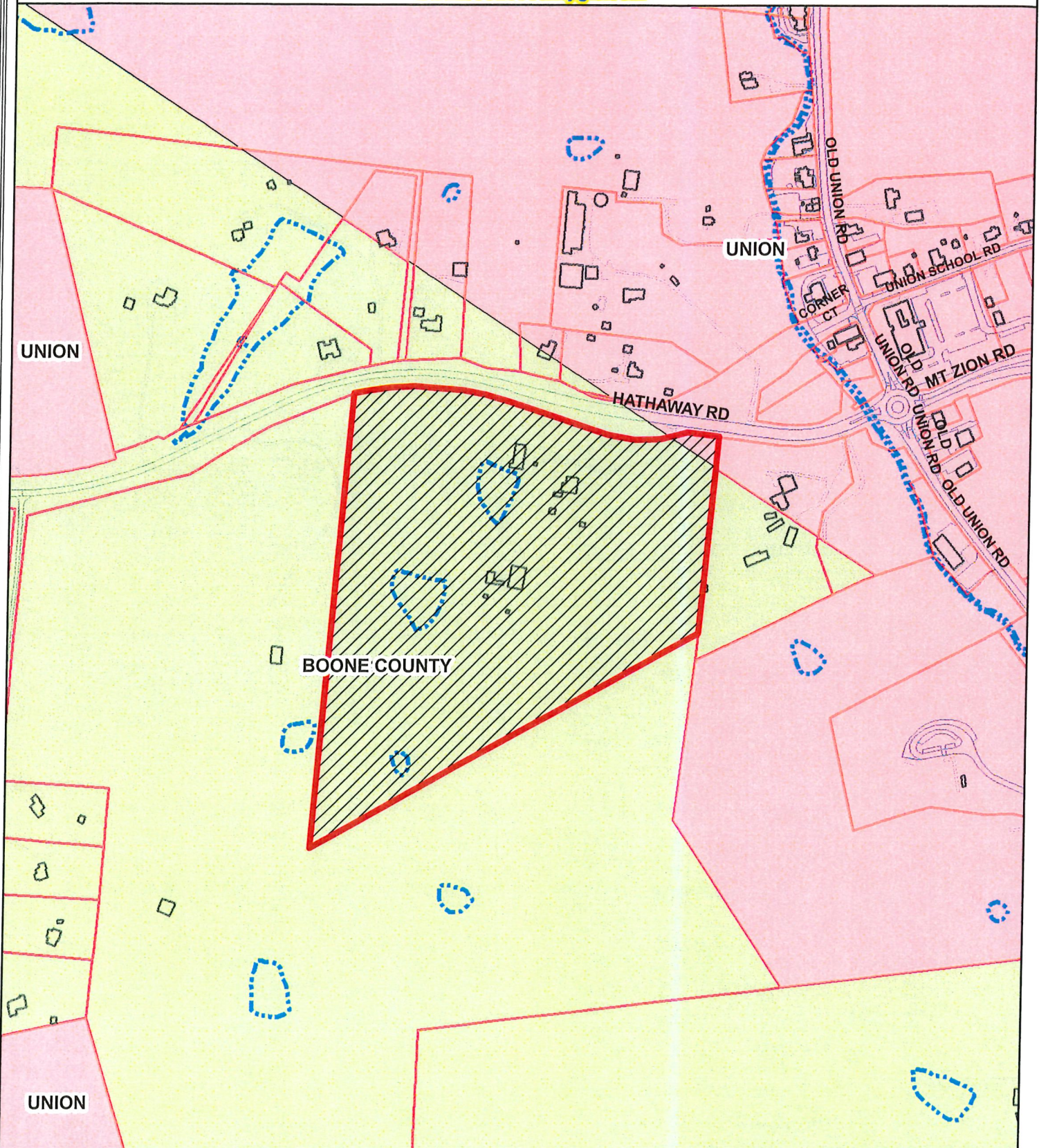
Map File: \\gis\mxd\2024\20240815.mxd
ArcMap Document: *.mxd

Existing Approved Concept Development Plan R-24-002-A



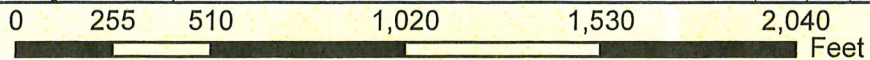
Legislative Boundary Map

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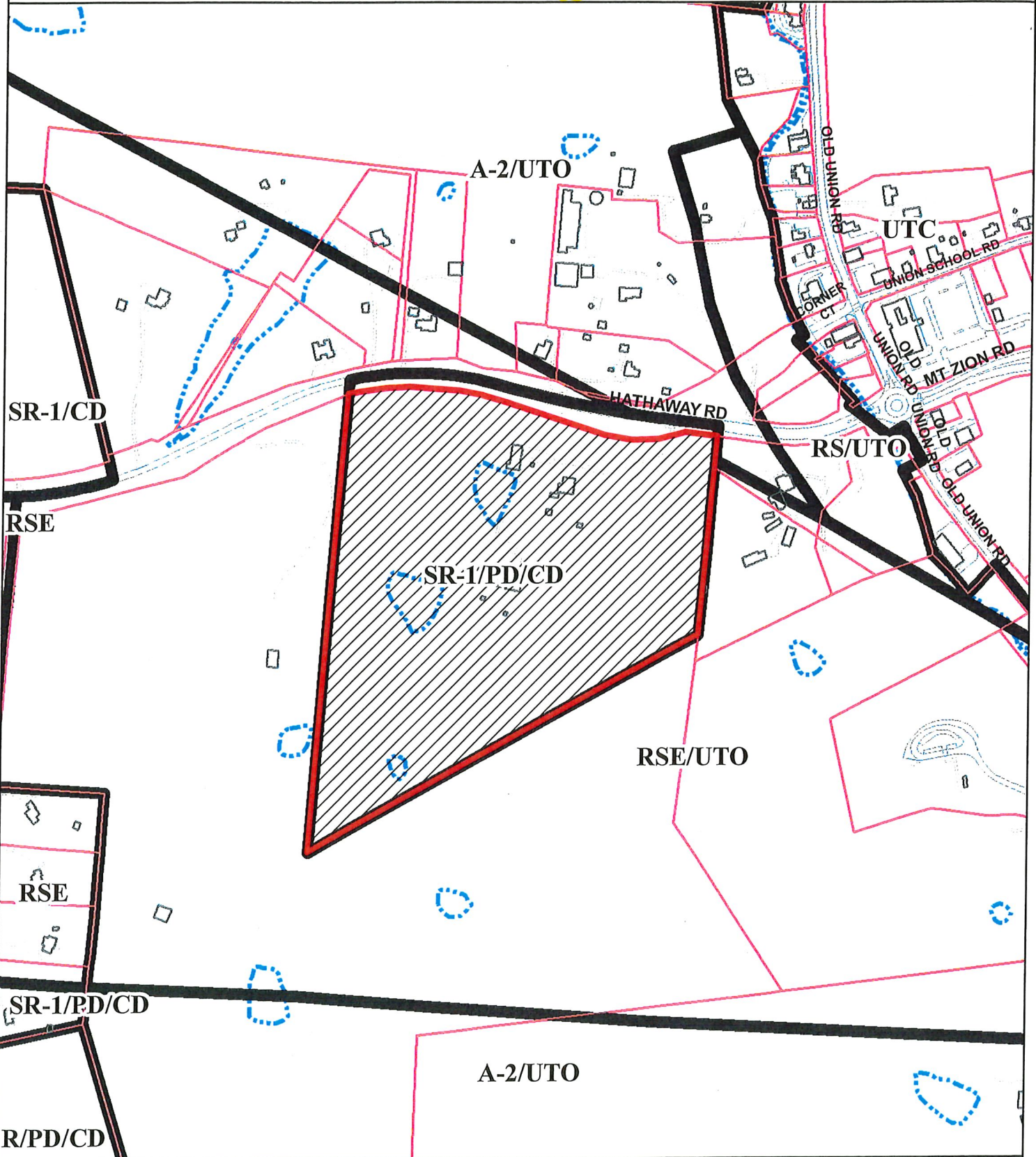
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document *.mxd

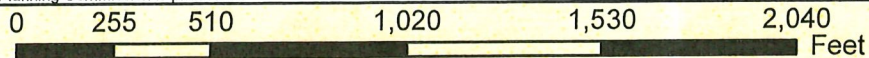
Zoning Map

www.boonecountygis.com



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1 inch = 500 feet

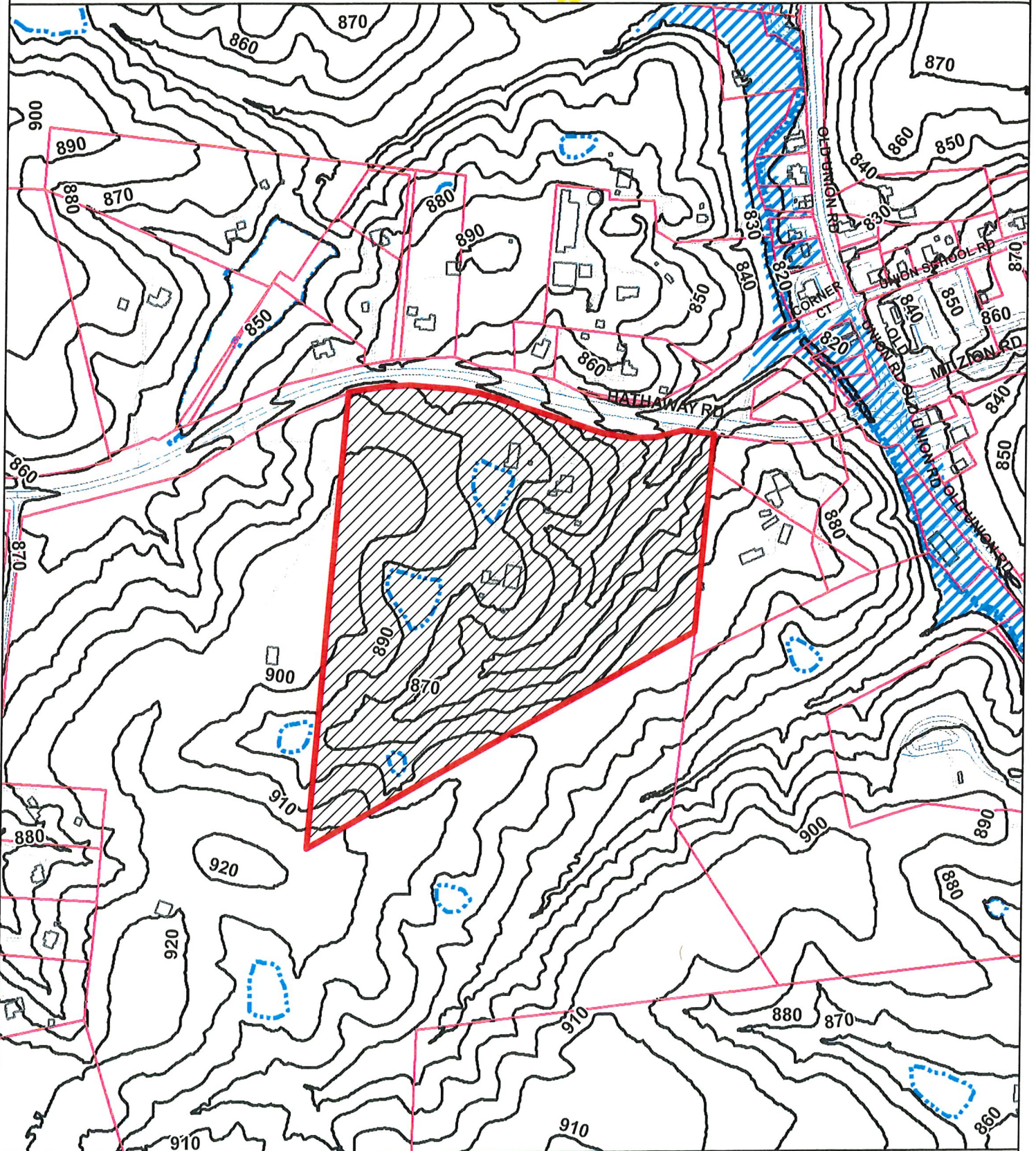


Boone County GIS - Putting Northern Kentucky on the Map

ArcMap Document: *.mxd

Topographic and Floodplain Map

www.boonecountygis.com



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0 255 510 1,020 1,530 2,040 Feet

