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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

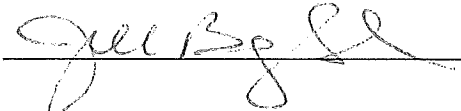
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

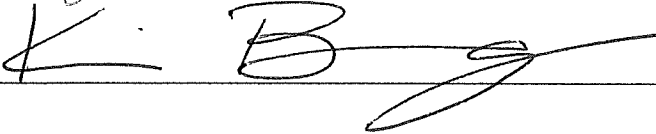
- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input 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 type="checkbox"/> Sanitation District No. 1 |
| <input 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 November 20th, 2025

Property Owner's Signature: 

Applicant's Signature: 

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

1. Date Received: 9/2/25 Fee Received: \$3504⁴⁰ Receipt #: 93279

2. Number of Copies Received: _____

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: R. Lummner

7. Scheduled Public Hearing Date: 10/15/2025

8. Boone County Planning Commission Action: _____ Date of Action: 11/15/2025

- _____ 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

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted requests are: (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to: (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. **(Jurisdiction: Boone County and Union).**

October 15, 2025

REQUEST

- A. The first part of the submitted request is to amend the existing Approved Concept Development Plan for Area A by modifying the lot and street layout.
- B. The second part of the submitted request is to rezone Areas C and D to the A-2/UTO district.
- C. The third part of the submitted request is to amend the existing Approved Concept Development Plan for Area E by modifying the lot and street layout.
- D. The fourth part of the submitted request is to create a new Concept Development Plan for Areas A, B, C, D, and E.
- E. The end result of the submitted request is to define the limits of:
 1. The Westbrook Estates Subdivision, allowing for 178 detached single-family residential.
 2. The West Ridge Subdivision, allowing for 241 detached single-family residential lots.

SITE HISTORY

- 2000 The 2000 Union Town Plan was adopted by the City of Union on August 28, 2000 and the Boone County Fiscal Court on September 19, 2000.
- 2006 On June 7, 2006, the Planning Commission's Long Range Planning Committee determined that the design and layout for the Westbrook Estates Subdivision was consistent with the Comprehensive Plan and the 2000 Union Town Plan and that the project could proceed with the 'short' review process.
- 2006 On June 30, 2006, the Boone County Planning Commission approved the Preliminary Plat for Westbrook Estates Subdivision.
- 2007 On May 7, 2007, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 1.
- 2018 On June 6, 2018, the Planning Commission's Long Range Planning Committee determined that the design and layout for the Westbrook Estates Subdivision (Revised) was consistent with the Comprehensive Plan and the 2000 Union Town Plan and that the project could proceed with the 'short' review process.
- 2018 On July 16, 2018, the Boone County Planning Commission approved the Revised Preliminary Plat for Westbrook Estates Subdivision.
- 2019 On February 19, 2019, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 3.
- 2019 On October 7, 2019, the Boone County Planning Commission approved a Grading Plan for Westbrook Estates Subdivision – Phase 2.
- 2020 On June 5, 2020, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 2.
- 2021 On March 16, 2021, the Boone County Planning Commission approved a Conveyance Plat creating an approximate 81 acre area, being a portion of Area B.
- 2021 On August 26, 2021, the Boone County Planning Commission approved a Grading Plan for Westbrook Estates Subdivision – Phase 4.
- 2021 On October 26, 2021, the Boone County Planning Commission approved a Grading Plan for Westbrook Estates Subdivision – Retention Basin 4.
- 2022 On May 18, 2022, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 4.
- 2022 On July 12, 2022, the Boone County Fiscal Court adopted Ordinance Number 202-

16 and on August 1, 2022, the Union City Commission adopted Ordinance Number 2022-15, approving a zoning map amendment changing the zoning of Area B from RSE to SR-1 and approving a Change of Concept Development Plan for a portion of Area B (R-22-014-A), subject to the following conditions:

1. Development shall be consistent with the submitted Concept Development Plan, except as modified by these conditions.
2. Development shall meet the minimum requirements of the zoning regulations and the subdivision regulations, except as modified by these conditions.
3. Cimmaron Trail, within the existing Westbrook Estates Subdivision shall be designed and constructed as a sub-collector street.
4. The extension of Cimmaron Trail within the site in question shall be designed and constructed as a sub-collector street.
5. The property owner/developer shall, at their expense, construct any off-site improvements required by the Kentucky Transportation Cabinet.
6. An HOA lot shall be provided along the north side of Hathaway Road, immediately east of the new entrance street.
7. A landscape easement, having a minimum width of ten (10) feet, shall be provided along the north side of Hathaway Road immediately east of the new entrance street.

- 2023 On July 20, 2023, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 5.
- 2024 On April 22, 2024, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 5A.
- 2024 On May 29, 2024, the Boone County Planning Commission approved a Grading Plan for Westbrook Estates Subdivision – Phase 6.
- 2024 On July 10, 2024, the Boone County Planning Commission approved the Preliminary Plat for Westbrook Estates Subdivision – Phase 51.
- 2024 On November 21, 2024, the Boone County Planning Commission approved an Improvement Plan for Westbrook Estates Subdivision – Phase 6.
- 2025 On July 21, 2025, the Union City Commission adopted Municipal Order 2025-42, denying a zoning map amendment changing zoning of the southern portion of Area B from SR-1 to SR-1/PD (R-25-018-D).

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 602.A of the Boone County Zoning Regulations states that the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.
- C. 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.
- D. Section 314 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involves substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements described in Sections 301- 310.
- E. Section 2560 of the Boone County Zoning Regulations states that residential development within the Union Town Overlay (UTO) district can follow a 'short' review process, a 'long' review process, or a zoning map amendment/concept development plan process.

SITE CHARACTERISTICS

- A. The total site is described as follows:
1. Westbrook Estates Subdivision (future) – an approximate 116 acre area located along the west side of Old Union Road, across from Sweet Harmony Lane.
 2. West Ridge Subdivision (future) – an approximate 135 acre area, containing Areas A, B, C, D, and E, located along the north side of Hathaway Road, across from Meiman Road.
- B. Westbrook Estates has developed with detached single-family residential dwellings and West Ridge (future) is currently vacant.

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 and RSE)
East: Single-family residential dwellings and undeveloped/agricultural land (RSE/UTO and UTC)
West: Single-family residential dwellings and undeveloped/agricultural land (RSE and SR-1)

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. Rural Density Residential is described as low density residential uses of up to one dwelling unit per acre.
2. Suburban Density Residential is described as single family housing of up to four units per acre.

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. Old Union Road is a city owned collector street providing for two-way traffic within two driving lanes. There are no sidewalks along the roadway.

E. 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. Portions of the site are identified for:
 1. A green area along Old Union Road.
 2. Single-family at 1 dwelling unit per acre.
 3. Single-family at 2.2 dwelling units per acre.
- B. The Plan also provides for:
 1. A minimum sixty four hundred (400) foot setback from Old Union Road.
 2. A potential walking/bike trail along Old Union Road.
 3. Potential street connections.

EXISTING APPROVED CONCEPT DEVELOPMENT PLAN

- A. The existing approved Concept Development Plan shows the following:

1. Construction of 395 detached single-family residential dwellings on approximately 205 acres at an overall intensity of 1.92 units per acre with approximately 16% open space.
2. Access from Old Union Road and Hathaway Road.
3. Street extensions to adjoining properties to the south and west.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the limits of Westbrook Estates Subdivision, allowing for 178 detached single-family residential and West Ridge Subdivision, allowing for 241 detached single-family residential lots.
- B. The following table provides a comparison between the original Westbrook Estates Subdivision, the amended Westbrook Estates Subdivision, and the proposed Westbrook Estates and West Ridge Subdivisions:

	AREA (acres)	DWELLING UNITS	INTENSITY units/acre)	OPEN SPACE (acres)	OPEN SPACE (percentage)
Westbrook Estates Original Submission	125.08	308	2.46	25	20%
Westbrook Estates Revised Submission	124.9	237	1.9	25	20%
Westbrook Estates Existing Approved Plan	205.36	395	1.92	32	16%
Westbrook Estates Proposed Submission	115.59	178	1.54	20.94	18%
West Ridge Proposed Submission	135.17	241	1.78	6.76	5%
Total Proposed Submission	250.76	419	1.67	27.7	11%

- C. The submitted Concept Development Plan:
1. Provides for the minimum lot width, lot area, and setback requirements for the existing/proposed lots within the A-2/UTO and SR-1 districts. These requirements are consistent with the notations on existing Preliminary Plats for the same areas.
 2. Shows that Cimmaron Trail will have the right-of-way width of a local street. However, Improvement Plans for the first two sections containing Cimmaron Trail have been approved showing that the street has been designed, and will be/has been constructed, as a subcollector street. The applicant should address whether the remainder of Cimmaron Trail will be designed and constructed as a subcollector street.
- D. The Union Town Plan recommends that:
1. There should be a north-south vehicular roadway between Westbrook Estates Subdivision and Hathaway Road, in the vicinity of Westfield Lane.
 2. There should be an east-west vehicular roadway from Old Union Road, through the property at 9944 Old Union Road.

The submitted Concept Development Plan would eliminate these recommended vehicular

roadways.

- E. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Planning Commission Community Development Division, Boone County Public Works, Boone County Schools, Boone County Water District, City of Union, KYTC, SD1, and the Union Emergency Services Alliance.
1. Bridget Striker, Boone County Planning Commission Community Development Division, replied that she had no comments.
 2. Kim Best, Boone County School District, replied that the school district takes no exception to the request.
 3. Linzy Brefeld, KYTC, replied that a Traffic Impact Study will be required.
 4. Mike Rouse, Boone County Water District, replied that he had no comments.
 5. Paul Kremer, City of Union, replied that he had no comments.
 6. Rob Franxman, County Engineer, replied that Cimmaron Trail should be extended as a subcollector.
 7. Linzy Brefeld, KYTC, replied that they are still waiting on the Traffic Impact Study.
- F. Emails that have been received by staff prior to distribution of this report are attached.

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 25 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
- *Legislative Boundary Map
- *Existing Approved Concept Development Plan (R-24-014-A)
- *Aerial Map
- *Topographic and Floodplain Map
- *Zoning Map
- *2040 Future Land Use Map
- *Union Town Plan Map
- *Concept Development Plan With Union Town Plan Map
- *Application
- *Concept Development Plan
- *Emails received from the public

Vicinity Map

www.boonecountygis.com

Westbrook Estates

West Ridge

AREA E

AREA C

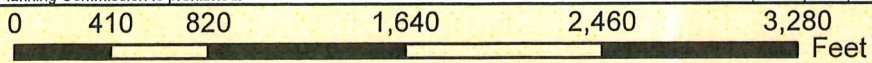
AREA A

AREA B

AREA D

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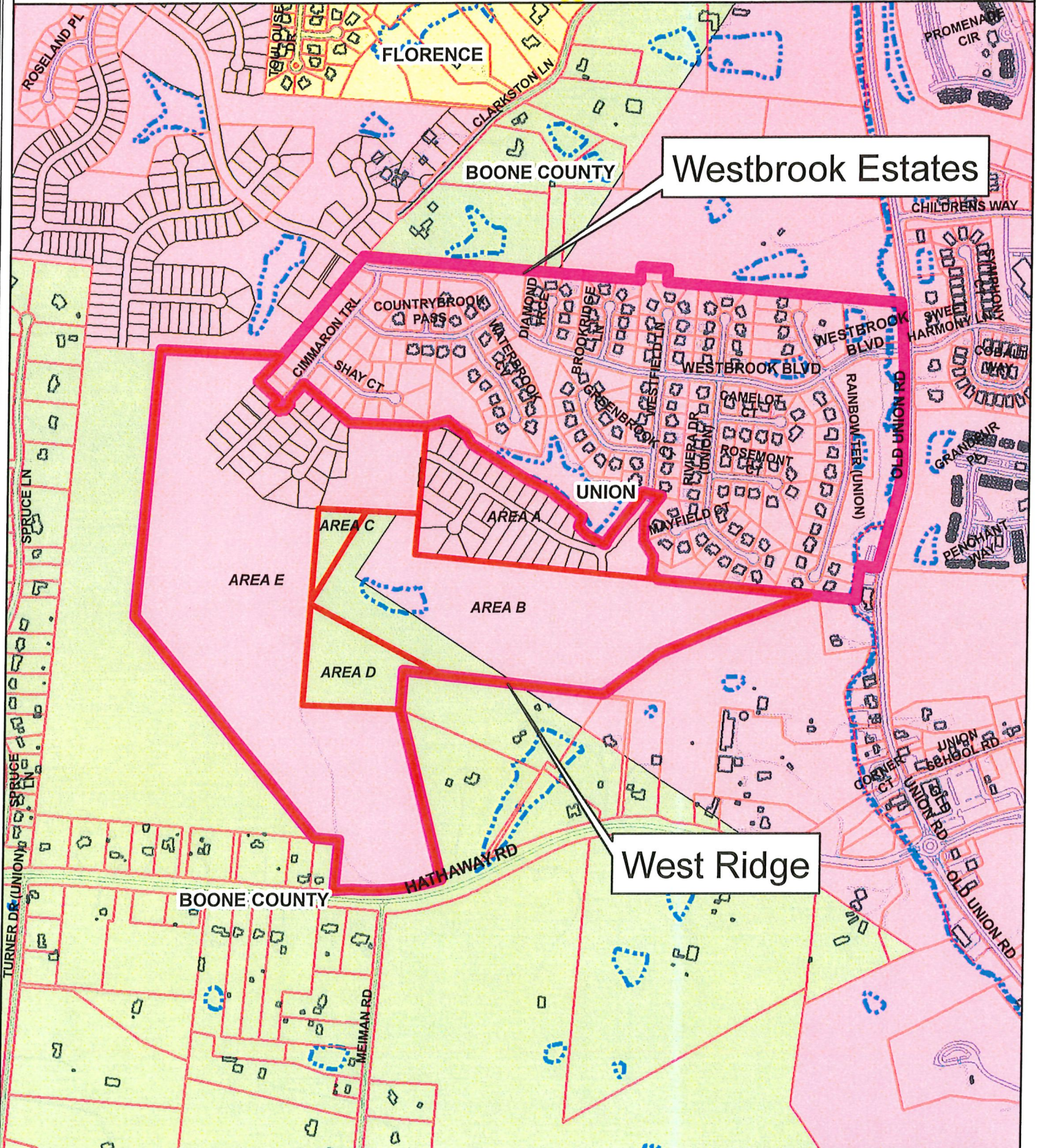
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Legislative Boundary Map