1 inch = 500 feet



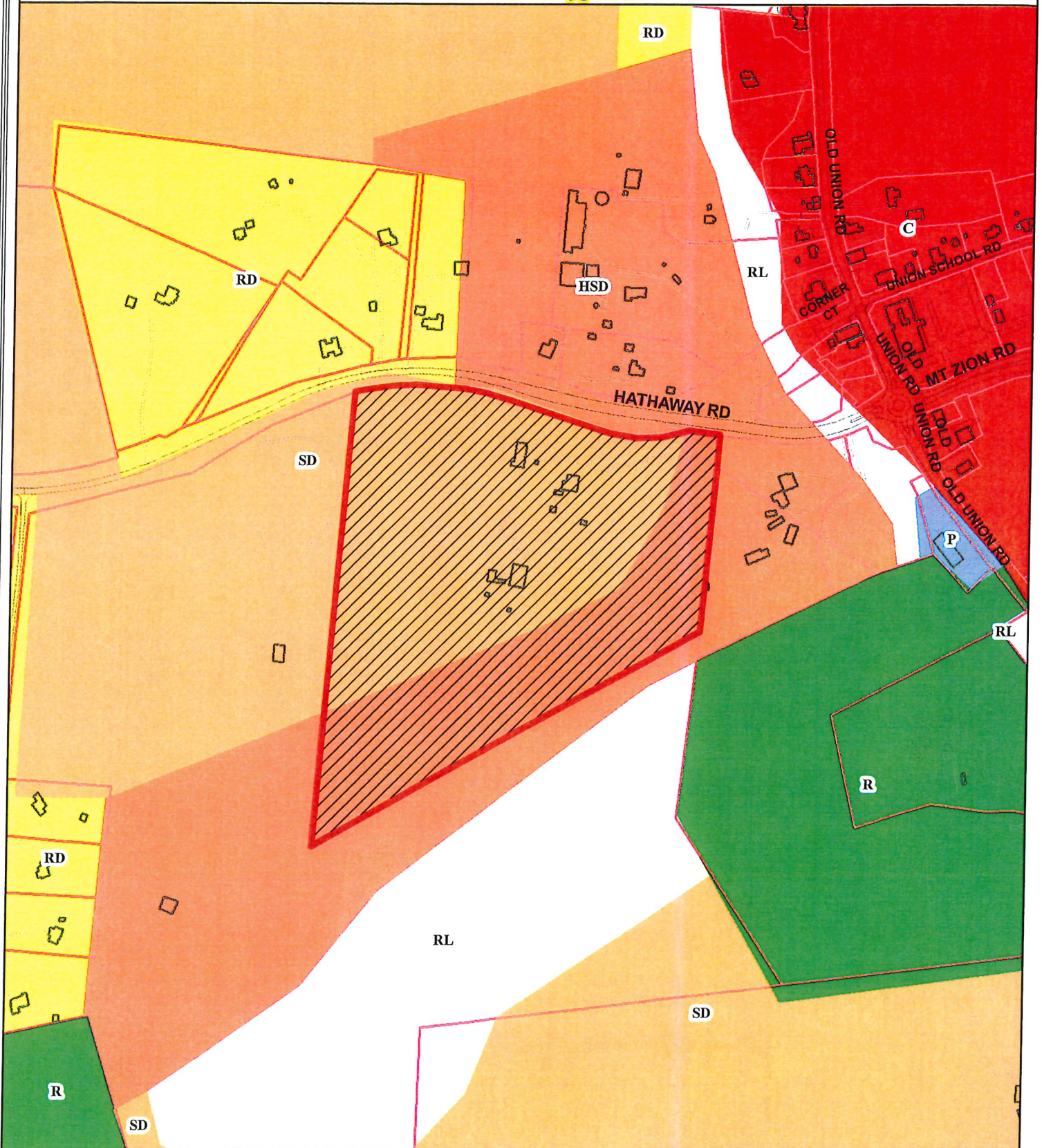
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

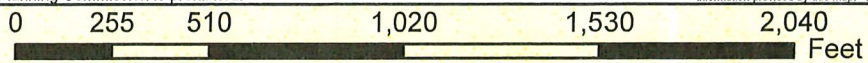
2040 Future Land Use Map

www.boonecountygis.com



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1 inch = 500 feet



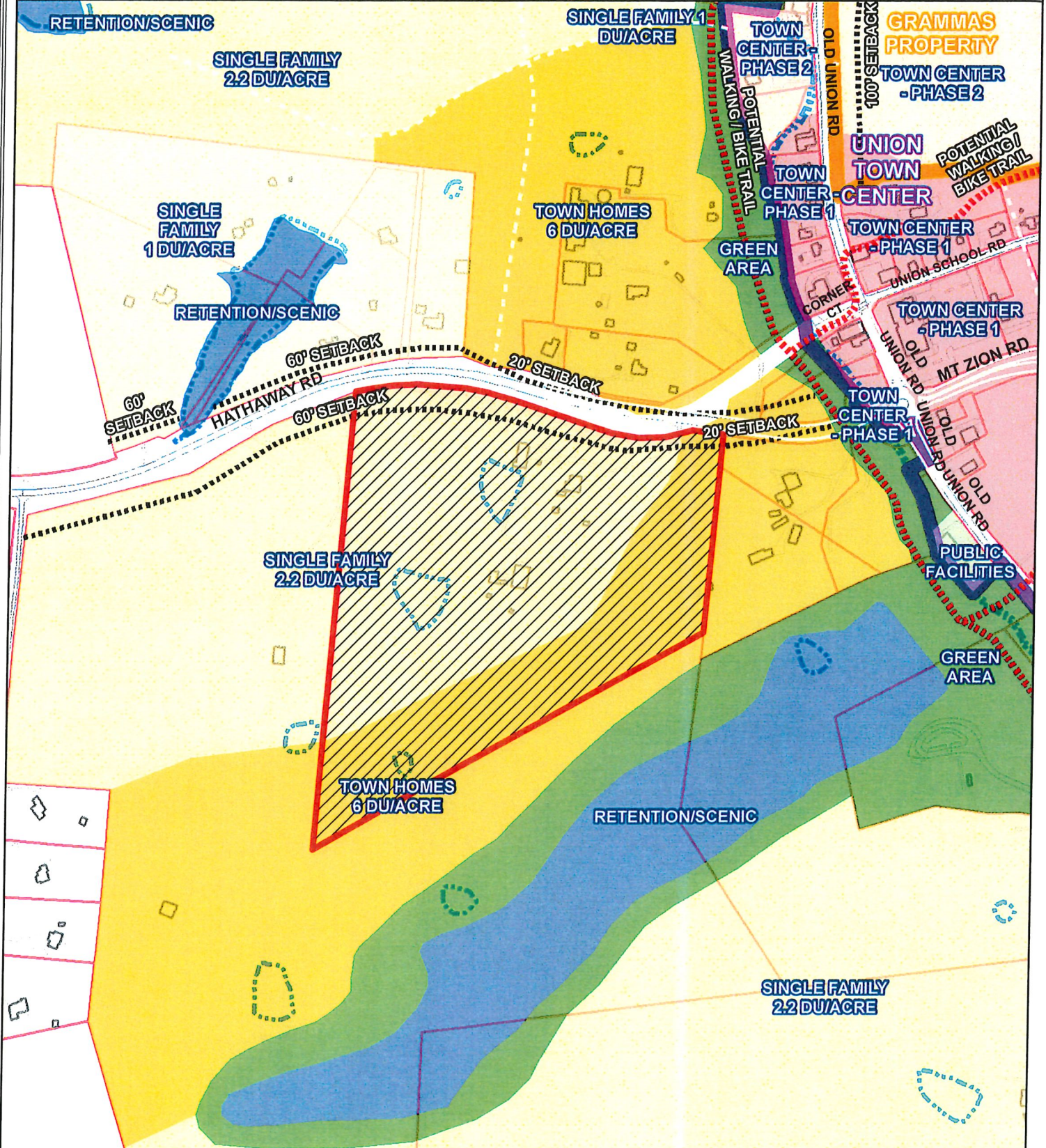
Boone County GIS - Putting Northern Kentucky on the Map



Map File Path: \\server\gis\maps\2040.mxd
ArcMap Document: *.mxd

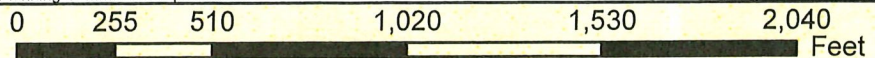
Union Town Plan Map

www.boonecountygis.com



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1 inch = 500 feet



Boone



Boone County GIS
ArcMap Document: *.mxd

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

1. Date Received: 7/1/2023 Fee Received: \$100.00 Receipt #: 92910
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

Hathaway Rd. Union, KY-

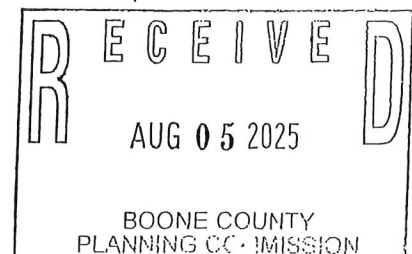
Union Landing

Project Overview:

Charter Commercial, LLC (applicant) is submitting a Concept Development Plan and Zoning Map Amendment for a residential development in Boone County at 2063 Hathaway Rd. This will be an amendment to a previously approved ZMA Application R24-002-A.

The development will reside on Boone County Auditor Parcel Number 052-00-00-026.00 which is approximately 39.5 acres. The development will be comprised of a variety of product types including single family for-sale paired patio homes, paired townhomes, and condominiums for sale. The project will be referred to as “*Union Landing*”. Overall, the proposed request is an appropriate transitional use to the existing adjacent residential and will provide the residents of Boone County and Union with an alternative housing option amidst the national housing shortage.

The applicant proposes to construct a new public street intersecting Hathaway at a point approximately 800 feet west of Old Union Rd. Hathaway Rd. has been previously improved along the entire frontage of this property, approximately 1,400 LF, frontage, and is a three-lane roadway, with one lane each direction and a two-way left turn lane in the middle, with curb and gutter and walks on both sides of the roadway. On the south side, along half of the frontage is a 10-foot-wide pedestrian/bike path. We would anticipate continuing this path to the western property line, along the frontage of Hathaway. The new road network will come back approximately 100 ft (Public Street “A”) and will come to a tee where one could head the east or west. Running eastward, the road is anticipated to be a local public street, approximately 2,000 lf providing road frontage for the for-patio homes, townhomes and condominiums. At the end of Street “B”, the road network would then come to a tee where one could head north or south again, servicing additional townhomes, patio homes and condominiums. At the north end of Street “C”, we are proposing a westward connection (Future- Street “D”) to Cricket Holler, LLC property and also a connection to the condo, private drive portion. This will provide great circulation for the development and emergency vehicle traffic.



Union Landing will consist of twenty (20) condominium buildings with 14 units each in them, and two (2) buildings with 7 units each, for a total of 294 condominium units. Each of these are anticipated to be two bedrooms, two baths, and private garages. The development will have a distinct neighborhood feel in a quiet setting with heavy landscaping, walking trails, two retention ponds which will be used as an amenity area as well as stormwater management. While Union Landing is not age restricted, it is anticipated that many homeowners will include baby boomers who are downsizing but want to remain in the community and are choosing the flexibility of a low-maintenance lifestyle.

Anticipated is an overall density of approximately 9.7 units per acre, based upon 382 units on 39.5 acres. This would be under the allowable 12 units per acre maximum with bonus under the SR2/PD. The development will provide in excess of the 30 % minimum Open Space, walkability with the sidewalks on the proposed streets as well as the proposed walking trails that will interconnect with the ponds and bike/pedestrian path on Hathaway. Amenity spaces are anticipated to be spread within the development to allow for homeowners to have common, communal space to gather and enjoy nature and interact with fellow owners with programming to be determined, but could potentially offer a small park, playground, benches and pickle ball courts.

The "Our Boone County Plan, 2040" Comprehensive Plan adopted by Boone County Planning Commission on June 5, 2019, has this area designated as Suburban Density Residential (SD), and High Suburban Density Residential Development (HSD). This development is compatible with this recommendation for mixed use, higher density development adjacent to thoroughfares such as Hathaway and close to the town, commercial district of City of Union. The 2045 draft of the Comprehensive Plan continues this recommendation for higher density residential development.

Community Facilities:

Boone County School District- Contact will be made to coordinate.

Fire Department: Contact will be made to coordinate.

Sanitary Sewer will have to be extended to the property from an existing sewer east of the subject property. We anticipate a sanitary main extensions to follow the new road network and will connect to the main.

Water is available via connections in Hathaway Rd. Applicant's Engineer has been in contact with Boone County Water and understands that water capacity is available for this development.

Duke Energy has gas and electric facilities adjacent to this development which will provide electric and gas to the development.

Construction:

It is anticipated that the patio home portion will precede the apartment construction. Roadway construction would be anticipated in late 2025 and early 2026 and patio home construction would commence after mass grading and roadway and utility construction.

Signage:

Applicant is proposing new signage at the end of Street "A" which would help provide wayfinding and identity for each product types.

Access:

Access to the development has been previously mentioned but formally, access to the project will come from Hathaway Rd. The new road network will connect Union Landing with public and private street networks, and provide future connectivity to neighboring properties.

Open Space:

>30% Open Space

Development Standards:

We are proposing to follow SR-2/PD Standards which would require setbacks as follows:

Front Setback=	25 ft, 15 ft proposed
Rear Setback=	25 ft, 20 ft proposed
Side Setback=	0' min./10' total
	0 ft for attached units

Fischer Homes Product Types

FISCHER HOMES



GALLERY COLLECTION

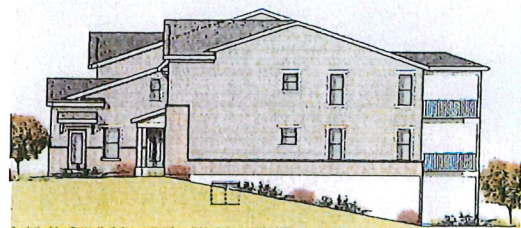


Existing Community Elevation



American Farmhouse Style Front Elevation

Gallery Example Elevations



American Farmhouse Style Right Side Elevation

VIEW FLOORPLANS ON FISCHERHOMES.COM



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RVSD
01/23

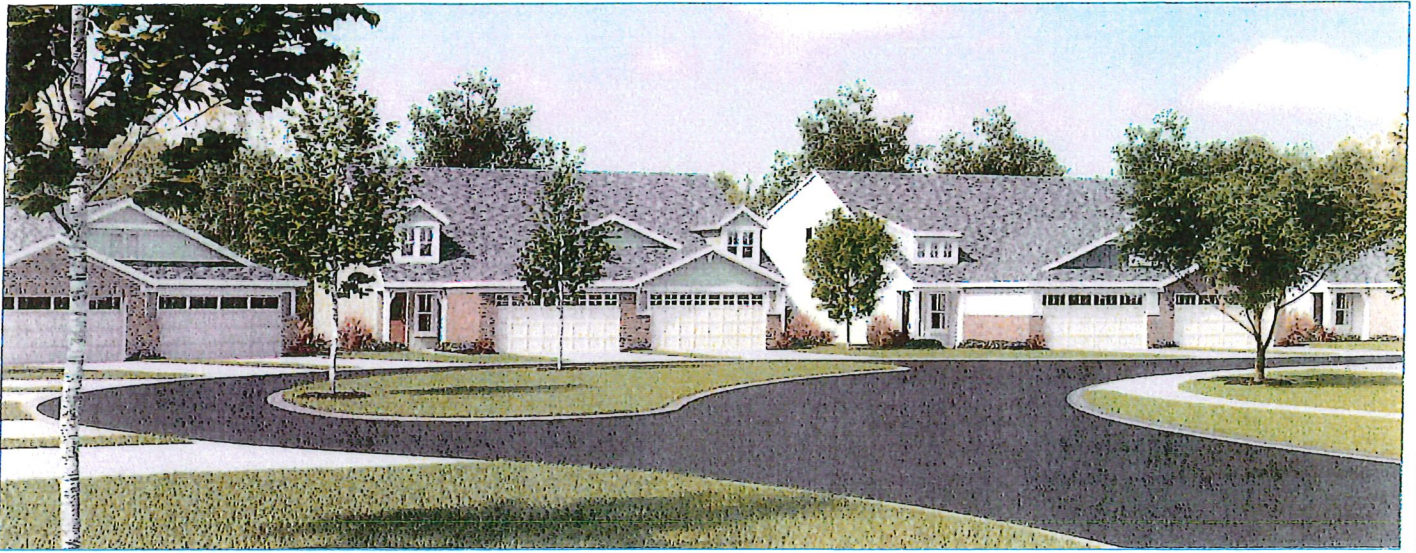


WEMBLEY

Paired Patio Home Collection

welcome home.

Approximately 1247 sq ft and Up



COASTAL COTTAGE



WESTERN CRAFTSMAN



COASTAL COTTAGE
WITH OPTIONAL LOFT



WESTERN CRAFTSMAN
WITH OPTIONAL LOFT

Images & Options Available at fischerhomes.com

Our Plans Include You



HUDSON

Paired Patio Home Collection

welcome home.

Approximately 1657 sq ft and Up



WESTERN CRAFTSMAN

designed by:



COASTAL COTTAGE

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS

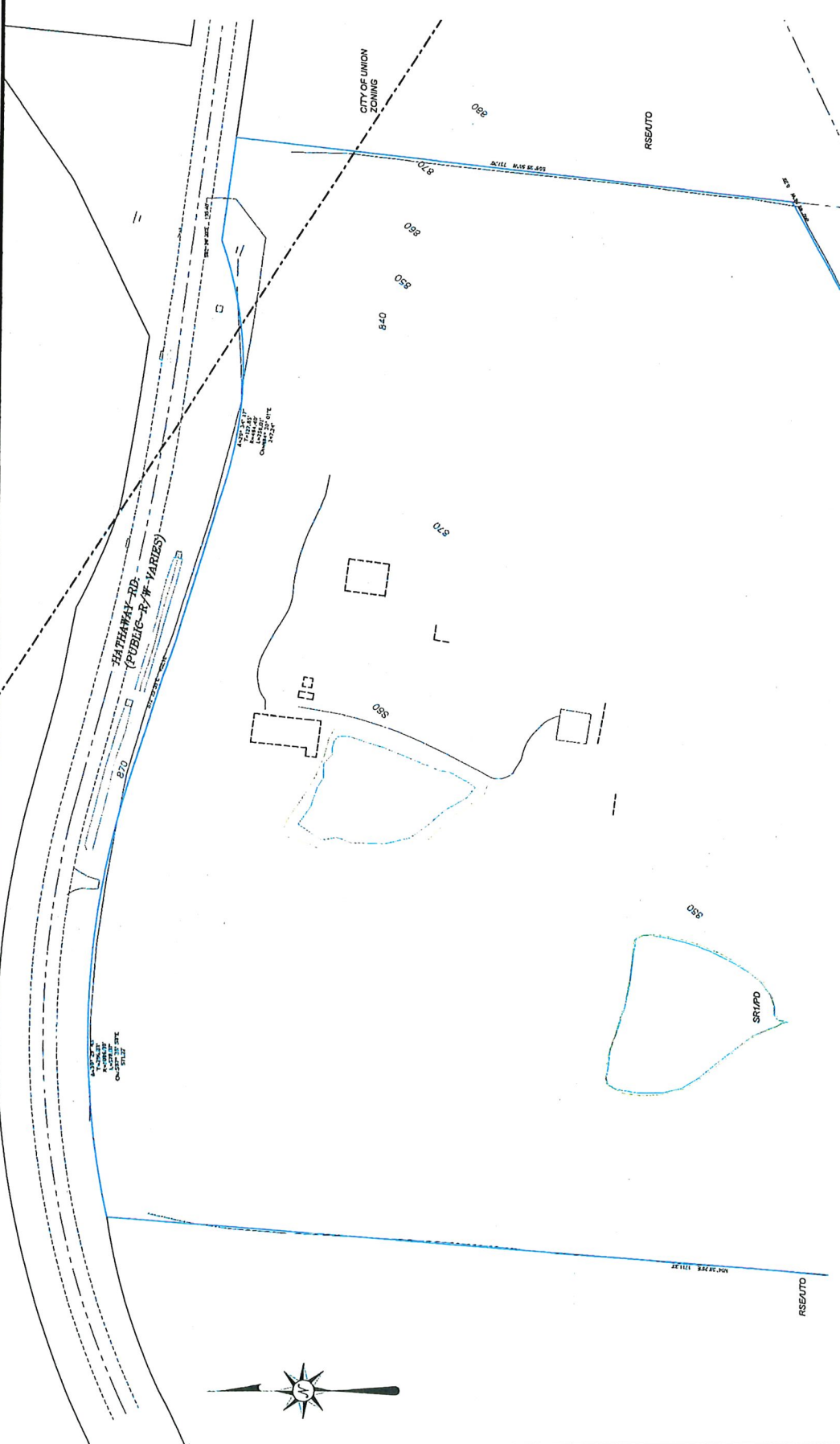
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2188



EXISTING CONDITIONS PLAN
UNION LANDING
11ATHWAY RD.
UNION, BOONE COUNTY, KY

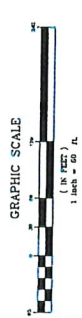
SCALE	HORIZ.	VERT.
1"=60'	N/A	N/A
DATE	NO. 22-117	REV. 3, 2025

SHEET NO.
C-2



- SITE DATA:**
- TOTAL PROJECT AREA: 33.5 AC
RESIDENTIAL PROJECT AREA: 35.5 AC
STREET RIGHT-OF-WAY AREA: 4 AC
 - PROJECT SHALL BE PER THE FOLLOWING CONDOMINIUM AND CONDOMINIUMS, ALL USED FOR RESIDENTIAL USE:
 - RD (RESIDENTIAL SLOTTED LOT, 12-20% SLOPES)
 - R2 (RESIDENTIAL SLOTTED LOT, 0-6% SLOPES)
 - R2C (RESIDENTIAL SLOTTED LOT, 6-25% SLOPES)

- PROPOSED ATTACHED HOUSING:
 - P4 TO HOMELANDS, LINDENHOLMES, BELLEVUE
 - CONDOMINIUMS - 22 LOTS
- TOTAL # OF PROPOSED RESIDENTIAL HOUSING UNITS: 227
- SEE UNITS/215 ACRES = 81.2 UNITS PER ACRE AS SHOWN ON PLAN.



PRELIMINARY
Not for construction

NO.	DESCRIPTION	DATE	BY

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

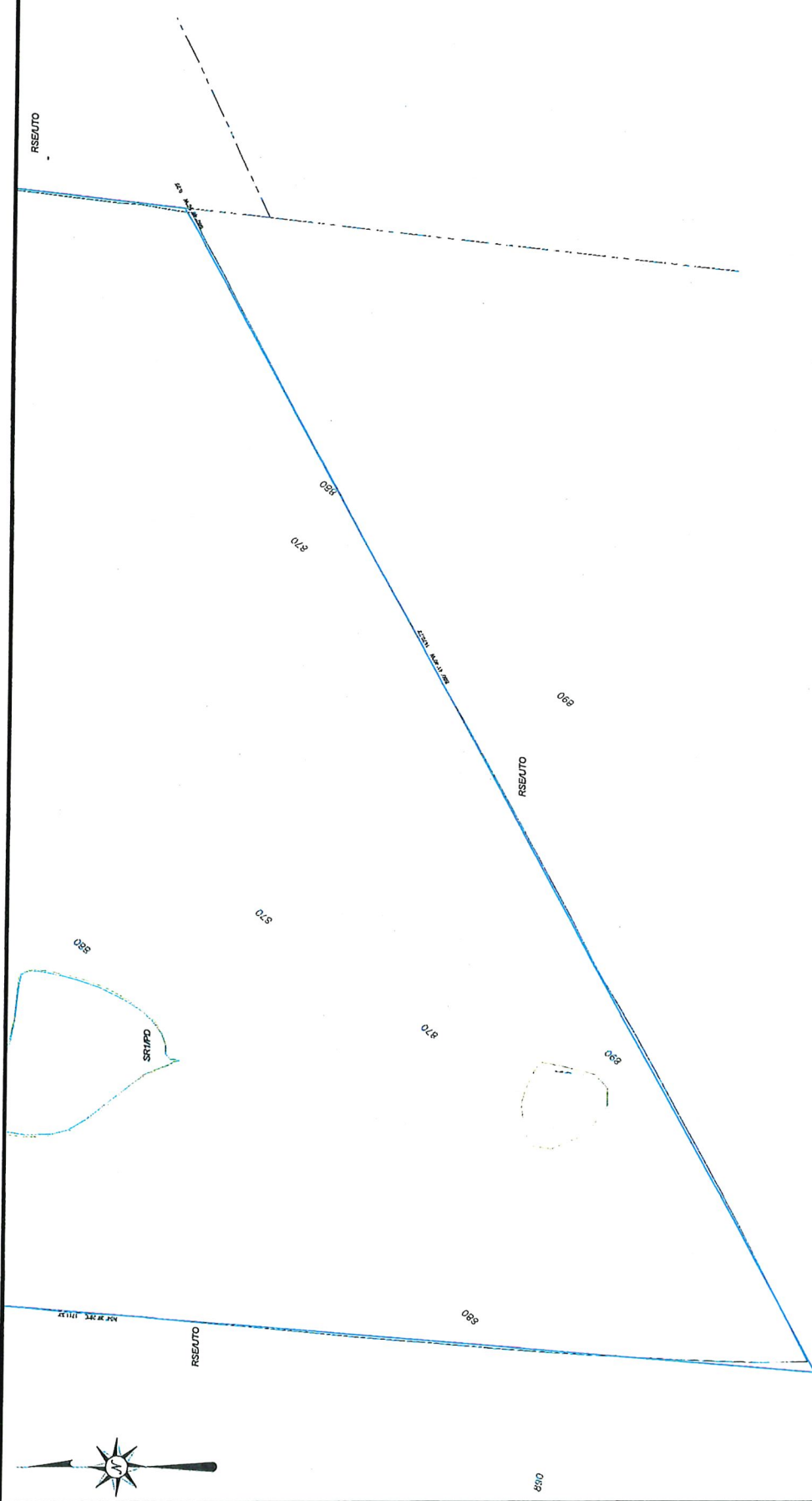


EXISTING CONDITIONS PLAN
UNION LANDING
HATHAWAY RD.
UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=60'	N/A
SUB. NO.	21-117	
DATE	Aug. 3, 2022	

SHEET NO.

C-2.1



SITE DATA:

- TOTAL PROJECT ACREAGE: 36.5 AC
RESIDENTIAL PROJECT ACREAGE: 33.5 AC
STREET FRONT-OF-CURB ACREAGE: 4 AC
- PROJECT WILL BE PATIO REFRIG. UNITS AND FOR SW-1, PATIO-HOUSES, TOWNHOUSES AND CONDOPHUNGS. ALL USED FOR RESIDENTIAL USE.
- PROPOSED ATTACHED HOUSING:
PATIO-HOUSES (28 UNITS) = 116 UNITS PLUS APARTAL OFFICE/NOBLE CONDOPHUNGS = 77 UNITS
TOTAL: 28 PATIO-HOUSES AND 77 UNITS
281 UNITS/36.5 ACRES = 7.7 UNITS PER ACRE AS SHOWN ON PLAN.

- SOIL TYPES: L1E1, L1E2, L1E3, L1E4, L1E5, L1E6, L1E7, L1E8, L1E9, L1E10, L1E11, L1E12, L1E13, L1E14, L1E15, L1E16, L1E17, L1E18, L1E19, L1E20, L1E21, L1E22, L1E23, L1E24, L1E25, L1E26, L1E27, L1E28, L1E29, L1E30, L1E31, L1E32, L1E33, L1E34, L1E35, L1E36, L1E37, L1E38, L1E39, L1E40, L1E41, L1E42, L1E43, L1E44, L1E45, L1E46, L1E47, L1E48, L1E49, L1E50, L1E51, L1E52, L1E53, L1E54, L1E55, L1E56, L1E57, L1E58, L1E59, L1E60, L1E61, L1E62, L1E63, L1E64, L1E65, L1E66, L1E67, L1E68, L1E69, L1E70, L1E71, L1E72, L1E73, L1E74, L1E75, L1E76, L1E77, L1E78, L1E79, L1E80, L1E81, L1E82, L1E83, L1E84, L1E85, L1E86, L1E87, L1E88, L1E89, L1E90, L1E91, L1E92, L1E93, L1E94, L1E95, L1E96, L1E97, L1E98, L1E99, L1E100
- SED (4.55% SLOPE) SHT LOAN, 12-22% SLOPES
- SEE (4.55% SLOPE) SHT LOAN, 0-6% SLOPES
- SEC (4.55% SLOPE) SHT LOAN, 6-17% SLOPES