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0 410 820 1,640 2,460 3,280 Feet

1 inch = 800 feet



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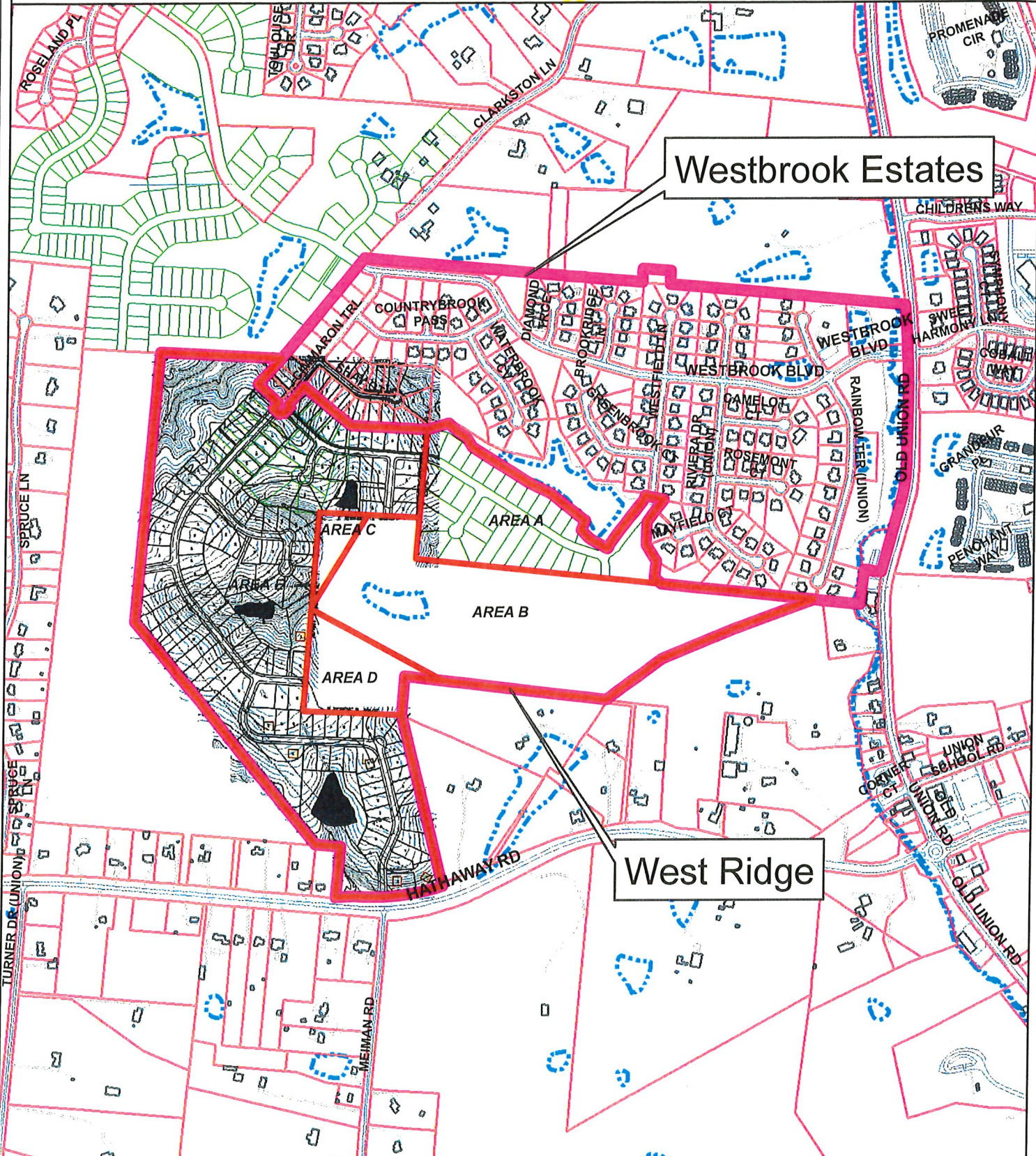
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Existing Approved Concept Development . lan Map (R-22-014-A)

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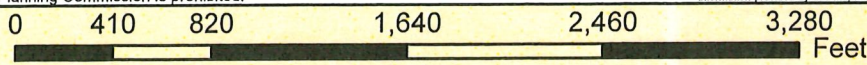
Westbrook Estates

West Ridge



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Aerial Map

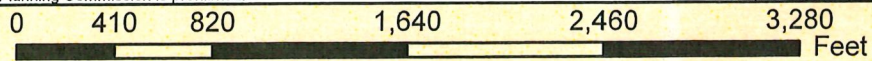
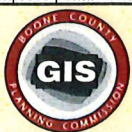
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Westbrook Estates

West Ridge

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Map File: 18_001.mxd
ArcMap Document: *.mxd

Topographic and Floodplain Map

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Westbrook Estates

West Ridge

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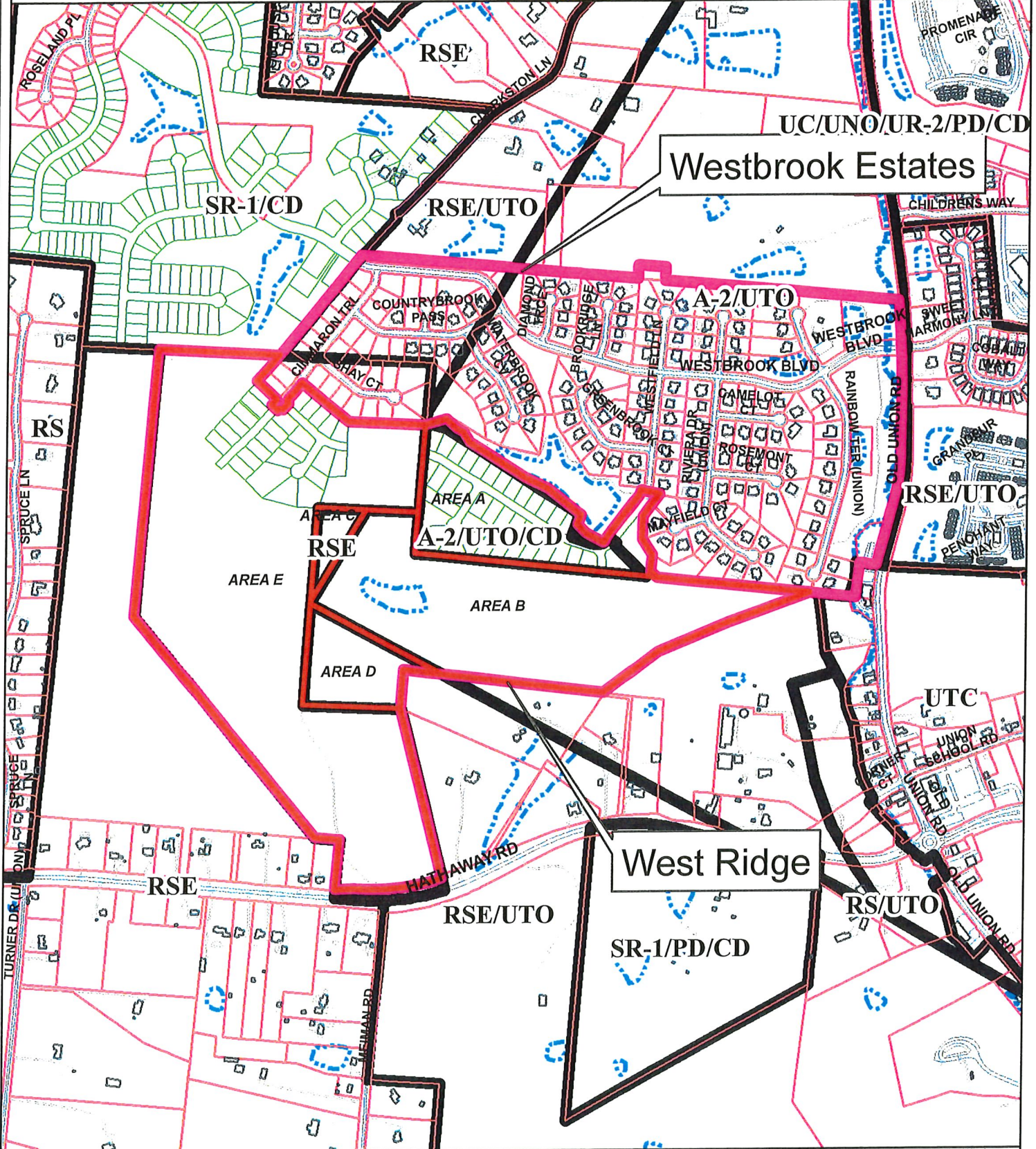
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Zoning Map

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1 inch = 800 feet



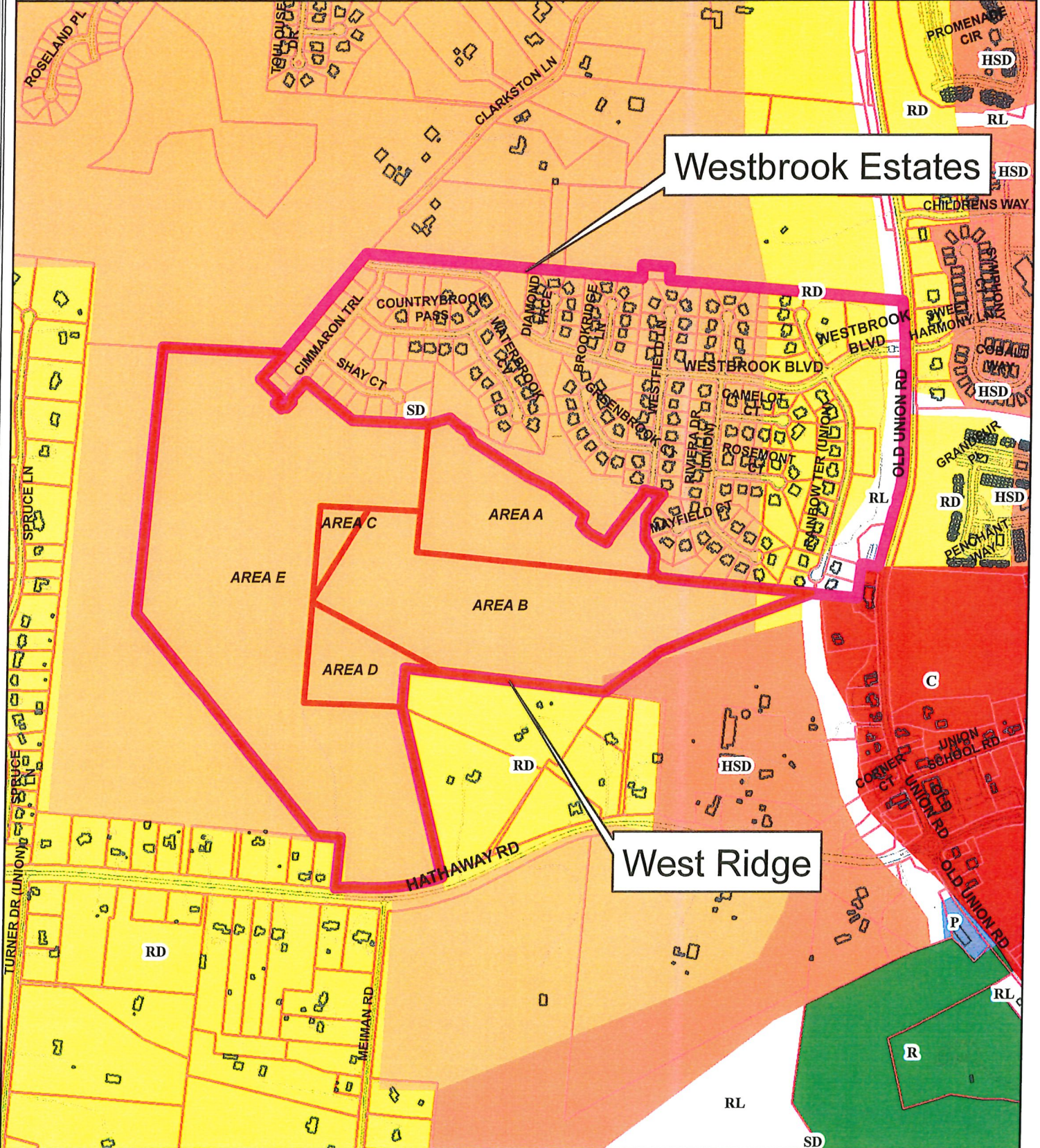
Boone County GIS - Putting Northern Kentucky on the Map



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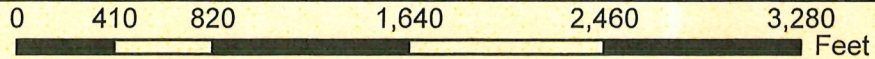
2040 Future Land Use Map

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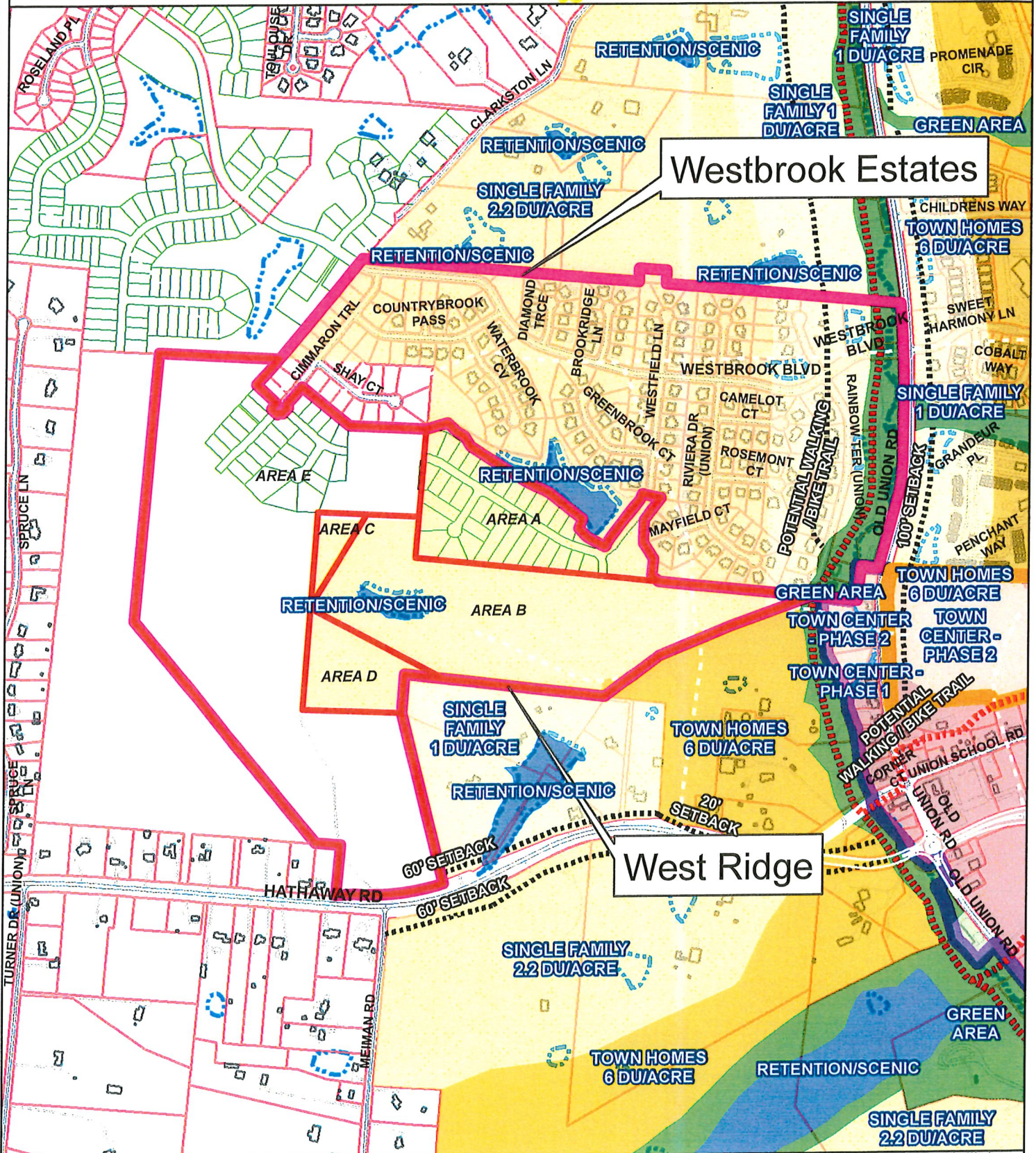
Boone County GIS - Putting Northern Kentucky on the Map



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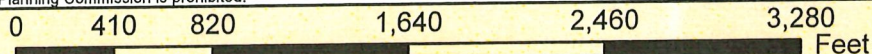
Union Town Plan Map

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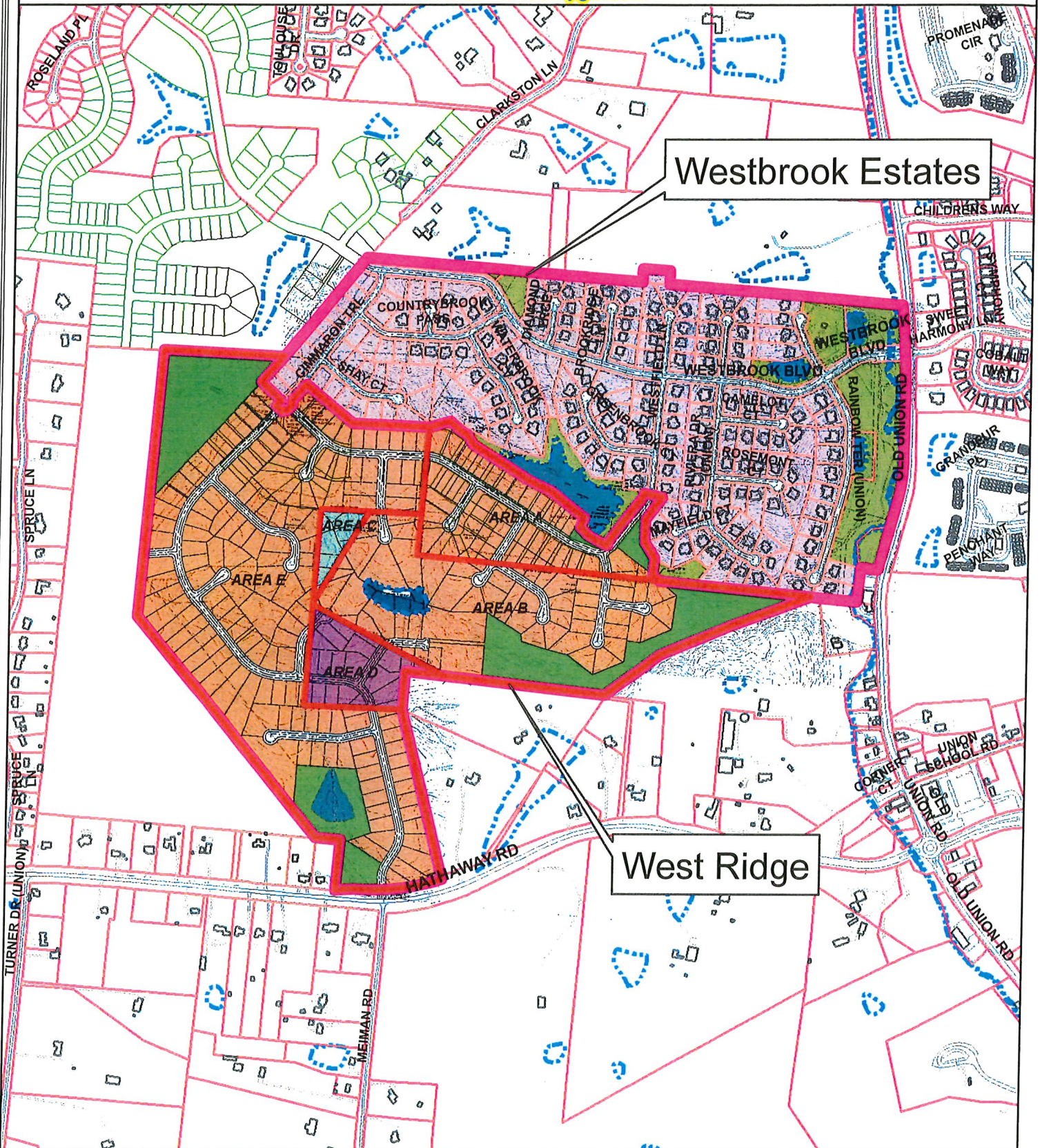
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Concept Development Plan Map

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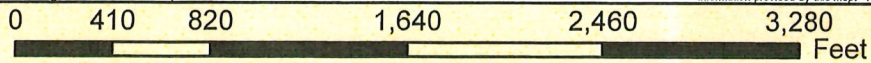


Westbrook Estates

West Ridge

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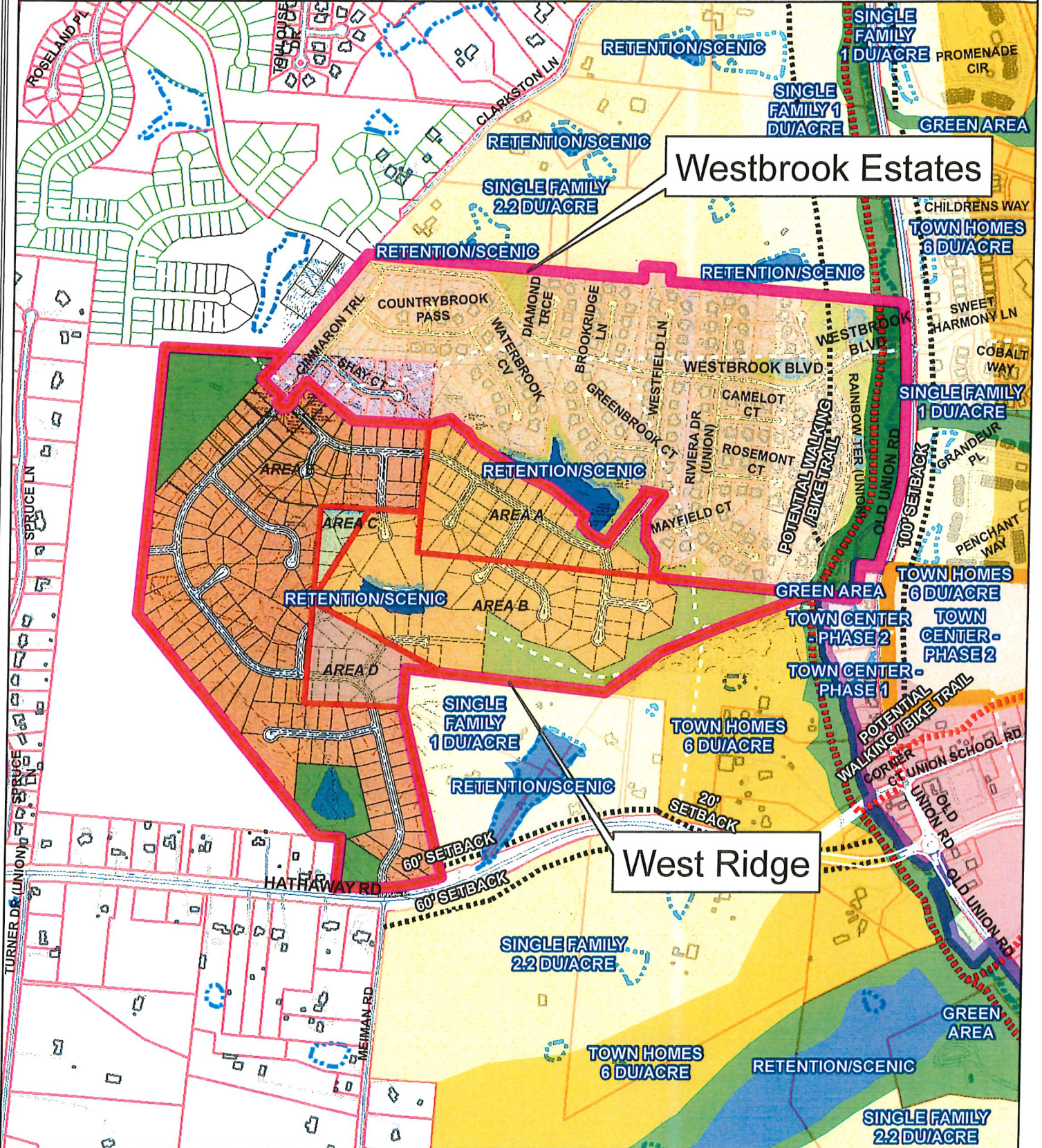