NO.	DESCRIPTION	DATE	BY

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2188

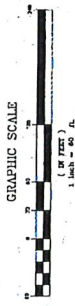
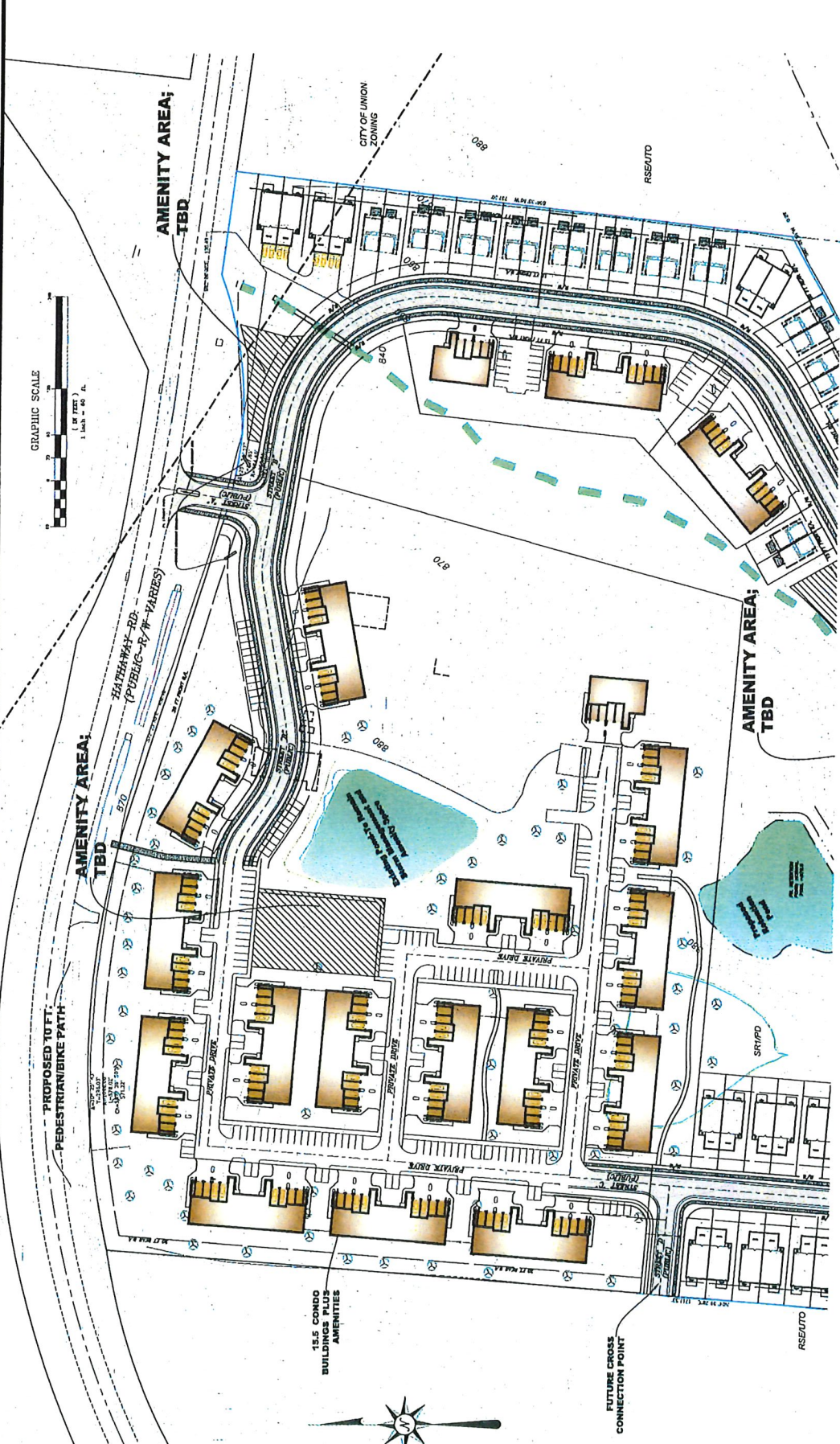


OVERALL ZONING PLAN
 UNION LANDING
 HATHAWAY RD.,
 UNION, ROONE COUNTY, KY

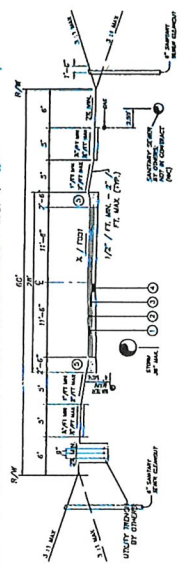
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JOB NO.	DATE
23-117	AUG. 5, 2023

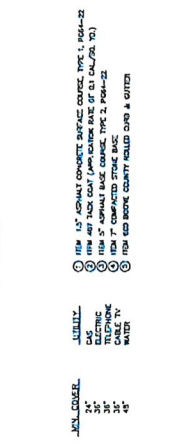
SHEET NO.
 C-3



SUMMARY:
 DEVELOPMENT INFORMATION:
 20 CONDO & 14 UNITS EACH-288 UNITS
 20 CONDO & 14 UNITS EACH-288 UNITS
 24 PAIRED PATIOS-24 UNITS
 24 TOWNHOMES-24 UNITS
 SUBTOTAL-144 UNITS
 TOTAL # UNITS: 362 UNITS
 DENSITY: 362 UNITS / 5.6 ACRES = 64.7 UNITS/ACRE



SUB-COLLECTOR TYPICAL SECTION - STREETS 'A' & 'B'
 NOT TO SCALE



LOCAL ROAD TYPICAL SECTION - STREETS 'C' AND 'D'
 NOT TO SCALE

- 1. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 1, P&M-22
- 2. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 2, P&M-22
- 3. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 3, P&M-22
- 4. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 4, P&M-22
- 5. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 5, P&M-22
- 6. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 6, P&M-22
- 7. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 7, P&M-22
- 8. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 8, P&M-22
- 9. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 9, P&M-22
- 10. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 10, P&M-22
- 11. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 11, P&M-22
- 12. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 12, P&M-22
- 13. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 13, P&M-22
- 14. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 14, P&M-22
- 15. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 15, P&M-22
- 16. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 16, P&M-22
- 17. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 17, P&M-22
- 18. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 18, P&M-22
- 19. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 19, P&M-22
- 20. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 20, P&M-22
- 21. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 21, P&M-22
- 22. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 22, P&M-22
- 23. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 23, P&M-22
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- 45. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 45, P&M-22
- 46. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 46, P&M-22
- 47. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 47, P&M-22
- 48. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 48, P&M-22
- 49. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 49, P&M-22
- 50. 12" ADHESIVE CONCRETE SURFACE COURSE, TYPE 50, P&M-22

PROPOSED TO FIT: PEDESTRIAN/BIKE PATH
 13.5 CONDO BUILDINGS PLUS AMENITIES
 FUTURE CROSS CONNECTION POINT
 RSE/UTO
 STRIPED
 AMENITY AREA; TBD
 AMENITY AREA; TBD
 AMENITY AREA; TBD
 AMENITY AREA; TBD
 CITY OF UNION ZONING
 RSE/UTO

PRELIMINARY
FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2188

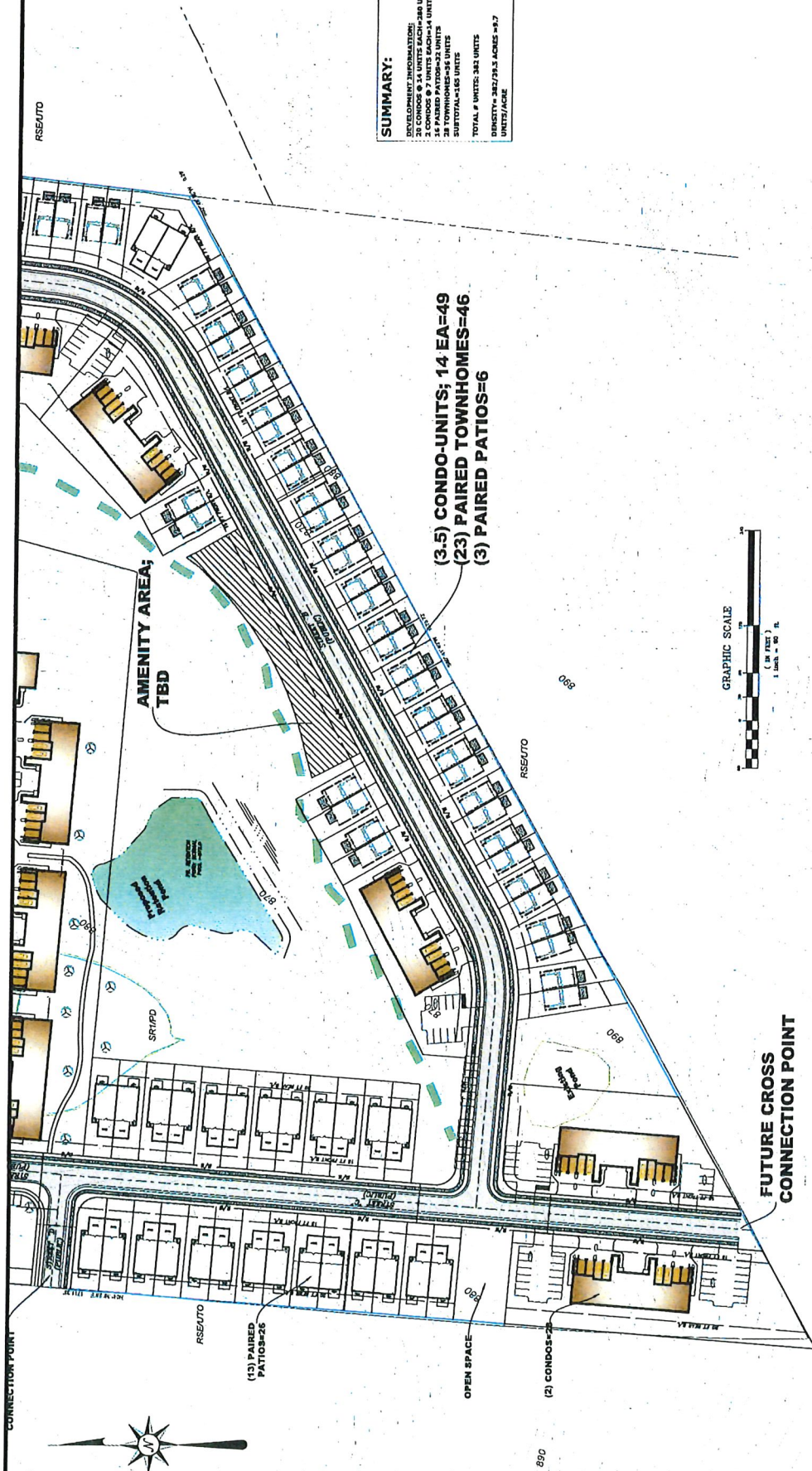


OVERALL ZONING PLAN
 UNION LANDING
 14111 WYVA RD.
 UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1" = 60'	N/A
DRAWN BY:	25-117	
DATE:	Aug. 5, 2025	
SHEET NO.		

C-3.1

SUMMARY:
 DEVELOPMENT INFORMATION:
 35 CONDOS & 14 UNITS EACH=282 UNITS
 14 PAIRED PATIOS=28 UNITS
 28 TOWNHOMES=56 UNITS
 SUBTOTAL=366 UNITS
 TOTAL # UNITS: 366 UNITS
 DENSITY= 262/79.5 ACRES = 3.3
 UNITS/ACRE



(3.5) CONDO-UNITS; 14 EA=49
(23) PAIRED TOWNHOMES=46
(3) PAIRED PATIOS=6



**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARING
SEPTEMBER 3, 2025
7:30 P.M.**

Temporary Presiding Officer Steve Harper opened the Public Hearing at 7:35 p.m. and welcomed the audience to the Planning Commission's September 3, 2025 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick, Vice Chairwoman
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Mr. Harper introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **Charter Commercial, per Pat Manger (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units. ***Boone County and City of Union***

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The 39.5 acre site is located along the south side of Hathaway Road approximately 800 feet west of Old Union Road. The site has 1,400 feet of road frontage along Hathaway Road. The history of the site can be found on Page 1 of the Staff Report. In March, 2024, the site was rezoned from RSE/UTO to SR-1/PD. Approximately 39.2 acres of the site is located in unincorporated Boone County. The remaining 0.3 acres is located in the City of Union. The site is occupied by single-family structures and farm accessory buildings. Mature trees exist along the ravine as well as along the southeast and west property lines. Mr. Schwartz described the surrounding land uses and zoning. Pages 1-2 of the Staff Report include applicable regulations that pertain to the request. A 40 foot deep ravine crosses diagonally through the site. The 2040 Future Land Use Map designates the site as Suburban Density Residential (SD) and High Suburban Density Residential (HSD). Hathaway Road is a two lane arterial State road. Multi-Use paths exist along a portion of Hathaway Road. Pages 4-7 of the Staff Report include those portions of the Comprehensive Plan that are relevant to the request. The Union Town Plan identifies the northwestern portion of the site for single-family at 2.2 units per acre. The southeast portion of the site is identified for townhouses at 6.0 units per acre. There is also a 60 foot building setback requirement along Hathaway Road. Mr. Schwartz described the 2024 approved Concept Development Plan. It included 196 dwelling units with an overall density of 4.7 units per acre. It included the construction of a community building and a pool along with the extension of the multi-use path along Hathaway Road to the western limit of the property. Access to the site was to use the existing curb cut. Public street extensions were part of the request. Mr. Schwartz showed photographs of the property.

The proposed Concept Development Plan includes 382 dwelling units with an overall intensity of 9.7 units per acre. It will have 88 paired patio homes and 294 townhome dwellings with 22 buildings. There will be 3 amenity areas. It will also include the extension of the multi-use path along Hathaway Road, public and private streets, public utilities, and open space areas. Access to the site will be further west of the existing curb cut. Street connections will be made to the south and west. Mr. Schwartz showed the proposed Concept Development Plan on top of the Union Town Plan. Within the area identified as allowing only 2.2 dwelling units per acre, there will be 243 dwelling units at an intensity of 9.6 units per acre. In the area identified for townhouses at 6.0 units per acre, there will be 139 dwelling units at an intensity of 9.3 units per acre. Mr. Schwartz showed some building types using building elevations. Pages 8 and 9 of the Staff Report includes an evaluation of the request against the zoning and subdivision regulations. Comments from outside agencies can be found on Page 10 of the Staff Report. Staff concerns are identified on Pages 10 and 11 of the Staff Report. The comments relate to density and adherence to the 60 foot setback from Hathaway Road.