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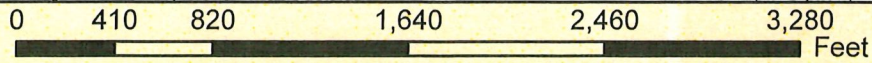
Concept Development Plan With Union Town Plan Map

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ArcMap Document: *.mxd

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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 type="checkbox"/> Sanitation District No. 1 |
| <input 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

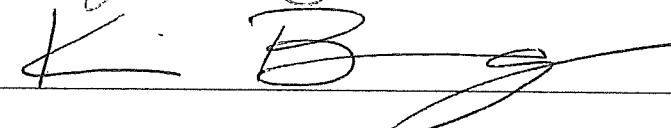
17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

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 November 20th, 2025

Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 9/2/25 Fee Received: \$3504.⁴⁰ Receipt #: 93279
2. Number of Copies Received: _____
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@boonecountky.org
www.boonecountky.org

Michael Schwartz

From: Sara Smith
Sent: Monday, October 6, 2025 11:49 AM
To: Michael Schwartz
Subject: FW: Per the Westbrook/West Ridge Arlinghaus Zoning and Concept Change

From: Anna Painter <anna.m.painter@gmail.com>
Sent: Monday, October 6, 2025 11:27 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Per the Westbrook/West Ridge Arlinghaus Zoning and Concept Change

You don't often get email from anna.m.painter@gmail.com. [Learn why this is important](#)

Warning: Unusual sender <anna.m.painter@gmail.com>

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To Whom It May Concern:

I am writing regarding the proposed zoning and subdivision changes involving **Westbrook and West Ridge**. As a resident of Westbrook, I support responsible, well-planned growth in our community, and I am not opposed to the creation of a new subdivision. However, I strongly believe that the zoning for all five affected areas should be **consistent with Westbrook's existing residential zoning**, and that **no commercial or conditional uses—such as event centers—should be permitted now or in the future**.

Based on the maps provided by the Planning and Zoning office, four of the five areas are currently part of Westbrook, while one area consists of land Arlinghaus purchased within the past year. That newly acquired parcel appears to be partially included in West Ridge, while its eastern portion—accessible via Old Union Road—has been excluded, likely due to floodplain limitations. Even so, residents have seen similar areas later reclassified for development, which underscores the need for **complete transparency and consistent zoning**.

At present, **some of these areas are not zoned the same as Westbrook**, even though they function as part of one contiguous community. To preserve fairness, neighborhood cohesion, and infrastructure capacity, these parcels should be **rezoned to match Westbrook's residential classification (SR-1)**. Allowing mixed or higher-density zoning in adjacent areas would undermine the established residential character and create opportunities for incompatible land uses in the future.

In addition, **all permits, inspections, and construction within Westbrook should be completed in full compliance with all federal, state, and local authorizing agencies**. There should be no shortcuts or deviations that could later result in costly remediation, noncompliance, or liability for the Westbrook HOA or residents. These standards exist to protect homeowners, infrastructure, and public safety, and must be upheld without exception.

It is also concerning that Arlinghaus is now seeking to divide what was once intended as a single, unified neighborhood into two separate subdivisions—**Westbrook and West Ridge**—that are nearly identical in layout, housing type, and density. This division, with no clear planning rationale, raises understandable **suspicion about the motivation behind the separation** and warrants careful review before any zoning changes or concept approvals proceed.

Broader Growth and Infrastructure Considerations

Our community is not isolated—development pressures throughout the surrounding area are growing rapidly. Nearby, the **Ballyshannon neighborhood** continues to expand, and the **proposed Fischer development off Longbranch Road** could add more than **800 new housing units** adjacent to Ballyshannon. While I am not opposed to growth in or near Ballyshannon, the sheer volume of new residential development proposed in this region illustrates how significantly our local infrastructure, roads, and schools could be affected in the coming years.

This growth will inevitably impact **shared roads such as Hathaway, Westbrook Boulevard, and Old Union Road**, which already serve multiple subdivisions and are key access routes into the City of Union. It is essential that planning decisions for Westbrook and West Ridge take into account the **cumulative traffic impact** from all of these developments, rather than evaluating each in isolation.

I appreciate that the Boone County Planning Commission has begun emphasizing the need for **Traffic Impact Studies (TIS)** and for a more comprehensive, “master” approach that considers the combined effects of nearby approved and proposed projects. This forward-looking approach is critical to ensuring public safety and maintaining reasonable travel conditions for existing residents.

Chairman Rolfson’s recent remarks acknowledging that the Comprehensive Plan, Future Land Use Map, and the **2000 Union Town Plan** designate land west of Old Union Road as **low-density residential (up to 4 units per acre)** were especially encouraging. Preserving that standard is vital to maintaining community balance and preventing the over-intensification of our western corridor.

Commercial and Conditional Uses

For these same reasons, I continue to oppose any zoning that would allow an **event center or other commercial use** within or adjacent to Westbrook. The previous proposal was denied for sound reasons, and those concerns remain valid today:

- **Traffic and Safety:** Hathaway Road and Westbrook Boulevard are not designed to handle event-level traffic, which would create congestion and increase accident risk.
- **Noise and Disturbance:** Event activity, amplified sound, and lighting are incompatible with single-family neighborhoods.
- **Parking and Overflow:** Such facilities rarely provide sufficient parking, leading to spillover onto residential streets.
- **Property Values and Integrity:** Commercial encroachment would undermine property values and the residential character residents sought when purchasing homes here.
- **Precedent:** Allowing one exception sets a dangerous precedent for further commercial uses in residential areas.

There is **no need to alter existing zoning** to accommodate this developer's goals. Numerous parcels across Boone County are already zoned appropriately for higher density or commercial projects. Maintaining Westbrook's zoning alignment protects residents, upholds the Comprehensive Plan, and ensures fairness in land use decisions.

Summary

In summary, I respectfully request that:

1. All parcels associated with West Ridge and Westbrook be **zoned consistently with Westbrook's current SR-1 residential zoning**.
2. **All construction and permitting comply fully** with all applicable federal, state, and local regulations.
3. **No conditional or commercial uses be permitted** that would allow event centers or other non-residential facilities.
4. **A combined Traffic Impact Study** be required before any further approvals, assessing cumulative impacts from all current and proposed developments along Hathaway Road, Westbrook Boulevard, and Old Union Road.
5. **Residents receive timely access to concept plans and proposed revisions** to ensure meaningful community input before any final votes.

Thank you for your time and your continued efforts to support transparent, responsible development that protects existing neighborhoods and aligns with Boone County's long-standing comprehensive plan.

Thank you

Anna Painter

Homeowner in Westbrook

Phone: 704.996.7636

[Email:anna.m.painter@gmail.com](mailto:anna.m.painter@gmail.com)

Michael Schwartz

From: Sara Smith
Sent: Wednesday, October 8, 2025 10:31 AM
To: Michael Schwartz
Subject: FW: Proposed zoning and subdivision changes involving Westbrook in Union

-----Original Message-----

From: Melissa Brown <melbrown394@outlook.com>
Sent: Wednesday, October 8, 2025 10:30 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed zoning and subdivision changes involving Westbrook in Union

You don't often get email from melbrown394@outlook.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

To Whom It May Concern: I am writing regarding the proposed zoning and subdivision changes involving Westbrook and West Ridge . As a resident of Westbrook, I support responsible, well-planned growth in our community, and I am not completely opposed to the

Warning: Unusual sender <melbrown394@outlook.com> You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

To Whom It May Concern:

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In addition, all permits, inspections, and construction within Westbrook should be completed in full compliance with all federal, state, and local authorizing agencies. There should be no shortcuts or deviations that could later result in costly remediation, noncompliance, or liability for the Westbrook HOA or residents. These standards exist to protect homeowners, infrastructure, and public safety, and must be upheld without exception.

It is also concerning that Arlinghaus is now seeking to divide what was once intended as a single, unified neighborhood into two separate subdivisions—Westbrook and West Ridge—that are nearly identical in layout, housing type, and

density. From the supplied maps, it appears that some lots currently in Westbrook will actually share property lines with lots in West Ridge. This division, with no clear planning rationale, raises understandable suspicion about the motivation behind the separation and warrants careful review before any zoning changes or concept approvals proceed.

Broader Growth and Infrastructure Considerations

Our community is not isolated—development pressures throughout the surrounding area are growing rapidly. Nearby, the Ballyshannon neighborhood continues to expand, and the proposed Fischer development off Longbranch Road could add more than 800 new housing units adjacent to Ballyshannon. While I am not opposed to growth in or near Ballyshannon, the sheer volume of new residential development proposed in this region illustrates how significantly our local infrastructure, roads, and schools could be affected in the coming years.

This growth will inevitably impact shared roads such as Hathaway, Westbrook Boulevard, and Old Union Road, which already serve multiple subdivisions and are key access routes into the City of Union. It is essential that planning decisions for Westbrook and West Ridge take into account the cumulative traffic impact from all of these developments, rather than evaluating each in isolation.

I appreciate that the Boone County Planning Commission has begun emphasizing the need for Traffic Impact Studies (TIS) and for a more comprehensive, “master” approach that considers the combined effects of nearby approved and proposed projects. This forward-looking approach is critical to ensuring public safety and maintaining reasonable travel conditions for existing residents.

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Property Values and Integrity: Commercial encroachment would undermine property values and the residential character residents sought when purchasing homes here.

Precedent: Allowing one exception sets a dangerous precedent for further commercial uses in residential areas.

There is no need to alter existing zoning to accommodate this developer’s goals. Numerous parcels across Boone County are already zoned appropriately for higher density or commercial projects. Maintaining Westbrook’s zoning alignment protects residents, upholds the Comprehensive Plan, and ensures fairness in land use decisions.

Summary

In summary, I respectfully request that:

All parcels associated with West Ridge and Westbrook be zoned consistently with Westbrook's current SR-1 residential zoning.

All construction and permitting comply fully with all applicable federal, state, and local regulations.

No conditional or commercial uses be permitted that would allow event centers or other non-residential facilities.

A combined Traffic Impact Study be required before any further approvals, assessing cumulative impacts from all current and proposed developments along Hathaway Road, Westbrook Boulevard, and Old Union Road.

Residents receive timely access to concept plans and proposed revisions to ensure meaningful community input before any final votes.

Thank you for your time and your continued efforts to support transparent, responsible development that protects existing neighborhoods and aligns with Boone County's long-standing comprehensive plan.

Melissa Brown
9386 Westfield Ln
Union, KY 41091

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Dr. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 7:27 p.m.:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

2. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The

submitted requests are: (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to: (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units.
(Jurisdiction: Boone County and Union)

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The first part of the submitted request is to amend the existing approved Concept Development Plan for Area A. The second part of the submittal is to rezone Areas C and D to A-2/UTO. The third part is to amend the existing Concept Development Plan for Area E by modifying the lot and street layout. The fourth part involves creating a new Concept Development Plan for Areas, A, B, C, D and E. The history of the site can be found on Pages 2 & 3 of the Staff Report. Mr. Schwartz showed a Legislative Boundary Map of Unincorporated Boone County and the City of Union. The applicant has discussed annexation with the City of Union. Mr. Schwartz pointed out the previously proposed event center site to Board Members. He showed a map of current zoning of the site in question. It includes a lot of zoning districts. Everything within the site and surrounding the site is zoned for residential use. Pages 2-4 of the Staff Report include pertinent sections of the Zoning Regulations. The 2040 Future Land Use map designates the area for Rural Density Residential (RD) as well as Suburban Density Residential (SD). The Union Town Plan covers some of the site. Some of the site is identified for single family residential up to 2.2 units per acre. Pages 5-8 of the Staff Report include references to the Comprehensive Plan that are relevant to the request. The Union Town Plan also provides for a minimum 400 foot building setback from Old Union Road with a potential walking/biking trail along Old Union Road as well as future street connections.

Mr. Schwartz showed the existing approved 2022 Concept Development Plan. It expanded Westbrook Estates Subdivision. It called for the construction of 395 detached single-family residential dwellings with a maximum intensity of 1.92 dwelling units per acre as well as about 16% of open space. Access is planned to Hathaway Road with street connections to adjacent properties to the south and west. Mr. Schwartz showed photos of the site and nearby properties.

The original submission for Westbrook Subdivision included 125.5 acres, 308 dwelling units at 2.40 units per acre. Later, there was a revised submission of 124.09 acres and 237 dwelling units at 1.90 dwelling units per acre. The most current plan includes 205.36 acres and 395 dwelling units at 1.92 dwelling units per acre. Mr. Schwartz showed the proposed Concept Development Plan with a table identifying the new number of dwelling units. Areas B, C and D have been added. Ultimately, it will include Westbrook Estates with 178 single-family detached lots (1.54 units per

acre), West Ridge Subdivision with 240 dwelling units (1.78 units per acre) with a combined number of 419 dwelling units at a density of 1.67 dwelling units per acre. The proposed density is lower than the previously approved plans including the 2022 Plan. Mr. Schwartz showed the new or proposed Concept Development Plan. The primary difference is Area A. It has a street connection to the South. The final plan shows Westbrook Estates at 1.54 dwelling units per acre. The new West Ridge subdivision will be 1.78 dwelling units per acre.

Mr. Schwartz introduced two emails from Ms. Eva Wojcik dated October 15, 2025 (see Exhibit 1) and Ms. Jill Charles dated October 15, 2025 (see Exhibit 2). Other comments are included in the Staff Report.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Bob Schroeder, Arlinghaus Builders, stated that he wants to add the proposed 9 lots that adjoin the lake or pond to remain in Westbrook Estates Subdivision. The primary reason is to complete the sidewalk around the lake. There will also be a sidewalk connection from the lake to Westfield Drive. That can be a condition of the zone change request. The maximum number of lots in Westbrook Estates would be 187 lots and West Ridge would have 232 lots. Currently, Westbrook has about 155 homes that are closed or will be closed by the end of the year. They have about 7-8 acres of green space devoted to maple syrup trees. There will be a trail installed in this area. Other green areas include the south side and near Hathaway Road. A ten foot landscape area will also be maintained along Hathaway Road. A portion of the street network will be a sub-collector with a 28 foot wide street. The primary reason for the change is affordability as they want to have smaller lots. West Ridge will have 80-90 foot wide lots vs. the 90-100 foot wide lots in Westbrook Estates. The homes will also be less unaffordable. They don't expect any houses to be less than \$500,000. In addition, the developer purchased more land to add lots and this will impact the use of the existing clubhouse and pool. They may offer pool memberships to West Ridge residents in the future. West Ridge would have their own HOA to cover the cost of maintaining green space. The overall development is less than 2 units per acre. The proposal fits with the Comprehensive Plan and the Union Town Plan. The applicant has discussed annexation with City of Union officials. It is only 24 more homes than what was previously approved.

Chairman Rolfsen inquired about phasing? Mr. Schroeder responded that they are working on the 30 remaining lots in Westbrook first and then West Ridge. It will take 2 years for the 30 lots. They already installed very deep sanitary sewers on the site. Chairman Rolfsen expressed a concern about the timing of the street connection to Hathaway Road. It needs to be done for traffic management purposes. Mr. Schroeder explained that there is another connection to the west that eventually connects to Ballyshannon Subdivision – Shamrock Drive. He stated that it is expensive to install sewers and roads at great lengths. It is usually done in phases.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. Dustin Dichera, 10011 Meiman Drive, asked why there are five areas? Mr. Schwartz replied that the Planning Commission has to identify areas for different zone changes and for previous Concept Development Plans. Some of the areas have different zoning classifications. Chairman Rolfsen noted that if approved, the density and lot size cannot change. Mr. Dichera asked if there

was any commercial proposed on the site? Chairman Rolfsen responded no commercial, just residential. If commercial is pursued in the future, the process would be similar to what happened to the event center on the site.

Ms. Jill Charles, 9105 Diamond Trace, asked why are there two zoning districts vs. one or SR-1 or A-2/UTO? Mr. Schroeder responded that not all of the site is in the Union Town Plan Study. It is in two different districts as a result of acquiring multiple properties. Mr. Costello noted that it is easier to manage one overall Plan instead of a series of different plans. He also noted that Union was originally one square mile. It also helps with phasing 20 homes a year.

Ms. Charles asked how does the Planning Commission handle a future change in a certain section? Mr. Schwartz gave an example of Arlinghaus Builders wanting to put multi-family housing in a section. The property owner could do it for a portion of the site and not the entire site. It would have to go through the Change in Concept Development Plan process. That is what happened with the proposed event center. Ms. Charles noted the differences between A-2/UTO and SR-1 as far as what uses are permitted, conditionally permitted and prohibited. A duplex is permitted in A-2/UTO and an event center is a Conditional Use. That is different than an SR-1 zoning district. It would only be a Concept Development Plan change and not a Zone Change for an event center. How hard is it for Arlinghaus to make a change in the future for commercial? Do the rules change for the two zoning districts? What is the exact process for a change in a use like a duplex or an event center? Mr. Schwartz replied that if the application is approved, detached single-family housing is only allowed along with the open space and street layout. Anything that is deemed a major change from the approved plan comes back through the same Public Hearing process that is undertaken tonight. Minor changes are handled administratively by Staff. Major changes are those that change land use, character of the area, building massing or orientation of buildings, street connections, etc. Minor changes are squaring up a lot to make it bigger. Another one is that it doesn't significantly change the open space. Another example of a major change is extending lot lines to reduce open space. Doing commercial and duplexes are major changes. Doing anything other than detached single-family residential is a major change.

Ms. Charles confirmed that a permissible use that as long as it is not single-family residential detached homes would be a major change despite it being in the table as a permitted use? Mr. Schwartz agreed with Ms. Charles. Ms. Charles expressed a concern about the home closest to Westbrook residences. She is interested in the square footage of the new lots and lot frontages. What is the minimum lot size in West Ridge? She inquired about the prices of the homes in West Ridge? It is really \$500,000 minimum whereas the internet shows the same for Westbrook? What are the current models they will be built in West Ridge? What about a streetscape in West Ridge? She took pictures of other Fischer communities and they are different than Westbrook. What about recreational facilities? The new subdivision won't have a separate clubhouse or pool. There is nothing for the kids – no playground. Will they come to Westbrook Subdivision? Ms. Charles noted that her figures include 70 new homes. Back in 2022, the applicant was supposed to have a Traffic Impact Study. She doesn't think a Traffic Impact Study was done for Westbrook – maybe 2006? There are 4 roads that are going to get killed in the next 5-10 years – Hathaway Road, Westbrook Drive, Old Union Road and Sweet Harmony. Traffic studies need to be performed for these four roads. It should take into consideration future combined traffic from all of the approved projects but not yet started nor completed. There should be a master traffic study conducted. Traffic Impact Studies should include other development sites in the area. That's how Aberdeen,

Woodvale and the Promenade were done. It is not smart to do it that way. They are not islands. They are all impacted by each other. Mr. Schwartz responded that in the Staff Report, there was a response from Lindsey Brefeld from the Kentucky Transportation Cabinet (KTC). KTC will require a traffic study as they responded to a Staff request. He stated that anything that is zoned SR-1 will have a minimum lot size of 9,500 square feet and a minimum of 70 feet of lot widths. Anything that is zoned A-2/UTO will have a minimum lot size of 10,000 square feet with a minimum 75 foot lot widths. The number of lots will not be increased and is based on what is shown on the Concept Development Plan. The homes don't have supplemental design guidelines like the PD overlay requirements for commercial buildings. The reason is that it is subject to the Fair Housing Act. One cannot make a decision based on the cost of homes.

Ms. Charlotte Curtis inquired when the Traffic Impact Study will be done? It is affecting Big Bone Road and Camp Ernst Road and the Old Union Road roundabout. There are plenty of back ups in the morning. Hathaway Road is a busy road. Hathaway Road will either be a two or four lane road in the future. Mr. Schroeder replied that they will commit to 80 foot wide minimum lots for anything that touches Westbrook Subdivision. The Traffic Impact Study is due before they tie into Hathaway Road. The State may tell them they need to build turning lanes or add a traffic signal.

Mr. Terry Pater, 5128 Limerick Court, stated that it is the traffic situation. Hathaway has a lot of traffic now and will in the future. Building is slow now but it will pick up. Ballyshannon has another curb cut onto Hathaway Road. He is not opposed to growth. Let's address the traffic before development. Mr. Costello explained that the County is in the process of completing the Boone County Transportation Plan. That Plan will prioritize the roads in the County and will be used to support funding for improvements to certain roads. Hathaway Road is a State road and has to be made a priority. The State legislators need to know in order to seek funding for improvements as soon as possible.

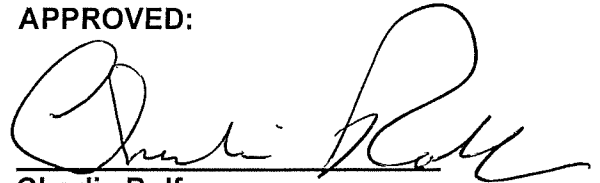
Mr. James Javins, 9209 Brookridge Lane, expressed a concern for not making the street connection to Hathaway Road earlier. Otherwise, the new and old traffic from both subdivisions will be severely limited in entering and exiting their subdivisions. In addition, traffic from Ballyshannon will also go through Westbrook Subdivision. He questioned the Traffic Impact Studies and whether there is follow-up in implementing recommended improvements. An example of this is Orleans Subdivision and turn lanes on Longbranch Road. It is hard to see who is turning into the subdivision and who is going straight.

Seeing no further comments, Chairman asked if the Commissioners had any questions or comments?

Mr. Lunnemann asked the applicant to bring information to the Committee meeting about what will be done with the planned green space in West Ridge Subdivision. Mr. Schroeder mentioned that the pond is 5 acres in size and has sidewalk around it. It doesn't have a fence.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 29, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:41 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

- Exhibit 1: October 15, 2025 email from Eva Wojcik
Exhibit 2: October 15, 2025 email from Jill Charles

Sara Smith

From: Eva Wojcik <evawojcik@yahoo.com>
Sent: Wednesday, October 15, 2025 4:05 PM
To: Planning Commission General Account
Subject: Resident Comments on Proposed Zoning and Subdivision Changes- Westbrook Estates and West Ridge

You don't often get email from evawojcik@yahoo.com. [Learn why this is important](#)

Warning: Unusual sender <evawojcik@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Date: October 10th, 2025
 To: Boone County Zoning and Planning Commission
 2950 Washington Street
 Burlington, KY 41005

Dear Members of the Boone County Zoning and Planning Commission,

I am submitting this letter in support of, and as an expansion upon, the resident letter submitted by Anna Painter of Westbrook Estates, concerning the proposed zoning and subdivision modifications involving Westbrook Estates and West Ridge. As a Westbrook Estates and Union resident, I fully share the concerns expressed in that correspondence regarding zoning consistency, community cohesion, and responsible development.

I am not opposing the development of West Ridge. My intent is to provide additional context for the Commission's consideration—particularly regarding zoning classifications, environmental compliance, and the long-term obligations being placed upon the Westbrook Estates Homeowners Association (HOA).

1. Zoning Consistency and Overlay Interpretation

As expressed in Mrs. Painter's letter, the proposed concept plans illustrate a suburban-density pattern inconsistent with current A-2 (Agricultural Estate) zoning standards.

Key points for the record:

- A-2 Standards: Maximum of 1 dwelling per 2 acres (80,000 sq. ft. minimum lot size).
- SR-1 Standards: Up to 4 dwellings per acre with 8,000 sq. ft. minimum lot size and 65-ft frontage.
- The colored concept plan clearly depicts an SR-1-style lotting pattern despite A-2 designation on Areas A and B.
- The Union Town Overlay (UTO) is intended as a design overlay; it should not override base zoning density limits unless explicitly amended by ordinance. (per Article 25, Section 2508).

Accordingly, a suburban concept plan under A-2 cannot be deemed consistent without a formal rezoning. For transparency and integrity, all parcels functioning as part of Westbrook or West Ridge should align under SR-1 if suburban densities are intended.

2. Environmental and Wetland Compliance

It is my understanding that the wetland and stormwater basin areas within Westbrook Estates have already been transferred to the Westbrook HOA, even though corresponding permits under the U.S. Army Corps of Engineers, Kentucky Division of Water, SD1 and any other authority may not yet have formal closure documentation.

I respectfully request that the Commission:

1. Confirm that all wetland and stormwater permits were closed in good standing prior to transfer.
2. Require submission of as-built certifications and maintenance agreements recorded with SD1, DOW, and USACE.
3. To ensure no inadvertent transfer of unverified environmental obligations onto Westbrook Estates HOA.

These verifications are critical to prevent unfunded environmental obligations and ensure compliance with 33 C.F.R. Parts 320-332 and 401 KAR 5:026.

3. Subdivision Cohesion and Infrastructure Boundaries

The current configuration blurs the distinction between Westbrook and West Ridge in several ways:

- Mailboxes: Boone County GIS indicates that cluster mailboxes serving Westbrook homes are physically located within West Ridge property boundaries. To prevent future access and liability issues, Westbrook mailboxes should be located within the Westbrook plat.