Mr. Harper asked if the applicant was present and wanted to proceed with their presentation?

Mr. Pat Manger, applicant, stated that he was available to answer any questions. He has discussed the project with the City of Union about annexation. He has started the annexation process. The City is supportive of the plan and density. They also support the mix of product. It is two different paired homes – patio home and townhomes. All units are for-sale products. Charter would be the developer and Fischer Homes would buy lots. The history of the existing buildings is new to him. It is a new issue to him as it didn't come up in the first request. He will look into the matter.

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Mr. Harper asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. Larry Klein, 10475 Big Bone Road, stated that the project will set a precedent by bringing non-single-family detached housing west of old U.S. 42. It looks like a big apartment complex. Where does it end? How do you not allow the next multi-family development? It is replacing rural, beautiful and pastoral property. This is not affordable housing. The applicant can't decide what to do as they change their minds. They just want to increase the density. HSD goes against the Union Town Plan. There is insufficient information about this request as raised by Staff. The comments from Bridget Striker are quite valid. Boone County Schools are at capacity so higher density housing will overload the schools. The City of Union is against the project in its current form according to Paul Kremer. It is higher density and is not recommended.

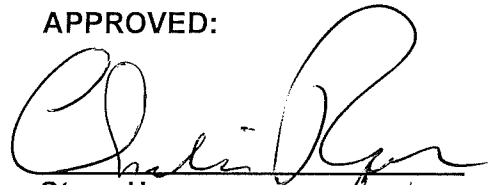
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Dr. Clark inquired whether the units being built were for sale only and not rented or leased? Mr. Manger replied that they would be for sale only with an HOA.

Mr. Schwenke asked if the project would leave enough room for widening Hathaway Road? Mr. Schwartz responded that it depends on the alignment and width of the new road. Mr. Costello asked if the State commented on the project's access? Mr. Schwartz replied no and the applicant will have to do a Traffic Impact Study as part of the encroachment permit process.

Seeing no further questions or comments, Mr. Harper announced that the Committee Meeting for this item will be on September 17, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on October 1, 2025 at 7:00 p.m. in the Fiscal Courtroom. Mr. Harper closed the Public Hearing at 7:58 p.m.

APPROVED:



Steve Harper
Temporary Presiding Officer

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
OCTOBER 1, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's October 1, 2025 Business Meeting. Mr. Harper then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the September 17, 2025 Business Meeting. He asked if there were any comments or corrections?

Mr. Hincks moved to approve the Minutes as presented and amended. Mrs. Goetting seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between September 4, 2025 and October 1, 2025.

EXPENSES:

Attorney Fees	5,000.00
Consultant/Profess Svcs Fees	1,192.70
Filing Fees (CLURS)	450.00
GIS Operations	1,417.50
Legal Ads/Recruitment	306.46
Miscellaneous Expense	6,319.12
Office & Board Meeting Supplies	534.20
Office Equipment / Expense	2.76
Postage Expense	502.25
Printing/Pub/Dues/Subscriptions	100.00
Professional Development	<u>410.00</u>

TOTAL: \$ 16,234.99

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,236.80
Health/Dental/Life/LTD	2,471.55
Retirement – BCPC Portion	18,336.98
Salaries – Staff Expenses	99,384.84
Salaries – BCPC & BOA	<u>1,255.00</u>

TOTAL: \$ 123,742.07

GRAND TOTAL: \$ 139,977.06

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT, David Hincks, Chairman, Michael Schwartz, Staff

1. Request of **Charter Commercial, per Pat Manger (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units.
Boone County and City of Union

Staff Member, Michael Schwartz read the Committee Report, which recommended denial of the Zoning Map Amendment request based upon Findings of Facts (See Committee Report). Committee Members Mrs. Kegley, Mr. Lunnemann, Mr. Hincks and Ms. Gulick voted in favor of the denial.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Pat Manger, applicant, stated that the overall density of the project is about 8 dwelling units per acre when the private streets are replaced with public streets. The overall figure drops from 370 dwelling units to 328 dwelling units. It actually drops from 9.3 to 8.3 units per acre. In addition, the main historic house on the site is going to be renovated and be a future community center for the proposed development.

Mr. Larry Klein, 10475 Big Bone Road, stated that if approved, it sets a precedent by bringing multi-family development west of Old U.S.42. The multi-family housing is more appropriate in the town center area. If multi-family is permitted, then where does it stop? Is it at the next farm? The School District is at their capacity limit. The City of Union is on record against the project. The site's zoning was changed just last year and now they want to go for a higher density. They can't figure out what they want to do. The zone change is inappropriate. He agrees with the Zone Change Committee recommendation.

Mr. Mike Crone, 6207 Vintage Fleet, stated that he is against the change as well as others in the area. The traffic around the roundabout is a bit taxing as people don't know how to drive it.

Mr. Hincks moved by Resolution to the Boone County Fiscal Court and the City of Union to recommend denial of the Zoning Map Amendment based upon the Findings of Fact for Denial as presented by Mr. Schwartz. Mr. Szurlinski seconded the motion.

Chairman Rolfsen noted that the proposed change may open a Pandora's Box – the western expansion of condos along Hathaway Road. How does it blend in with the area? That has always been his concern. The proposed density is still at 115% above what it should be and based on the Comprehensive Plan.

Mrs. Kegley expressed a concern that the buildings are right up against Hathaway Road. That doesn't give a good view of a rural road. The zone change may be too early because the Union Town Plan update has not been completed yet.

At this time, Chairman Rolfsen asked for a vote on the original motion made by Mr. Hincks and seconded by Mr. Szurlinski. The motion to deny the request passed unanimously.

NEW BUSINESS

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

2. Request of **GreenbergFarrow, per Brandon Goldberg (applicant) for Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. (**Jurisdiction: Florence**)

ZONING TEXT AMENDMENTS, Michael Schwartz, Staff

3. Request of the **Boone County Planning Commission Technical/Design Review Committee** to consider a series of text amendments to the **Boone County Zoning Regulations**: (1) modifying the definition of 'commercial parking'; (2) adding a definition for 'commercial parking, freight', 'freight container', 'semitrailer', 'trailer', 'truck', and 'truck tractor'; (3) adding 'commercial parking, freight' as a conditional use in the C-3 and A districts; (4) adding 'commercial parking, freight' as a principally permitted use in the I-1 and I-2 districts; and (5) adding specific use standards applicable to 'commercial parking, freight' within the C-3, I-1, I-2, and A districts. (**Jurisdiction: Uninc. Boone, Florence, Union, Walton**)

Dr. Clark moved to schedule the Public Hearing for Items #1 and #2 on November 5, 2025 at 7:30 p.m. in the Boone County Fiscal Courtroom. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

No Report

COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

CHAIRMAN'S REPORT: (Charlie Rolfsen)

No Report


OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:


There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Schwenke seconded the motion and it passed unanimously. The meeting was adjourned at 7:17 p.m.**

APPROVED



Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Hincks, Chair

DATE: October 1, 2025

RE: Request of **Charter Commercial, per Pat Manger (applicant)** for **Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units.

REMARKS:

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the finding of fact to complete the Committee Report.
2. We, the Committee, recommend denial of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT:

1. The proposed zoning map amendment, along with the submitted concept development plan, is not consistent with the comprehensive plan, Our Boone County Plan 2040.
 - a. The submitted plan shows a density of development that is significantly higher than what is recommended on the 2040 Future Land Use Map.
 - (1) Within the area that is designated High Suburban Density Residential (up to 8 units per acre), the proposed density is 9.3 units per acre.
 - (2) Within the area that is designated Suburban Density Residential (up to 4 units per acre), the proposed density is 9.6 units per acre.
 - (3) The submitted Concept Development Plan would result in a density that is between 16% and 140% higher than what is recommended in the adopted comprehensive plan.
 - b. The submitted plan shows a density of development that is significantly higher than what is recommended in the Union Town Plan.
 - (1) Within the area that is designated for Townhomes (up to 6 units per acre) in the Union Town Plan, the proposed density is 9.3 units per acre.
 - (2) Within the area that is designated for Single Family (up to 2.2 units per acre) in the Union Town Plan, the proposed density is 9.6 units per acre.
 - (3) The submitted Concept Development Plan would result in a density that is between 55% and 336% higher than what is recommended in the Union Town Plan.

2. The existing SR-1/PD district is appropriate and the proposed SR-2/PD district is inappropriate.
 - a. The existing SR-1/PD district was determined to be appropriate through the Zoning Map Amendment process in 2024.
 - b. The proposed SR-2/PD district, along with the submitted Concept Development Plan will be out of character with the surrounding areas.
 - (1) West of Old Union Road, the Hathaway Road corridor is characterized as a rural area that is transforming to a suburban area with the planned development of several detached single-family residential subdivisions. The proposed development of large condominium buildings along Hathaway Road will be incompatible with the existing/future rural/suburban character of the area.
3. There have been no major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

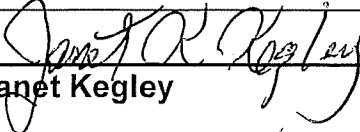
TO: Boone County Planning Commission
FROM: David Hincks, Chairwoman
DATE: September 17, 2025

REMARKS:

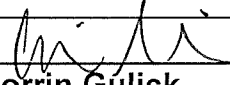
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ZONING MAP AMENDMENT, David Hincks, Chairman, Michael Schwartz, Staff

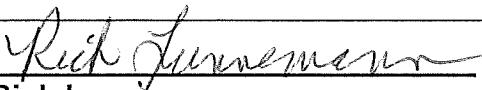
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Janet Kegley
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



Corrin Gulick
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

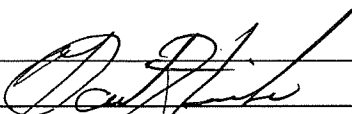


Rick Lunnemann
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Kathy Clark (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Harper
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Turner (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



David Hincks (Chairman)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Jackie Steele (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____

TOTAL: - DEFERRED 0 FOR PROJECT 1 ABSENT
 4 AGAINST PROJECT - ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARING
SEPTEMBER 3, 2025
7:30 P.M.**

Temporary Presiding Officer Steve Harper opened the Public Hearing at 7:35 p.m. and welcomed the audience to the Planning Commission's September 3, 2025 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick, Vice Chairwoman
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Mr. Harper introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **Charter Commercial, per Pat Manger (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner)** for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units. ***Boone County and City of Union***

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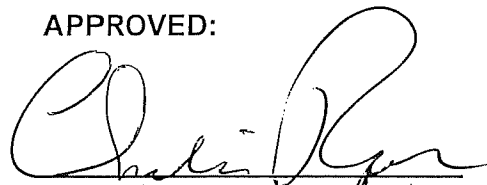
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Mr. Schwenke asked if the project would leave enough room for widening Hathaway Road? Mr. Schwartz responded that it depends on the alignment and width of the new road. Mr. Costello asked if the State commented on the project's access? Mr. Schwartz replied no and the applicant will have to do a Traffic Impact Study as part of the encroachment permit process.

Seeing no further questions or comments, Mr. Harper announced that the Committee Meeting for this item will be on September 17, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on October 1, 2025 at 7:00 p.m. in the Fiscal Courtroom. Mr. Harper closed the Public Hearing at 7:58 p.m.

APPROVED:



Steve Harper
Temporary Presiding Officer

Attest:



Kevin P. Costello, AICP
Executive Director

**CITY OF UNION, KENTUCKY
MUNICIPAL ORDER NO. 2025-56**

A MUNICIPAL ORDER OF THE CITY OF UNION, KENTUCKY FOR DENIAL OF REQUEST OF CHARTER COMMERCIAL, PER PAT MANGER (APPLICANT) FOR ROBERT E. REEVES ESTATE, PER AMY PARMEN (OWNER) FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (SR-1/PD) TO SURBURBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (SR-2/PD) FOR AN APPROXIMATE 39.5 ACRE AREA LOCATED AT 2063 HATHAWAY ROAD, UNION AND BOONE COUNTY, KENTUCKY.

BE IT ORDERED BY THE CITY OF UNION, IN BOONE COUNTY, KENTUCKY, AS FOLLOWS:

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 recommendation to be forwarded to the City of Union, Kentucky; and

WHEREAS, the Boone County Planning Commission, as the planning unit for the City of Union, Kentucky was requested to, and did, conduct a Public Hearing serving as a due process trial-type hearing on September 3, 2025, and made findings; and

WHEREAS, the Boone County Planning Commission, by Resolution No. R-25-022-D, recommended denial of the request described above; and

WHEREAS, the recommendations of the Boone County Planning Commission are based upon certain findings included in its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

WHEREAS, after due and proper notice, the Union City Commission held a public hearing on November 24, 2025, allowing the applicant, its professionals, City of Union residents,

and others to present their respective evidence and opinions regarding the proposed request for Zoning Map Amendment; and

WHEREAS, the Union City Commission desires to affirm and approve the recommendations of the Boone County Planning Commission pursuant to KRS 100.211 within ninety (90) days of the Planning Commission’s final action and to deny the application for the request for a Zoning Map Amendment

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

SECTION I

Based on the Findings of Fact and Conclusions of Law set forth above in Resolution R-25-022-D, and on the evidence and testimony provided at the November 24, 2025, Public Hearing, the Union City Commission *DENIES* the Request for a Zoning Map Amendment.

SECTION II


If this Municipal Order shall be held invalid, in part, by any court of competent jurisdiction, such invalidity shall not affect the validity of any other part of this Municipal Order, as all parts of this Municipal Order are severable and they are intended to have effect regardless of any invalidity of other parts of this Municipal Order.

SECTION III

This Municipal Order shall be effective immediately.

PASSED AND APPROVED BY 5 MEMBERS OF THE UNION CITY COMMISSION, UNION, KENTUCKY, REPRESENTING A MAJORITY OF THE ENTIRE CITY COMMISSION, on this the 15th day of December 2025.