Mailboxes are directly adjacent to 9394 Westfield Lane and the area behind Mayfield Ct. is currently maintained by Westbrook HOA. This is the location of Greenbrook Ct. and Westfield Lane resident mailboxes within Westbrook Estates. Photo Below



- Lot Division Near Wetland/Retention Pond: The lots surrounding the wetland/retention pond logically function as part of Westbrook and should remain within that subdivision boundary to preserve design continuity. Clear demarcation lines should be established—Westbrook on the northern part of Westfield Lane, West Ridge on the southern part of Westfield Lane. This would allow for Westfield Lane to function as the division line between the subdivisions all the way to Cimmaron Trail.

These measures will protect both subdivisions from confusion over maintenance, insurance, and jurisdiction.

4. Traffic and Cumulative Impact Review

Given simultaneous development across Westbrook, West Ridge, Ballyshannon, and Aberdeen, traffic conditions along Hathaway Road, Westbrook Boulevard, and Old Union Road must be

evaluated cumulatively. I respectfully request that the Commission require a combined Traffic Impact Study (TIS) addressing all concurrent developments in this corridor prior to any additional approvals.

5. Public Access and Transparency

As a suggestion, residents should be provided with access to all revised Concept Development Plans, staff reports, and traffic studies at least 14 days prior to any hearing or vote. Timely access ensures meaningful public participation and supports the Commission's stated goals of transparent, informed decision-making.

Conclusion

In summary, I respectfully echo the core requests of the original resident letter and further recommend that the Commission:

1. Ensure zoning and density consistency between Westbrook and West Ridge.
2. Verify environmental permit closure and maintenance obligations before accepting subdivision transfers.
3. Clarify subdivision boundaries, mailbox placement, and wetland lot alignment.
4. Require a combined, corridor-wide traffic impact study.
5. Guarantee advance resident access to revised plans and supporting documents.

Protecting the integrity of Westbrook Estates requires that all future development be consistent in zoning, transparent in process, and compliant with every environmental and infrastructure obligation from the outset.

Thank you for your consideration and for your continued commitment to responsible and accountable planning.

Sincerely,
Eva Wojcik-Davis
Resident, Westbrook Estates
9393 Westfield Lane, Union, Kentucky 41091
evawojcik@yahoo.com

Kevin Costello

From: Jill Charles <jillpky@gmail.com>
Sent: Wednesday, October 15, 2025 5:00 PM
To: Sara Smith; Planning Commission General Account; Kevin Costello
Subject: Comments for Public Record for Public Hearing 10/15/25
Attachments: Public Hearing for West Ridge.docx

External sender <jillpky@gmail.com>

Make sure you trust this sender before taking any actions.

Pls see attachmeny

10/15/25. Public Hearing for West Ridge

WB homeowners have valid reasons to be wary of anything that Arlinghaus says. We have seen them request, and the Planning Commission approve, the removal of permanent green space from WB so they can build homes on it. This was space that backed up to existing homeowners' back yards. Arlinghaus told these homeowners it was permanent green space and, consequently, those homeowners based their buying decision on it. (This change was part of a major WB change in 2018 but was hidden by the planner, if you are interested in verifying this for yourselves.) And very recently Arlinghaus demonstrated that they have no problem with removing almost 20 acres from WB, and selling them to a developer for an event center, a use that is prohibited in a SR-1/PD district. This private commercial establishment would have generated noise and heavy late -night traffic that would have disturbed the peace and tranquility of an existing, low- density residential neighborhood. So, these are just a couple of reasons that explain our concerns with this request. The bottom line is that Arlinghaus is in the business to sell lots and/or build homes. WB homeowners want to protect their investment and their quality of life. These two things seem to be in conflict with each other.

Following are relevant questions regarding density that were not answered in the staff report:

- 1) what is the current overall WB density?
- 2) what is the smallest lot size (in sq ft) in WB?
- 3) what is the smallest lot frontage in WB?
- 4) what is the current density of WB homes that are adjacent to, or near, West Ridge lots?
- 5) what is the smallest lot size in sq ft in WB homes that are adjacent to, or near, West Ridge lots?
- 6) what is the smallest lot frontage of WB homes that are adjacent to, or near, West Ridge lots?
- 7) what is the overall planned density of West Ridge?
- 8) what is the planned density for each of the five areas in West Ridge?
- 9) what is the smallest lot size in sq ft for each of the five areas in West Ridge?
- 10) what is the smallest frontage of homes for each of the five areas of West Ridge?

11) How much green space will West Ridge have?

Mr. Schroder told the City of Union council on 10/6/25 that most people would not notice the difference between West Ridge and WB. (There is no space, monument, etc, planned that would physically set the two subdivisions apart.). Based on their current seven communities in Boone and Kenton counties, I am skeptical. Their current communities start at either the \$380's or the \$400's. WB homes start in the \$500's. That's a significant price difference that is visually apparent. Mr. Schroder has said only that they will be a "lesser price point". That doesn't tell us anything. Following are relevant questions regarding price that were not addressed in the staff report nor in Mr. Schroder's presentation to the Union City Commission:

- 1) What is the EXACT planned price point of the homes in West Ridge?
- 2) I would like Arlinghaus to provide a complete listing of the current Arlinghaus models that would be allowed to be built in West Ridge. That would give the public a much better idea of exactly what types of homes will be built, instead flashing a few pics of built homes, one of which Mr Schroder showed during his City of Union presentation which was actually a pic of a WB house the recently sold for \$560k+. (very misleading)
- 3) which of the current seven Arlinghaus communities in Boone and Kenton counties would be the closest in price, density, overall feel/look to each of the five areas of West Ridge?
- 4) I would like Arlinghaus to provide examples of actual streetscapes in their current communities that would best reflect the planned streetscape in each of the five areas of West Ridge.

If the zone change request is approved, there will be two different zoning districts in West Ridge: A-2/UTO and SR-

- 1) Why not make all five areas either A-2/UTO or SR-1? 2) What advantages from Arlinghaus's perspective do they gain by having four areas zoned A-2/UTO and one 74 acre area zoned SR-1?
- 3) if Arlinghaus wants a concept plan change in one of the A-2/UTO areas for a permissible use, that is residential (duplex, for example) or commercial (ag-related business, for example), what is the exact P & Z process? Is that considered a major or minor change, according to BC P&Z and/or the Union Town Plan? Would a public hearing be required at the Planning Commission level?

4) if Arlinghaus wants a concept plan change in one of the A-2/UTO areas for a conditionally permissible use, that is commercial (an event center, for example), what is the exact P& Z process? Is that considered a major or minor change, according BC P&Z and/or the Union Town Plan? Would a public hearing be required at the Planning Commission level?

5) if Arlinghaus wants a concept plan change for a permissible or conditionally permissible use in Area E (SR-1), what is the exact P&Z process? Is that considered a major or minor change, according BC P&Z and/or the Union Town Plan? Would a public hearing be required at the Planning Commission level?

The BC subdivision regulations require recreation facilities, not just green space. Supposedly, West Ridge will not have a pool. It appears they will not have anything else either, like walking trails or a park, or even a playground. Without any amenities in West Ridge, those kids may be more likely to want to use the few amenities in WB. That is probably not going to go over well. Especially in light of the fact that 178 families, instead of 350, will now be expected to foot the bill for the maintenance and the liability associated with these amenities, as well as for the three retention ponds, one of which is located directly across the street from West Ridge homes. Unfortunately, the West Ridge kids may see that as a big pool. So, this is a safety concern for all of us.

Of course, another constant concern in Union is traffic. I don't believe a Traffic Impact Study has been done for Westbrook since 2006, if then, when the first preliminary plat was approved. I know a TIS was required in the 2022 change – see page 10 of the staff report, but I do not believe it was done. (This is something that the Planning Commissioners can easily verify.) Since one was required in 2022 when WB was approved for approximately 350 homes, but was not done, I assume that a TIS would be required for this change, which results in a total of 419 homes. So, is a TIS required? Was KYTC contacted regarding this change? This change results in a net gain of approximately 70 homes, which normally would not be significant, but it is under today's circumstances. What are today's circumstances? This change, just like all of the others, is not happening in a vacuum. Significant residential and commercial development has been approved since 2021 that impacts the same roads in this area: Hathaway, Westbrook Blvd, Old Union, and Sweet Harmony. Previous TIS studies did not consider the total impact from other developments. The TIS needs to consider the future impact of these already approved, but not yet started or completed

residential, commercial and government developments, on these roads. And, heads up, there is no defensible reason for the engineering company to use a 2% growth rate, when actual data is known and publicly available. **The TIS MUST consider the total combined impact of all of this approved development on these roads.** PLEASE ask for a TIS prior to approving this major change.

I appreciate you spending the time & effort to get answers and believable explanations from Arlinghaus for all of these questions and concerns.

Thank you
Jill Charles

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
NOVEMBER 5, 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 November 5, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mrs. Janet Kegley
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 October 15, 2025 Business Meeting and Public Hearings. He asked if there were any comments or corrections?

Dr. Clark moved to approve the Minutes as presented and amended. Mr. Schwenke 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 October 2, 2025 and November 5, 2025.

EXPENSES:

Accounting Fees	17,668.67
Attorney Fees	5,000.00
Auto Expense	94.41
Consultant/Profess Svcs Fees	12,647.67
Filing Fees (CLURS)	1,150.00
GIS Operations	38,249.19
Legal Ads/Recruitment	951.81
Miscellaneous Expense	166.45
Office & Board Meeting Supplies	1,244.69
Office Equipment / Expense	-12.23
Printing/Pub/Dues/Subscriptions	<u>168.00</u>

TOTAL: \$ 77,328.66

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 9,046.00
Health/Dental/Life/LTD	38,562.03
Retirement – BCPC Portion	22,921.20
Salaries – Staff Expenses	124,004.84
Salaries – BCPC & BOA	<u>1,640.00</u>

TOTAL: \$ 196,174.07

GRAND TOTAL: \$ 273,502.73

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. Mr. Hincks seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. **(Jurisdiction: Florence)**

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change of Concept Development Plan request based upon Findings of Facts (See Committee Report) and condition. The condition letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 to approve the request.

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

Mr. David Collick, 310 Colbert Street, Cincinnati, Ohio, stated that the red roof has already been replaced.

Mr. Hincks moved by Resolution to the City of Florence to recommend approval of the Change of Concept Development Plan based upon the Findings of Fact and condition as presented by Ms. Elliott. Dr. Clark asked if the proposed mural is the same as on the drawing. Ms. Elliott responded yes. Dr. Clark seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Steve Harper, Chairman, Steve Lilly, Staff

2. Request of **K4 Architecture (applicant) for United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Conditional Use Permit based upon Findings of Facts and one Condition. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the requests.

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

Mr. Mike Kolenz, applicant, stated that they will build the access in accordance with what the State would allow. Both curb cuts will be right in and right out. Ms. Gulick inquired about the design of the curb cut. Will there be a median barrier or will there be a "pork chop" island. Mr. Kolenz replied that it would be a mountable pork chop island for fuel trucks.

Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment/Change in Concept Development Plan/Conditional Use Permit based on the Committee Report, Findings of Fact and one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Lauren Elliott, Staff

3. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **S. L. Weaver Investments (owner)** for a Zoning Map Amendment from Urban Residential Two (UR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 4.2 acre area located along the south side of Weaver Road, between Interstate 71/75 (I-71/75) and Somerset Boulevard, approximately 1,300 feet east of Somerset Boulevard, and having a Parcel Identification Number (PIDN) of 062.00-00-079.07, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of 33 detached single-family residential dwellings. **(Jurisdiction: Boone County)**

Mrs. Steele moved to defer this item to the January 7, 2026 Business Meeting. Mr. Harper seconded and it passed unanimously. The Committee Meeting will be held on December 17, 2025 at 5:00 p.m.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

4. Request of **Grand Communities, LLC (applicant)** for **Daniel Riegler (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 78 acre area located at 2581 Longbranch Road, including the property having a Parcel Identification Number (PIDN) of 040.00-00-009.02, Boone County, Kentucky. The request is for a zone change to allow the development of 882 dwelling units. **(Jurisdiction: Boone County)**

Ms. Gulick moved to defer this item to the Business Meeting scheduled for December 3, 2025 at 7:00 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.

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

5. Request of **Tony Vornberger (applicant) for Robert J. Lightner Foundation, per Robert J. Lightner (owner)** for a Zoning Map Amendment from Recreation (R) to Recreation/Planned Development (R/PD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky. The request is for a zone change to allow a school to be located within an existing building, including after school programs and summer remedial education programs. **(Jurisdiction: Boone County)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee vote was 2-0 in favor of approving the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no further comment, **Mr. Hincks moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Conditions. Mr. Szurlinski seconded the motion.**

Chairman Rolfsen asked if any Commissioners had any comments or questions? Ms. Gulick stated that this use came before the Board previously and there were some safety concerns regarding the entrance. How were they resolved? Mr. Hincks replied that the safety concerns were about the flooding of the Ohio River. It is slow moving as the creek on the property holds the backwater of the Ohio River. There are multiple ways to get out of the site including climbing the hill to avoid flooding.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Hincks and seconded by Mr. Szurlinski. The motion passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Michael Schwartz, Staff

6. Request of **Erpenbeck Consulting Engineers, Inc. (applicant) for Arlinghaus I, LLC (owner)**, for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted

requests are (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. **(Jurisdiction: Boone County and Union)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based upon Findings of Facts and Conditions. He showed a map of the areas or phases in question. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The recommendation for approval needs to be sent to both the City of Union and the Boone County Fiscal Court.

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

Mr. Bob Schroeder, Arlinghaus Builders, stated that the annexation process is underway with the City of Union. It will be a timing issue on whether the Boone County Fiscal Court needs to take action or not on the request before the annexation goes into effect.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court and the City of Union to recommend approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mr. Bessler seconded the motion and it passed unanimously.**

NEW BUSINESS

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

7. Request of **Whitewater Car Wash, per Gregg Murry (applicant) for NNN REIT, LP (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.40 acre area located at 1731 Jones Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the demolition of the existing building and the construction of a 4,375 square foot car wash. **(Jurisdiction: Boone County)**

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

8. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. (**Jurisdiction: Florence**)

ZONING MAP AMENDMENT, Michael Schwartz, Staff

9. Request of **Corporex Parks of Kentucky, per Nick Heekin (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Industrial One (I-1) to Urban Residential Three/Planned Development (UR-3/PD) for an approximate 9 acre area located along the southwest side of Mineola Pike, between Olympic Boulevard and Jamike Avenue, approximately 1,300 feet southwest of Olympic Boulevard, and along the northwest side of Gap Way, at the terminus of Gap Way, including the properties having the following Parcel Identification Numbers (PIDN's): 071.00-01-001.00, 071.00-01-005.00, 071.00-01-006.00, 071.00-01-031.00, 071.00-01-032.00, 071.00-01-033.00, 071.00-01-034.00, 071.00-01-035.00, and 071.00-01-036.00. The request is for a zone change to allow a multi-family residential development. (**Jurisdiction: Boone County**)

Mr. Judd moved to schedule the Public Hearings for Items #1, #2 and #3 on December 3, 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

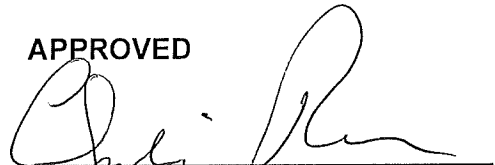
OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Harper seconded the motion and it passed unanimously. The meeting was adjourned at 7:32 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: Rick Lunnemann, Chair

DATE: November 5, 2025

RE: Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted requests are: (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to: (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. (**Jurisdiction: Boone County and Union**).

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 and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT:

1. The proposed Zoning Map Amendments, Concept Development Plan, and Change of Concept Development Plan are consistent with the comprehensive plan, Our Boone County Plan 2040, which recommends the area be developed with residential uses up to four (4) units per acre.

The submitted plan indicates that the area will be developed with detached single-family residential dwellings at an intensity of 1.67 units per acre.

2. The proposed Zoning Map Amendments, Concept Development Plan, and Change of Concept Development Plan are consistent with the land use recommendation of the Union Town Plan which recommends the area be developed with single-family residential dwellings at a maximum intensity of 2.2 units per acre.

The submitted plan indicates that the area will be developed with detached single-family residential dwellings at an intensity of 1.67 units per acre.

3. The proposed Zoning Map Amendments, Concept Development Plan, and Change of Concept Development Plan are generally consistent with the transportation recommendation of the Union Town Plan which recommends certain connections to adjacent properties.

The submitted plan provides for north-south and east-west connectivity through the area.

4. The submitted Concept Development Plan is generally consistent with the existing approved Concept Development plan relative to lot sizes, phasing, and overall traffic circulation.
5. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Development shall be consistent with the revised Concept Development Plan that was presented at the October 29, 2025 Zone Change/Concept Development Plan Committee meeting, except as noted with the following conditions.
2. Any lots within West Ridge Subdivision that abut Westbrook Estates Subdivision shall have a minimum lot width of eighty (80) feet.
3. Cimmaron Trail shall be designed and constructed as a subcollector street.
4. The T-Type turnaround at the terminus of the street within Area B shall be designed as a cul-de-sac street.
5. Subdivision signage shall be limited to the following locations:
 - a. The intersection of Westbrook Boulevard with Old Union Road.
 - b. The intersection of Cimmaron Trail with Hathaway Road.

6. An HOA lot shall be provided along the north side of Hathaway Road, immediately east of the new entrance street.
7. A landscape easement, having a minimum width of ten (10) feet, shall be provided along the north side of Hathaway Road immediately east of the new entrance street.
8. Access onto Hathaway Road shall be as determined by the Kentucky Transportation Cabinet (KYTC).
9. Any off-site improvements required by KYTC shall be constructed by the developer, at their expense.
10. Unless the area is annexed into the City of Union, the Zoning Map Amendment, Concept Development Plan, and Change of Concept Development Plan shall only be valid if the proposal is approved by both Boone Fiscal Court and Union City Commission.

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: Steve Harper, Chairman

DATE: October 29, 2025

REMARKS:

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 findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Michael Schwartz, Staff

3. Request of **Erpenbeck Consulting Engineers, Inc. (applicant) for Arlinghaus I, LLC (owner)**, for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted requests are (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. (**Jurisdiction: Boone County and Union**)

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

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

Rick Lunnemann

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

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

Steve Harper (Chairman)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

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

David Hincks

David Hincks
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

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

TOTAL: - DEFERRED 2 FOR PROJECT 3 ABSENT
 - AGAINST PROJECT - ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Dr. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen introduced the second item on the Agenda at 7:27 p.m.:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

2. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The

submitted requests are: (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to: (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units.
(Jurisdiction: Boone County and Union)

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The first part of the submitted request is to amend the existing approved Concept Development Plan for Area A. The second part of the submittal is to rezone Areas C and D to A-2/UTO. The third part is to amend the existing Concept Development Plan for Area E by modifying the lot and street layout. The fourth part involves creating a new Concept Development Plan for Areas, A, B, C, D and E. The history of the site can be found on Pages 2 & 3 of the Staff Report. Mr. Schwartz showed a Legislative Boundary Map of Unincorporated Boone County and the City of Union. The applicant has discussed annexation with the City of Union. Mr. Schwartz pointed out the previously proposed event center site to Board Members. He showed a map of current zoning of the site in question. It includes a lot of zoning districts. Everything within the site and surrounding the site is zoned for residential use. Pages 2-4 of the Staff Report include pertinent sections of the Zoning Regulations. The 2040 Future Land Use map designates the area for Rural Density Residential (RD) as well as Suburban Density Residential (SD). The Union Town Plan covers some of the site. Some of the site is identified for single family residential up to 2.2 units per acre. Pages 5-8 of the Staff Report include references to the Comprehensive Plan that are relevant to the request. The Union Town Plan also provides for a minimum 400 foot building setback from Old Union Road with a potential walking/biking trail along Old Union Road as well as future street connections.

Mr. Schwartz showed the existing approved 2022 Concept Development Plan. It expanded Westbrook Estates Subdivision. It called for the construction of 395 detached single-family residential dwellings with a maximum intensity of 1.92 dwelling units per acre as well as about 16% of open space. Access is planned to Hathaway Road with street connections to adjacent properties to the south and west. Mr. Schwartz showed photos of the site and nearby properties.

The original submission for Westbrook Subdivision included 125.5 acres, 308 dwelling units at 2.40 units per acre. Later, there was a revised submission of 124.09 acres and 237 dwelling units at 1.90 dwelling units per acre. The most current plan includes 205.36 acres and 395 dwelling units at 1.92 dwelling units per acre. Mr. Schwartz showed the proposed Concept Development Plan with a table identifying the new number of dwelling units. Areas B, C and D have been added. Ultimately, it will include Westbrook Estates with 178 single-family detached lots (1.54 units per

acre), West Ridge Subdivision with 240 dwelling units (1.78 units per acre) with a combined number of 419 dwelling units at a density of 1.67 dwelling units per acre. The proposed density is lower than the previously approved plans including the 2022 Plan. Mr. Schwartz showed the new or proposed Concept Development Plan. The primary difference is Area A. It has a street connection to the South. The final plan shows Westbrook Estates at 1.54 dwelling units per acre. The new West Ridge subdivision will be 1.78 dwelling units per acre.

Mr. Schwartz introduced two emails from Ms. Eva Wojcik dated October 15, 2025 (see Exhibit 1) and Ms. Jill Charles dated October 15, 2025 (see Exhibit 2). Other comments are included in the Staff Report.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Bob Schroeder, Arlinghaus Builders, stated that he wants to add the proposed 9 lots that adjoin the lake or pond to remain in Westbrook Estates Subdivision. The primary reason is to complete the sidewalk around the lake. There will also be a sidewalk connection from the lake to Westfield Drive. That can be a condition of the zone change request. The maximum number of lots in Westbrook Estates would be 187 lots and West Ridge would have 232 lots. Currently, Westbrook has about 155 homes that are closed or will be closed by the end of the year. They have about 7-8 acres of green space devoted to maple syrup trees. There will be a trail installed in this area. Other green areas include the south side and near Hathaway Road . A ten foot landscape area will also be maintained along Hathaway Road. A portion of the street network will be a sub-collector with a 28 foot wide street. The primary reason for the change is affordability as they want to have smaller lots. West Ridge will have 80-90 foot wide lots vs. the 90-100 foot wide lots in Westbrook Estates. The homes will also be less unaffordable. They don't expect any houses to be less than \$500,000. In addition, the developer purchased more land to add lots and this will impact the use of the existing clubhouse and pool. They may offer pool memberships to West Ridge residents in the future. West Ridge would have their own HOA to cover the cost of maintaining green space. The overall development is less than 2 units per acre. The proposal fits with the Comprehensive Plan and the Union Town Plan. The applicant has discussed annexation with City of Union officials. It is only 24 more homes than what was previously approved.

Chairman Rolfsen inquired about phasing? Mr. Schroeder responded that they are working on the 30 remaining lots in Westbrook first and then West Ridge. It will take 2 years for the 30 lots. They already installed very deep sanitary sewers on the site. Chairman Rolfsen expressed a concern about the timing of the street connection to Hathaway Road. It needs to be done for traffic management purposes. Mr. Schroeder explained that there is another connection to the west that eventually connects to Ballyshannon Subdivision – Shamrock Drive. He stated that it is expensive to install sewers and roads at great lengths. It is usually done in phases.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. Dustin Dichera, 10011 Meiman Drive, asked why there are five areas? Mr. Schwartz replied that the Planning Commission has to identify areas for different zone changes and for previous Concept Development Plans. Some of the areas have different zoning classifications. Chairman Rolfsen noted that if approved, the density and lot size cannot change. Mr. Dichera asked if there

was any commercial proposed on the site? Chairman Rolfsen responded no commercial, just residential. If commercial is pursued in the future, the process would be similar to what happened to the event center on the site.

Ms. Jill Charles, 9105 Diamond Trace, asked why are there two zoning districts vs. one or SR-1 or A-2/UTO? Mr. Schroeder responded that not all of the site is in the Union Town Plan Study. It is in two different districts as a result of acquiring multiple properties. Mr. Costello noted that it is easier to manage one overall Plan instead of a series of different plans. He also noted that Union was originally one square mile. It also helps with phasing 20 homes a year.

Ms. Charles asked how does the Planning Commission handle a future change in a certain section? Mr. Schwartz gave an example of Arlinghaus Builders wanting to put multi-family housing in a section. The property owner could do it for a portion of the site and not the entire site. It would have to go through the Change in Concept Development Plan process. That is what happened with the proposed event center. Ms. Charles noted the differences between A-2/UTO and SR-1 as far as what uses are permitted, conditionally permitted and prohibited. A duplex is permitted in A-2/UTO and an event center is a Conditional Use. That is different than an SR-1 zoning district. It would only be a Concept Development Plan change and not a Zone Change for an event center. How hard is it for Arlinghaus to make a change in the future for commercial? Do the rules change for the two zoning districts? What is the exact process for a change in a use like a duplex or an event center? Mr. Schwartz replied that if the application is approved, detached single-family housing is only allowed along with the open space and street layout. Anything that is deemed a major change from the approved plan comes back through the same Public Hearing process that is undertaken tonight. Minor changes are handled administratively by Staff. Major changes are those that change land use, character of the area, building massing or orientation of buildings, street connections, etc. Minor changes are squaring up a lot to make it bigger. Another one is that it doesn't significantly change the open space. Another example of a major change is extending lot lines to reduce open space. Doing commercial and duplexes are major changes. Doing anything other than detached single-family residential is a major change.