APPROVED:


HON. LARRY K. SOLOMON, MAYOR

ATTEST:


TAMMY WILHOITE
CITY CLERK

Hathaway Rd. Union, KY-

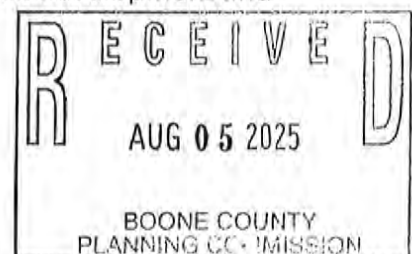
Union Landing

Project Overview:

Charter Commercial, LLC (applicant) is submitting a Concept Development Plan and Zoning Map Amendment for a residential development in Boone County at 2063 Hathaway Rd. This will be an amendment to a previously approved ZMA Application R24-002-A.

The development will reside on Boone County Auditor Parcel Number 052-00-00-026.00 which is approximately 39.5 acres. The development will be comprised of a variety of product types including single family for-sale paired patio homes, paired townhomes, and condominiums for sale. The project will be referred to as “*Union Landing*”. Overall, the proposed request is an appropriate transitional use to the existing adjacent residential and will provide the residents of Boone County and Union with an alternative housing option amidst the national housing shortage.

The applicant proposes to construct a new public street intersecting Hathaway at a point approximately 800 feet west of Old Union Rd. Hathaway Rd. has been previously improved along the entire frontage of this property, approximately 1,400 LF, frontage, and is a three-lane roadway, with one lane each direction and a two-way left turn lane in the middle, with curb and gutter and walks on both sides of the roadway. On the south side, along half of the frontage is a 10-foot-wide pedestrian/bike path. We would anticipate continuing this path to the western property line, along the frontage of Hathaway. The new road network will come back approximately 100 ft (Public Street “A”) and will come to a tee where one could head the east or west. Running eastward, the road is anticipated to be a local public street, approximately 2,000 lf providing road frontage for the for-patio homes, townhomes and condominiums. At the end of Street “B”, the road network would then come to a tee where one could head north or south again, servicing additional townhomes, patio homes and condominiums. At the north end of Street “C”, we are proposing a westward connection (Future- Street “D”) to Cricket Holler, LLC property and also a connection to the condo, private drive portion. This will provide great circulation for the development and emergency vehicle traffic.



Union Landing will consist of twenty (20) condominium buildings with 14 units each in them, and two (2) buildings with 7 units each, for a total of 294 condominium units. Each of these are anticipated to be two bedrooms, two baths, and private garages. The development will have a distinct neighborhood feel in a quiet setting with heavy landscaping, walking trails, two retention ponds which will be used as an amenity area as well as stormwater management. While Union Landing is not age restricted, it is anticipated that many homeowners will include baby boomers who are downsizing but want to remain in the community and are choosing the flexibility of a low-maintenance lifestyle.

Anticipated is an overall density of approximately 9.7 units per acre, based upon 382 units on 39.5 acres. This would be under the allowable 12 units per acre maximum with bonus under the SR2/PD. The development will provide in excess of the 30 % minimum Open Space, walkability with the sidewalks on the proposed streets as well as the proposed walking trails that will interconnect with the ponds and bike/pedestrian path on Hathaway. Amenity spaces are anticipated to be spread within the development to allow for homeowners to have common, communal space to gather and enjoy nature and interact with fellow owners with programming to be determined, but could potentially offer a small park, playground, benches and pickle ball courts.

The "Our Boone County Plan, 2040" Comprehensive Plan adopted by Boone County Planning Commission on June 5, 2019, has this area designated as Suburban Density Residential (SD), and High Suburban Density Residential Development (HSD). This development is compatible with this recommendation for mixed use, higher density development adjacent to thoroughfares such as Hathaway and close to the town, commercial district of City of Union. The 2045 draft of the Comprehensive Plan continues this recommendation for higher density residential development.

Community Facilities:

Boone County School District- Contact will be made to coordinate.

Fire Department: Contact will be made to coordinate.

Sanitary Sewer will have to be extended to the property from an existing sewer east of the subject property. We anticipate a sanitary main extensions to follow the new road network and will connect to the main.

Water is available via connections in Hathaway Rd. Applicant's Engineer has been in contact with Boone County Water and understands that water capacity is available for this development.

Duke Energy has gas and electric facilities adjacent to this development which will provide electric and gas to the development.

Construction:

It is anticipated that the patio home portion will precede the apartment construction. Roadway construction would be anticipated in late 2025 and early 2026 and patio home construction would commence after mass grading and roadway and utility construction.

Signage:

Applicant is proposing new signage at the end of Street "A" which would help provide wayfinding and identity for each product types.

Access:

Access to the development has been previously mentioned but formally, access to the project will come from Hathaway Rd. The new road network will connect Union Landing with public and private street networks, and provide future connectivity to neighboring properties.

Open Space:

>30% Open Space

Development Standards:

We are proposing to follow SR-2/PD Standards which would require setbacks as follows:

Front Setback=	25 ft, 15 ft proposed
Rear Setback=	25 ft, 20 ft proposed
Side Setback=	0' min./10' total
	0 ft for attached units

Fischer Homes Product Types

FISCHER HOMES



GALLERY COLLECTION



Existing Community Elevation



American Farmhouse Style Front Elevation

Gallery Example Elevations



American Farmhouse Style Right Side Elevation

VIEW FLOORPLANS ON FISCHERHOMES.COM



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RVSD
01/23



WEMBLEY

Paired Patio Home Collection

welcome home.

Approximately 1247 sq ft and Up



COASTAL COTTAGE



WESTERN CRAFTSMAN



COASTAL COTTAGE
WITH OPTIONAL LOFT



WESTERN CRAFTSMAN
WITH OPTIONAL LOFT

Images & Options Available at fischerhomes.com

Our Plans Include You



HUDSON

Paired Patio Home Collection

welcome home.

Approximately 1657 sq ft and Up



WESTERN CRAFTSMAN

designed by *FH*



COASTAL COTTAGE

designed by *FH*

Images & Options Available at fischerhomes.com

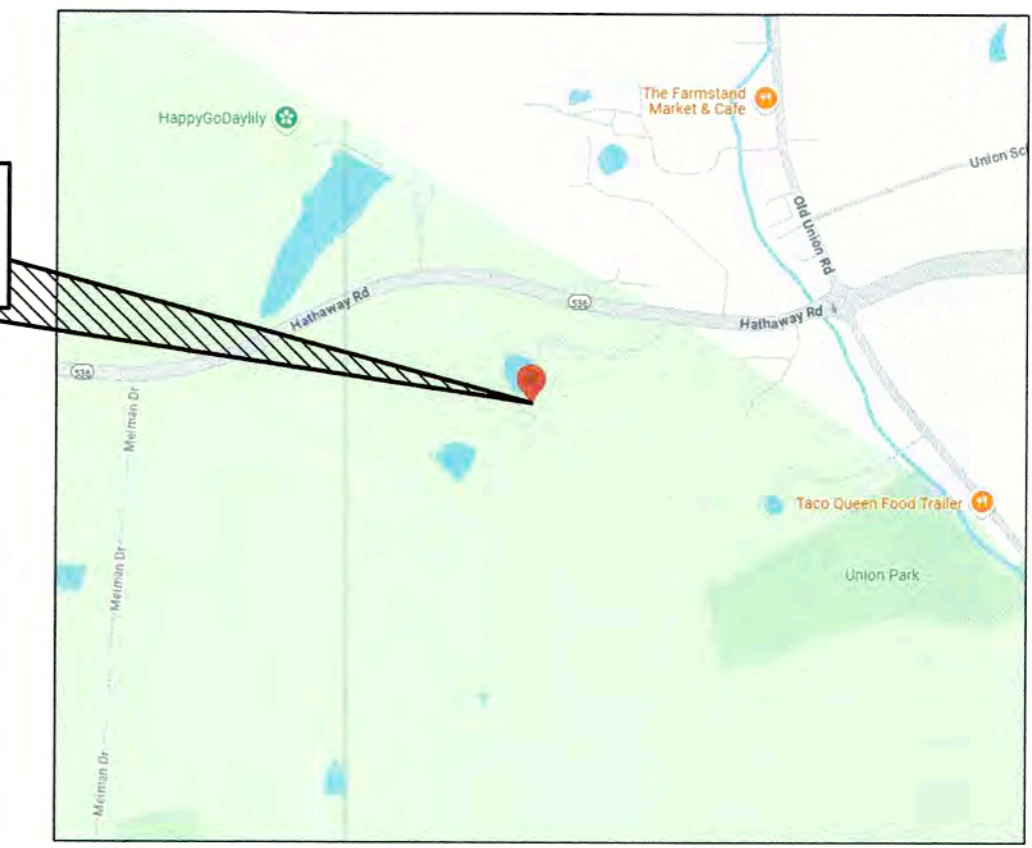
Our Plans Include You

PLANS FOR THE CONSTRUCTION OF A NEW RESIDENTIAL PLANNED DEVELOPMENT KNOWN AS:

UNION LANDING

HATHAWAY RD., BOONE COUNTY, KY
JUNE, 2025

PROPOSED SITE



LOCATION MAP

OWNER:

ROBERT E. REEVES ESTATE
686 LULLABY CT,
CINCINNATI, OH 45238

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SHEET INDEX:

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-2.1 EXISTING CONDITIONS PLAN
- C-3 OVERALL ZONING PLAN
- C-3.1 OVERALL ZONING PLAN

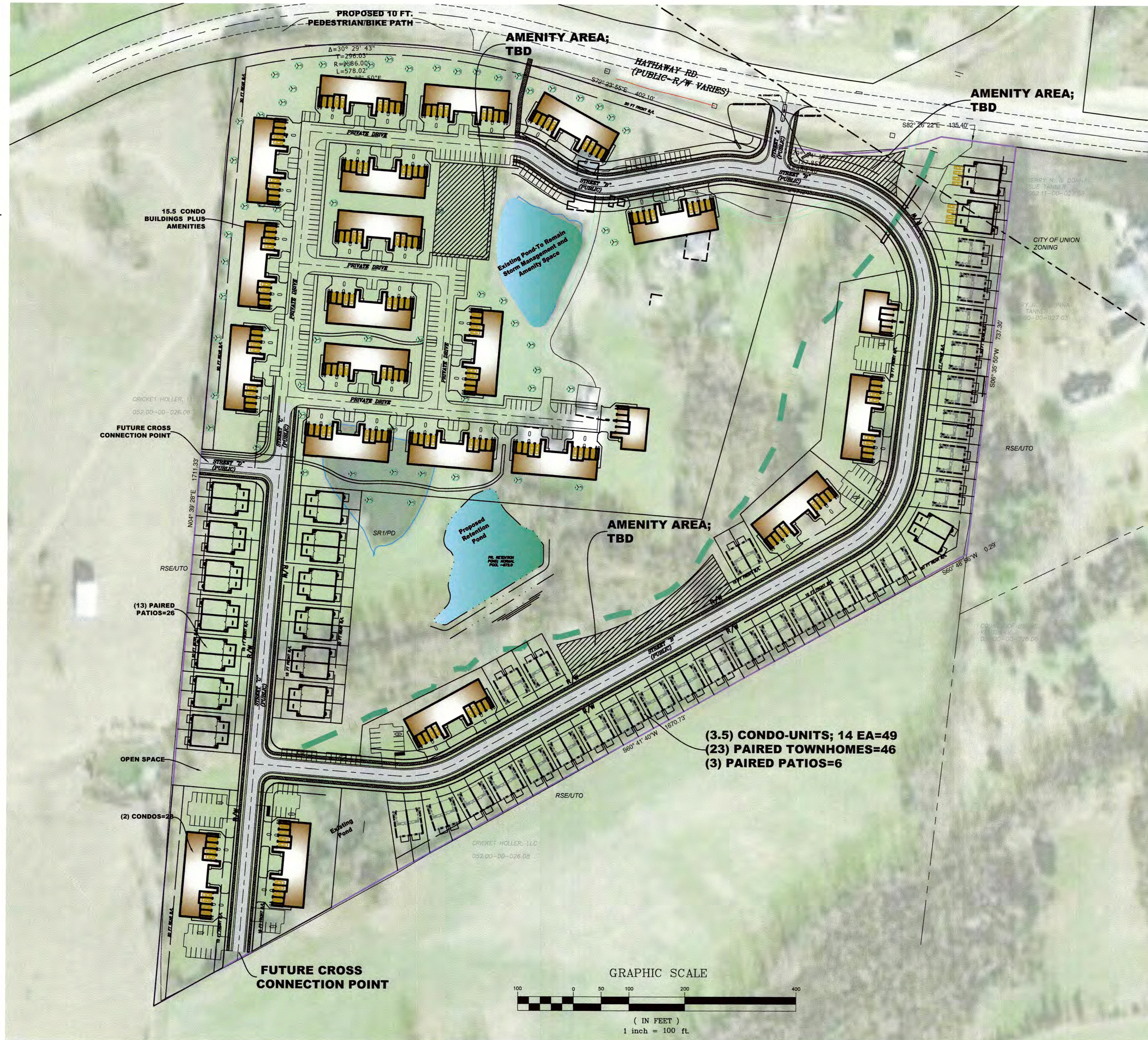
ZONE INFORMATION:

EXISTING ZONING: SUBURBAN RESIDENTIAL ONE (SR-1/PD/CD)
PROPOSED ZONING: SUBURBAN RESIDENTIAL TWO (SR2/PD)
MAX INTENSITY = 8 D.U. PER ACRE + 50% INCREASE W/PD ~ 12 UNITS/ACRE
**9.7 UNITS/ACRE PROPOSED.
MAX BUILDING HEIGHT = 45'
MIN GREEN SPACE 30% (20% WITH PLANNED PAVED PATHS), MORE THAN 30% GREENSPACE TO BE PROVIDED.

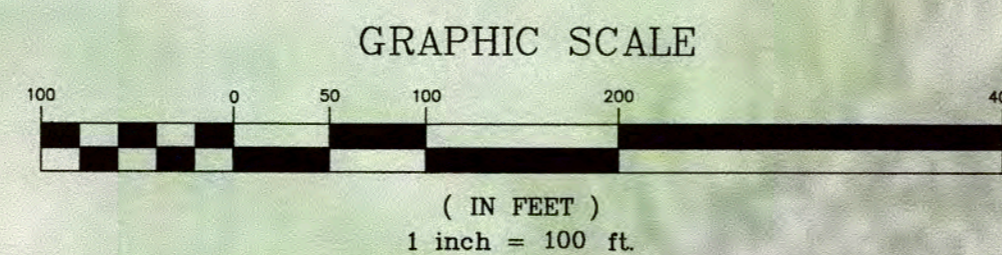
DETACHED AND PATIO HOUSING
MIN LOT AREA = 4,000 SF
MIN FRONTAGE = 50'
MIN FRONT YARD SETBACK = 25' ** REQUESTING 15 FT.
MIN REAR YARD SETBACK = 25' (ON PERIMETER ONLY) ** REQUESTING 20 FT.
MIN SIDE YARD SETBACK = 0' MIN/10' TOTAL

NOTES:

1. OWNER: ROBERT E. REEVES ESTATE 686 LULLABY CT CINCINNATI, OH 45238
2. PROPERTY ADDRESS 2063 HATHAWAY RD, UNION, KY 41091
3. PRESENT ZONING OF PROPERTY = SR-1/PD
4. PRESENT USE = MULTIPLE SINGLE FAMILY RESIDENCES AND AUXILIARY STRUCTURES
5. SEWER - ALL SANITARY SEWER WILL BE PUBLIC SEWER CONSTRUCTED TO THE STANDARDS OF SANITATION DISTRICT NO. 1 AND WILL BE OWNED BY SANITATION DISTRICT NO. 1, WITH A 20' EASEMENT OR AS DETERMINED BY SANITATION DISTRICT NO. 1.
6. WATER - PROPOSED PUBLIC WATER MAINS WILL BE EXTENDED FROM HATHAWAY RD & CONSTRUCTED IN ACCORD WITH THE STANDARDS OF THE BOONE COUNTY WATER DISTRICT.
7. GAS - DUKE ENERGY
8. ELECTRIC - OWEN ELECTRIC & DUKE
9. TELEPHONE - CINCINNATI BELL
10. ALL PROPOSED UTILITIES TO BE UNDERGROUND
11. EXISTING SOIL TYPES = ROSSMOYNE SILT LOAM (RSB, RSC); JESSUP SILT LOAM (JED); CYNTHIANA SILTY CLAY LOAM (CYF).
12. PARKING WILL BE ON ONE SIDE OF THE STREET ONLY FOR ALL STREETS.
13. STREETS TO BE PUBLIC SUB-COLLECTOR FOR STREETS "A" & "B" AND PUBLIC, LOCAL FOR STREETS "C" AND "D". STREETS WITHIN CONDO SECTION (NORTHWEST PART) TO BE PRIVATE DRIVES.
14. PAVEMENT COMPOSITION TO THE STANDARDS OF THE BOONE COUNTY SUBDIVISION CONSTRUCTION AND THE MATERIAL STANDARDS.
15. THIS PROJECT LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AND NEAR FLOOD ZONE A (NO FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE MAP FOR BOONE COUNTY, COMMUNITY-PANEL NUMBER 21015C0208D, EFFECTIVE DATE, 3/21/2023.
16. ALL STORM SEWER TO BE CONSTRUCTED IN ACCORD WITH THE RULES AND REGULATIONS OF SANITARY DISTRICT NO. 1.
17. EXISTING TOPOGRAPHIC PLAN BASED ON A GIS INFORMATION.
18. ALL BOUNDARY INFORMATION IS BASED A FIELD SURVEY FROM CRPE ENGINEERING, INC..
19. TREES WILL BE PLANTED IN ACCORD WITH SECTION 3619 OF THE BOONE COUNTY ZONING REGULATIONS.

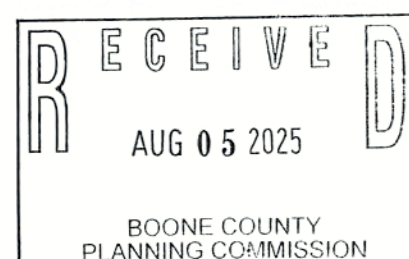


**(3.5) CONDO-UNITS; 14 EA=49
(23) PAIRED TOWNHOMES=46
(3) PAIRED PATIOS=6**



DEPARTMENT/ UTILITY TABLE:

BOONE COUNTY BUILDING DEPARTMENT ROOM 312 P.O. BOX 960 2950 WASHINGTON STREET BURLINGTON KY 41005 TEL: 859-334-2218	BOONE COUNTY PUBLIC WORKS DEPARTMENT 5645 IDLEWILD ROAD BURLINGTON KY 41005 TEL: 859-334-3600	MIKE ROUSE / PROJECT MANAGER BOONE COUNTY WATER DISTRICT 2475 BURLINGTON PIKE BURLINGTON, KY. 41005 OFFICE: 859-586-7270 MOBILE: 859-991-5104	SANITATION DISTRICT NO. 1 (SD1) FOR SANITARY AND STORM ANDY AMAN PLAN REVIEW MANAGER 1045 EATON DR. FT. WRIGHT, KY 41017 519-578-6880 AAMAN@SD1.ORG
--	--	--	---



**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS	NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



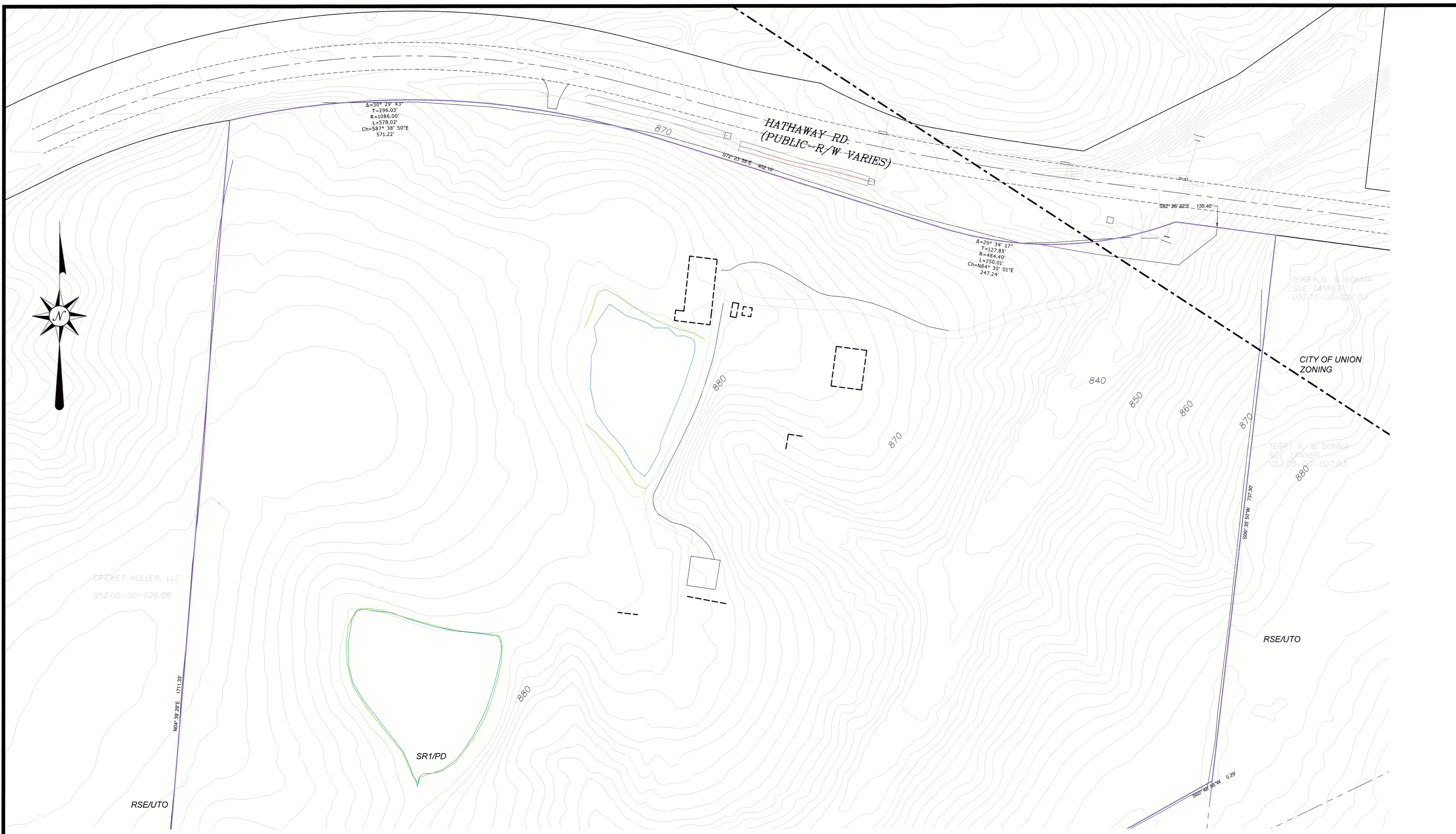
UNION LANDING
COVER SHEET
HATHAWAY RD.,
UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=100'	N/A
JOB. NO.	25-117	
DATE	Aug. 5, 2025	

SHEET NO.

C-1

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS		
NO.	BY	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



EXISTING CONDITIONS PLAN
UNION LANDING
HATHAWAY RD.,
UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=60'	N/A
JOB NO.	25-117	
DATE	Aug. 5, 2025	

SHEET NO.

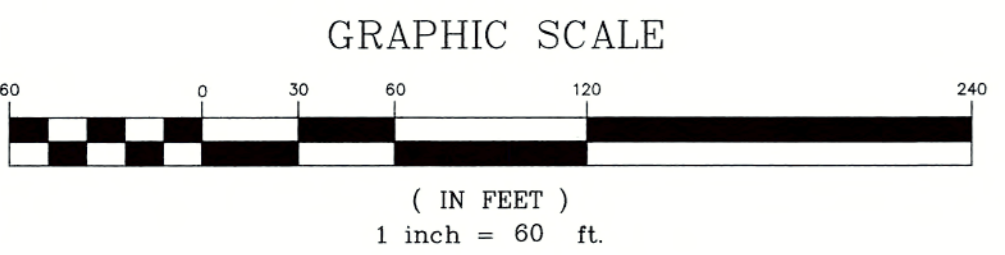
C-2

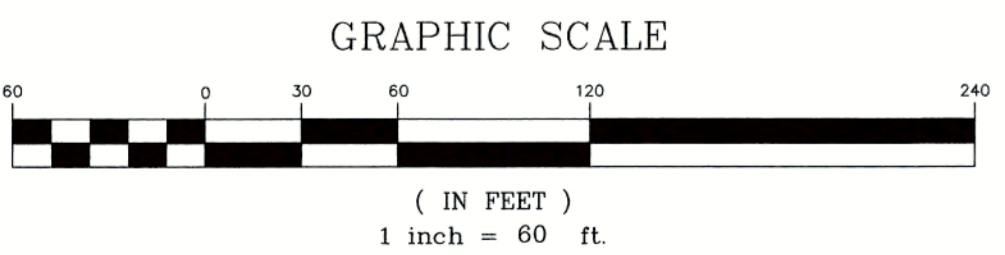
SITE DATA:

- TOTAL PROJECT ACREAGE: 39.5 AC.
RESIDENTIAL PROJECT ACREAGE: 35.5 AC.
STREET RIGHT-OF-WAY ACREAGE: 4 AC.
- PROJECT WILL BE FOR SALE, PATIO HOMES, TOWNHOMES AND CONDOMINIUMS, ALL USED FOR RESIDENTIAL USE.
- PROPOSED ATTACHED HOUSING:
PATIO HOMES AND TOWNHOMES - 88 UNITS
CONDOMINIUMS - 294 UNITS
TOTAL: 382 PROPOSED RESIDENTIAL HOUSING UNITS
382 UNITS/39.5 ACRES = 9.7± UNITS PER ACRE AS SHOWN ON PLAN.

SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS):

- JED (JESSUP SILT LOAM, 12-20% SLOPES)
- RSB (ROSSMOYNE SILT LOAM, 0-6% SLOPES)
- RSC (ROSSMOYNE SILT LOAM, 6-12% SLOPES)





SITE DATA:


- TOTAL PROJECT ACREAGE: 39.5 AC.
RESIDENTIAL PROJECT ACREAGE: 35.5 AC.
STREET RIGHT-OF-WAY ACREAGE: 4 AC.
- PROJECT WILL BE PATIO RENTAL HOMES AND FOR SALE, PATIO HOMES, TOWNHOMES AND CONDOMINIUMS, ALL USED FOR RESIDENTIAL USE.
- PROPOSED ATTACHED HOUSING:
PATIO HOMES (RENTALS) – 116 UNITS PLUS RENTAL OFFICE/MODEL
PATIO HOMES AND TOWNHOMES – 88 UNITS
CONDOMINIUMS – 77 UNITS
TOTAL: 281 PROPOSED RESIDENTIAL HOUSING UNITS
281 UNITS/39.5 ACRES = 7± UNITS PER ACRE AS SHOWN ON PLAN.

- SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS):
- JED (JESSUP SILT LOAM, 12-20% SLOPES)
 - RSB (ROSSMOYNE SILT LOAM, 0-6% SLOPES)
 - RSC (ROSSMOYNE SILT LOAM, 6-12% SLOPES)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



UNION LANDING
EXISTING CONDITIONS PLAN
HATHAWAY RD.,
UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=60'	N/A

JOB NO.	25-117
DATE	Aug. 5, 2025

SHEET NO.

C-2.1

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
BY NO. & DESCRIPTION
DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

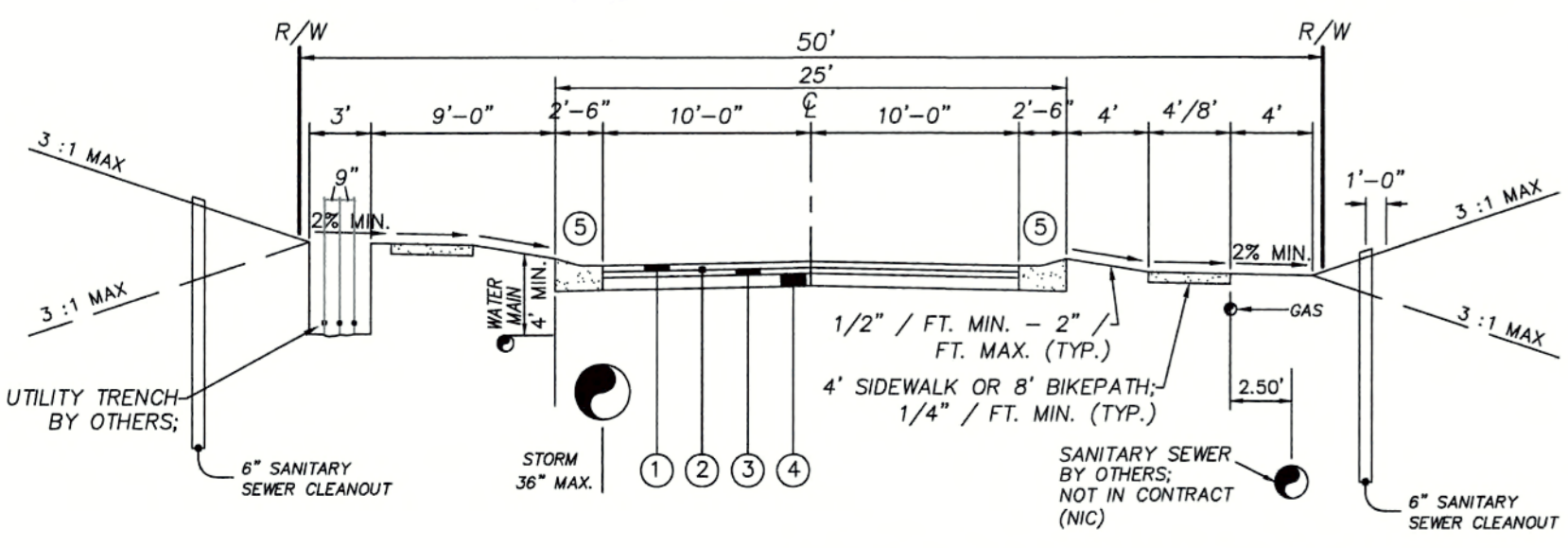
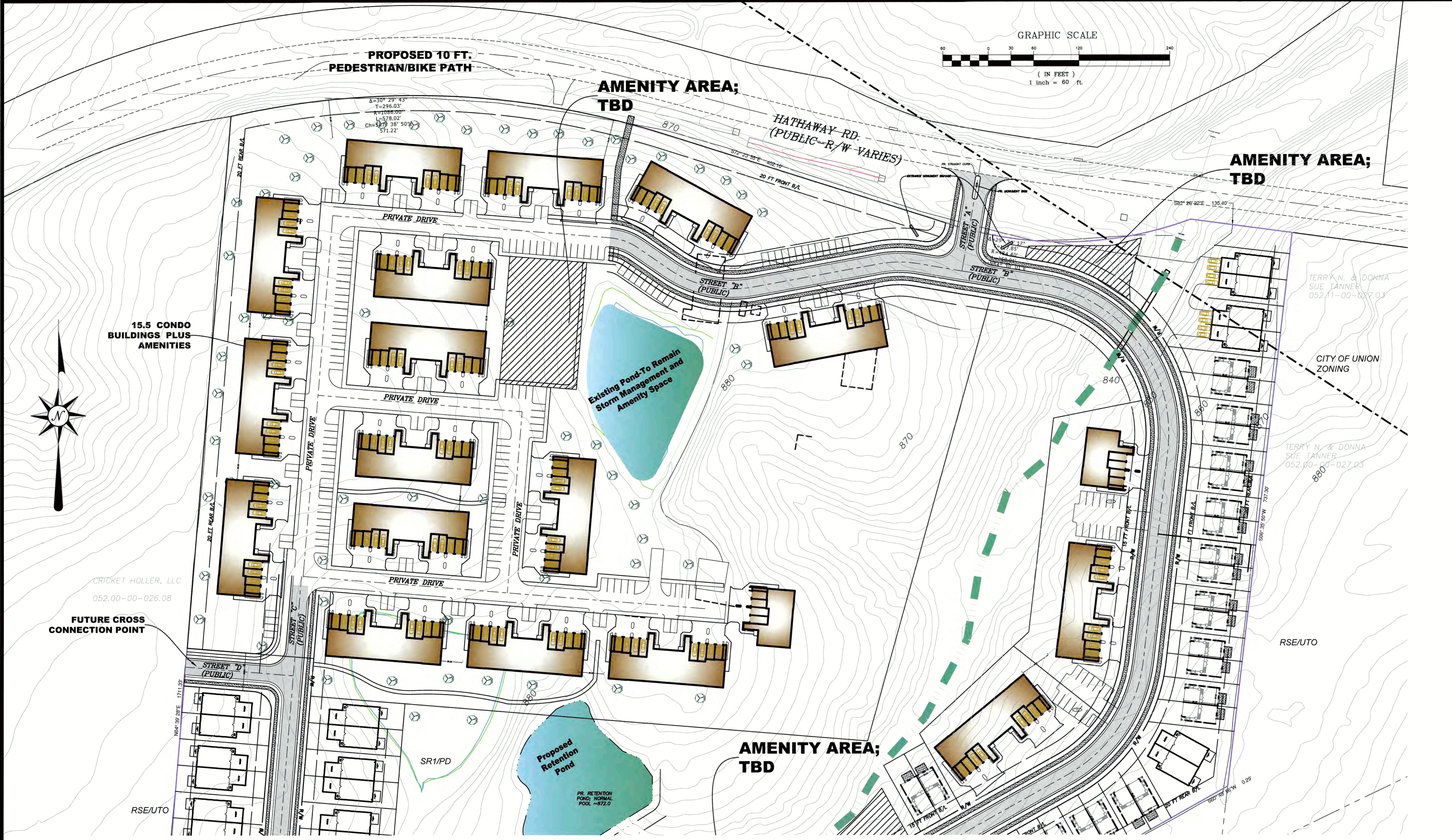


UNION LANDING
OVERALL ZONING PLAN
HATHAWAY RD.,
UNION, BOONE COUNTY, KY

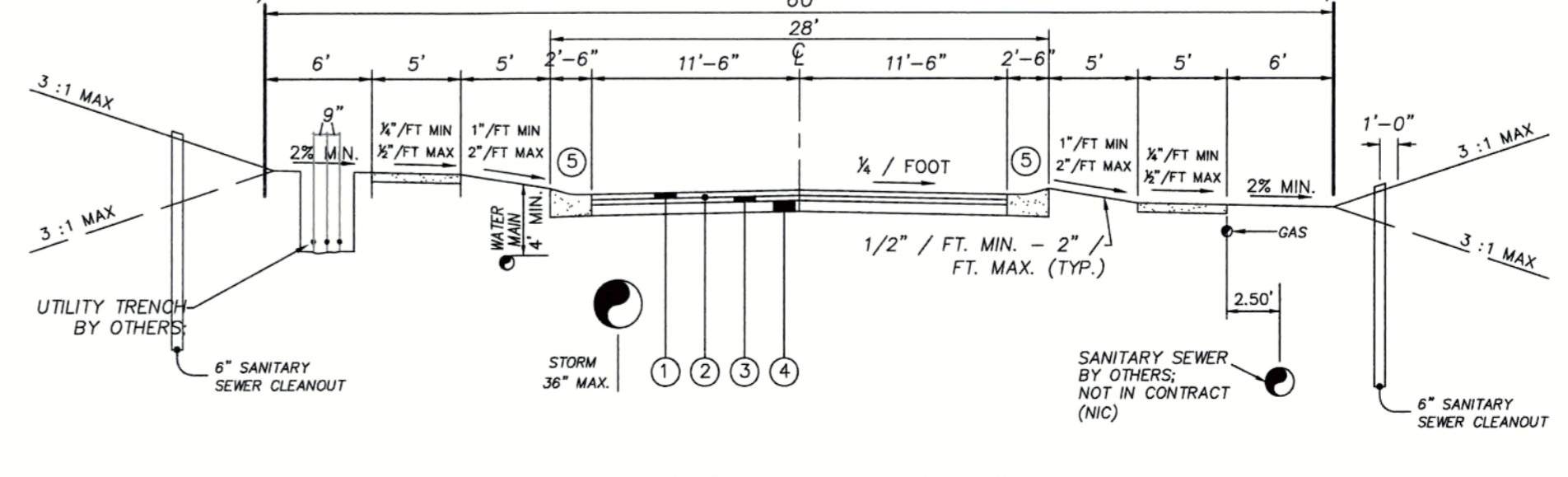
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JOB. NO.	25-117	
DATE	Aug. 5, 2025	

SHEET NO.

C-3



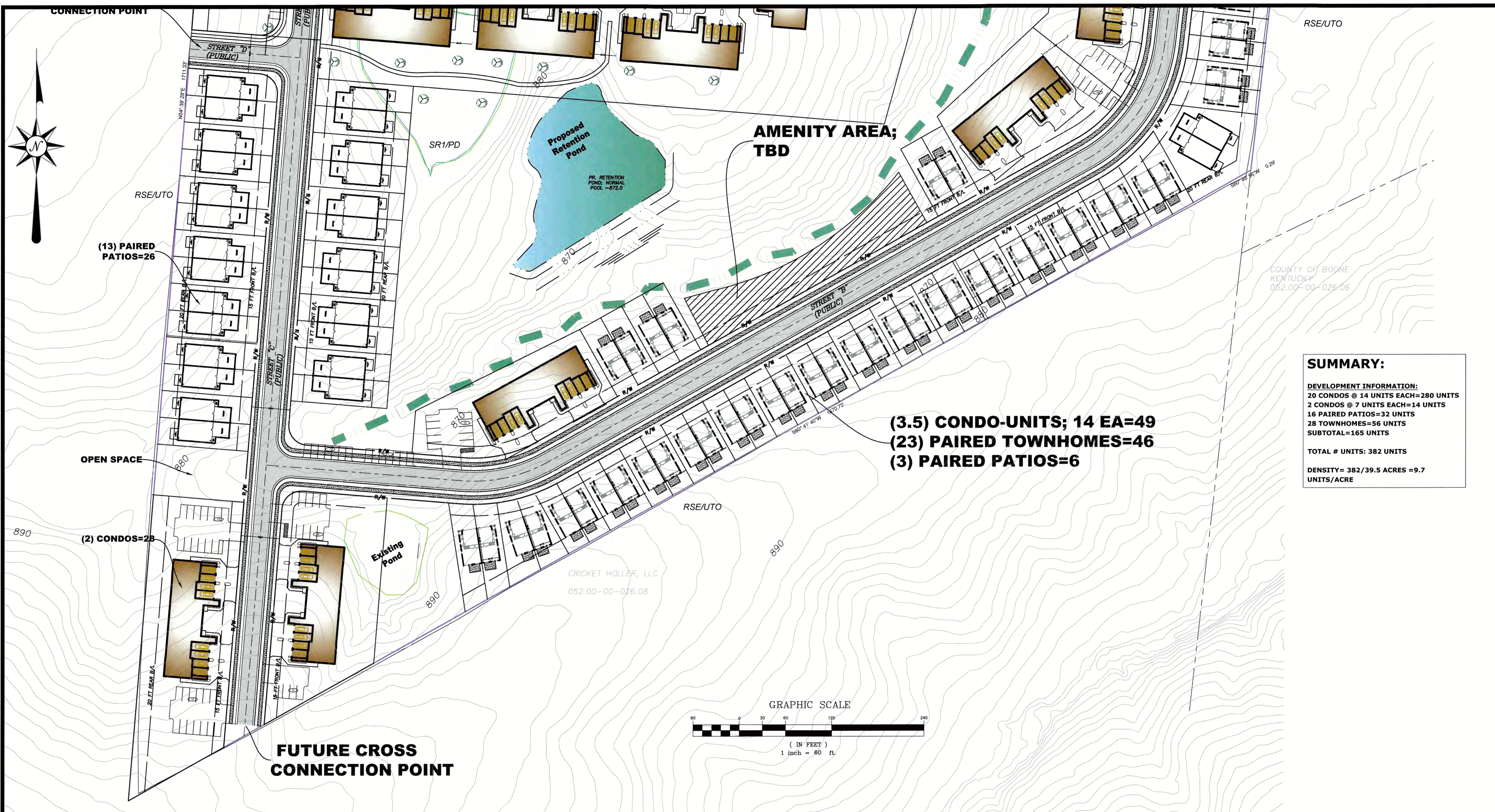
- MIN. COVER**
- | |
|-----|
| 24" |
| 36" |
| 36" |
| 36" |
| 48" |
- UTILITY**
- ① ITEM 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
 - ② ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL./SQ. YD.)
 - ③ ITEM 5" ASPHALT BASE COURSE, TYPE 2, PG64-22
 - ④ ITEM 7" COMPACTED STONE BASE
 - ⑤ ITEM 600 BOONE COUNTY ROLLED CURB & GUTTER



SUMMARY:

DEVELOPMENT INFORMATION:
20 CONDOS @ 14 UNITS EACH=280 UNITS
2 CONDOS @ 7 UNITS EACH=14 UNITS
16 PAIRED PATIOS=32 UNITS
28 TOWNHOMES=56 UNITS
SUBTOTAL=165 UNITS

TOTAL # UNITS: 382 UNITS
DENSITY= 382/39.5 ACRES =9.7 UNITS/ACRE



SUMMARY:

DEVELOPMENT INFORMATION:
 20 CONDOS @ 14 UNITS EACH=280 UNITS
 2 CONDOS @ 7 UNITS EACH=14 UNITS
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DENSITY= 382/39.5 ACRES =9.7 UNITS/ACRE

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168



UNION LANDING
OVERALL ZONING PLAN
 HATHAWAY RD.,
 UNION, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=60'	N/A
JOB. NO.	25-117	
DATE	Aug. 5, 2025	

SHEET NO.
 C-3.1