Ms. Charles confirmed that a permissible use that as long as it is not single-family residential detached homes would be a major change despite it being in the table as a permitted use? Mr. Schwartz agreed with Ms. Charles. Ms. Charles expressed a concern about the home closest to Westbrook residences. She is interested in the square footage of the new lots and lot frontages. What is the minimum lot size in West Ridge? She inquired about the prices of the homes in West Ridge? It is really \$500,000 minimum whereas the internet shows the same for Westbrook? What are the current models they will be built in West Ridge? What about a streetscape in West Ridge? She took pictures of other Fischer communities and they are different than Westbrook. What about recreational facilities? The new subdivision won't have a separate clubhouse or pool. There is nothing for the kids – no playground. Will they come to Westbrook Subdivision? Ms. Charles noted that her figures include 70 new homes. Back in 2022, the applicant was supposed to have a Traffic Impact Study. She doesn't think a Traffic Impact Study was done for Westbrook – maybe 2006? There are 4 roads that are going to get killed in the next 5-10 years – Hathaway Road, Westbrook Drive, Old Union Road and Sweet Harmony. Traffic studies need to be performed for these four roads. It should take into consideration future combined traffic from all of the approved projects but not yet started nor completed. There should be a master traffic study conducted. Traffic Impact Studies should include other development sites in the area. That's how Aberdeen,

Woodvale and the Promenade were done. It is not smart to do it that way. They are not islands. They are all impacted by each other. Mr. Schwartz responded that in the Staff Report, there was a response from Lindsey Brefeld from the Kentucky Transportation Cabinet (KTC). KTC will require a traffic study as they responded to a Staff request. He stated that anything that is zoned SR-1 will have a minimum lot size of 9,500 square feet and a minimum of 70 feet of lot widths. Anything that is zoned A-2/UTO will have a minimum lot size of 10,000 square feet with a minimum 75 foot lot widths. The number of lots will not be increased and is based on what is shown on the Concept Development Plan. The homes don't have supplemental design guidelines like the PD overlay requirements for commercial buildings. The reason is that it is subject to the Fair Housing Act. One cannot make a decision based on the cost of homes.

Ms. Charlotte Curtis inquired when the Traffic Impact Study will be done? It is affecting Big Bone Road and Camp Ernst Road and the Old Union Road roundabout. There are plenty of back ups in the morning. Hathaway Road is a busy road. Hathaway Road will either be a two or four lane road in the future. Mr. Schroeder replied that they will commit to 80 foot wide minimum lots for anything that touches Westbrook Subdivision. The Traffic Impact Study is due before they tie into Hathaway Road. The State may tell them they need to build turning lanes or add a traffic signal.

Mr. Terry Pater, 5128 Limerick Court, stated that it is the traffic situation. Hathaway has a lot of traffic now and will in the future. Building is slow now but it will pick up. Ballyshannon has another curb cut onto Hathaway Road. He is not opposed to growth. Let's address the traffic before development. Mr. Costello explained that the County is in the process of completing the Boone County Transportation Plan. That Plan will prioritize the roads in the County and will be used to support funding for improvements to certain roads. Hathaway Road is a State road and has to be made a priority. The State legislators need to know in order to seek funding for improvements as soon as possible.

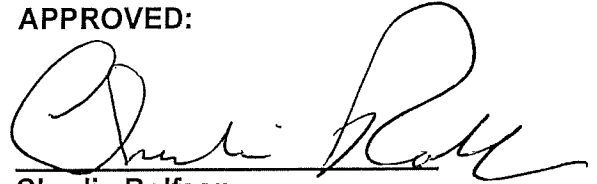
Mr. James Javins, 9209 Brookridge Lane, expressed a concern for not making the street connection to Hathaway Road earlier. Otherwise, the new and old traffic from both subdivisions will be severely limited in entering and exiting their subdivisions. In addition, traffic from Ballyshannon will also go through Westbrook Subdivision. He questioned the Traffic Impact Studies and whether there is follow-up in implementing recommended improvements. An example of this is Orleans Subdivision and turn lanes on Longbranch Road. It is hard to see who is turning into the subdivision and who is going straight.

Seeing no further comments, Chairman asked if the Commissioners had any questions or comments?

Mr. Lunnemann asked the applicant to bring information to the Committee meeting about what will be done with the planned green space in West Ridge Subdivision. Mr. Schroeder mentioned that the pond is 5 acres in size and has sidewalk around it. It doesn't have a fence.

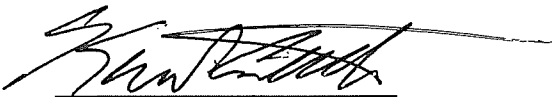
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 29, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:41 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

- Exhibit 1: October 15, 2025 email from Eva Wojcik
Exhibit 2: October 15, 2025 email from Jill Charles

SUPPORTING INFORMATION

September 2, 2025

**LEGAL DESCRIPTION
CHANGE IN CONCEPT
DEVELOPMENT PLAN**

Being in Boone County, Kentucky and located along the north side of Hathaway Road) and being more particularly described as follows:

Beginning at an existing iron pin in the north right-of-way line of Hathaway Road, said point also being the common corner between Hils (D.B. 1118, Pg. 209) and Arlinghaus 1, LLC (D.B. 1194, Pg. 104); Thence with the right of way line of Hathaway Road; N 85°03'08" E 110.75 feet to a PC of a curve; thence with the chord N 82°43'30" E 536.39 feet (R=1369.03', A=539.88'); thence leave the right-of-way line of Hathaway Road and being the common line of Arlinghaus 1, LLC and Hayden (D.B. 543, Pg. 99) N 14°08'19" W 1045.93 feet to an iron pin and said point being the common corner of Hayden (D.B. 543 Pg. 99), Arlinghaus 1, LLC (D.B. 1222, Pg. 590 & D.B. 1194 Pg. 104) and Arlinghaus 1, LLC (D.B. 1194, Pg. 104); thence with the common line of Arlinghaus 1, LLC and Arlinghaus 1, LLC the following five calls; N87°29'13" W 593.92 feet; N 4°1'2" E 1184 feet; S 86°58'59" E 606.05 feet; S 4°33'9" W 246.17 feet; S 84°5'14" E 1483.28 feet to the common corner of Arlinghaus 1, LLC and Lot "C" of Section 11 Westbrook Estates (Plat Cabinet 6, Pg. 442); thence N 50°3'6" W 60.67 feet; N 5°54'46" E 98.40 feet to an iron pin at the intersection of Arlinghaus I, LLC, Lot "C", and Rickert (D.B. 1220, Pg. 112); thence with Section 11 Westbrook Estates (Plat Cabinet 6, Pg. 442) N 32°58'35" W 115 feet; N 1°40' 57" E 135.92 feet; N 37°16'36" E 165.16'; N 77° 28' 49" W 115 feet to an iron pin at the common corner of Arlinghaus I, LLC and Westbrook Homeowners Association Inc. (D.B. 1237 Pg. 504); thence with the common lines of the Westbrook Homeowners Association Inc., a curve with the chord S 25°10'35" W 48.20 feet (R=110', A=48.60'); S 37°50'00" W 245.88 feet;

to the PC of a curve with chord S 32°54'48" W 92.63 feet (R=540', A=92.74');
N 62°00'24" W 121.47 feet; N 44°20'38" W 75 feet; N 22°8'4" E 60 feet;
N 51°44'32" W 259.72 feet; N 64°7'31" W 151.52 feet; N 57°53'40" W 400 feet;
N 32°7'00" W 70 feet; N 60°33'00" W 50 feet; N 47°44'00" W 85 feet to an iron
pin; thence S 74°4'35" W 130.60 feet to the common corner of Arlinghaus I,
LLC and Section 16 Westbrook Estates (Plat Cabinet 6 Pg. 581); thence with
the common lines of Section 16 Westbrook Estates N 87°7'32" W 462.75 feet;
N 50°30'1" W 367.27 feet; to the PC of a curve chord S 40°14'24" W 72.24 feet
(R=775', A=72.26'); S 42°54'40" W 53.22 feet; to the PC of a curve chord S
2°5'20" E 28.28 feet (R=20', A=31.42'); S 42°54'40" W 50 feet; to the PC of a
curve chord S 87°54'40" W 28.28 feet (R=20', A=31.42'); S 42°54'40" W 5 feet;
N 47°5'20" W 50 feet; N 42°54'40" E 44.26 feet; N 47°5'20" W 165 feet;
N 42°54'40" E 206.66 feet to an iron pin at the common corner of Arlinghaus I,
LLC and Union Clarkson Development, LLC (D.B 1167, Pg. 539); thence
N 86°53'50" W 731.39' to and iron pin and the common corner of Arlinghaus I,
LLC; Union Clarkston Development, LLC; and Cricket Holler LLC (D.B. 1167,
Pg. 428); thence with the common lines of Arlinghaus I, LLC and Cricket Holler
LLC S 5°00'22" W 1605.72 feet; S 39°42'00" E 1725.72 feet to an iron pin;
thence with the common line Hils (D.B. 1118, Pg. 209) S 85°8'19" E 150 feet;
S 4°51'14" W 305 feet to the point of beginning. Containing 135.17 acres.

September 2, 2025

LEGAL DESCRIPTION
ZONE MAP AMENDMENT
RSE TO A-2/UTO

Being in Boone County, Kentucky and located along the north side of Hathaway Road) and being more particularly described as follows:

Beginning on the common line of Arlinghaus I, LLC (D.B. 1194, Pg. 104) and Arlinghaus I, LLC (D.B. 1222, Pg. 590) and being the intersection point for Zones RSE, RSE/UTO, and A-2/UTO; thence N 4°1'2" E 580.55 feet; S 86°58'59" E 281.04 feet; S 29°39'22" W 649.40 feet to the point of beginning. Containing 1.88 acres.

September 2, 2025

LEGAL DESCRIPTION
ZONE MAP AMENDMENT
RSE/UTO TO A-2/UTO

Being in Boone County, Kentucky and located along the north side of Hathaway Road) and being more particularly described as follows:

Beginning on the common line of Arlinghaus I, LLC (D.B. 1194, Pg. 104) and Arlinghaus I, LLC (D.B. 1222, Pg. 590) and being the intersection point for Zones RSE, RSE/UTO, and A-2/UTO; S 4°1'2" W 603.45feet ; S 87°28'58" E 594 feet to the common corner of Arlinghaus I, LLC and Ferguson & Hill (D.B. 865, Pg. 461); thence with the common line of Arlinghaus I, LLC and Ferguson & Hill N 3°49'45" E 232.36 feet; S 83°16'17" E 311.72; thence leaving said common line N 63°43'5" W 977.18 feet to the point of beginning. Containing 6.88 acres.



BOONE COUNTY PLANNING COMMISSION

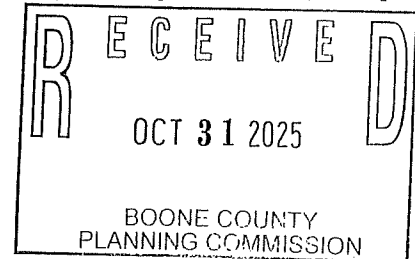
www.bcpky.org
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

October 30, 2025

Kevin Boerger
Erpenbeck Consulting Engineers, Inc.
4205 Dixie Highway
Elsmere, Kentucky 41018



RE: Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted requests are: (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to: (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. (**Jurisdiction: Boone County and Union**).

Dear Mr. Boerger:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their October 29, 2025 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than Monday, November 3, 2025.

CONDITIONS

1. Development shall be consistent with the revised Concept Development Plan that was presented at the October 29, 2025 Zone Change/Concept Development Plan Committee meeting, except as noted with the following conditions.
2. Any lots within West Ridge Subdivision that abut Westbrook Estates Subdivision shall have a minimum lot width of eighty (80) feet.
3. Cimmaron Trail shall be designed and constructed as a subcollector street, as extended from the previously approved Improvement Plans..
4. The T-Type turnaround at the terminus of the street within Area B shall be designed as a cul-de-sac street.
5. Subdivision signage shall be limited to the following locations:
 - a. The intersection of Westbrook Boulevard with Old Union Road.
 - b. The intersection of Cimmaron Trail with Hathaway Road.
6. An HOA lot shall be provided along the north side of Hathaway Road, immediately east of the new entrance street.
7. A landscape easement, having a minimum width of ten (10) feet, shall be provided along the north side of Hathaway Road immediately east of the new entrance street.
8. Access onto Hathaway Road shall be as determined by the Kentucky Transportation Cabinet (KYTC).
9. Any off-site improvements required by KYTC shall be constructed by the developer, at their expense.
10. Unless the area is annexed into the City of Union, the zoning map amendment, concept development plan, and change of concept development plan shall only be valid if the proposal is approved by both Boone Fiscal Court and Union City Commission.

Sincerely,




Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owner/developer of the areas described above, Union and Boone County,

Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan.


Arlinghaus I LLC (Owner/Developer)

10-30-25
Date

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

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF ERPENBECK CONSULTING ENGINEERS, INC. (APPLICANT) FOR ARLINGHAUS I, LLC (OWNER), FOR A ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN FOR THE FOLLOWING AREAS: AREA A: AN APPROXIMATE 16 ACRE AREA LOCATED AT THE TERMINUS OF WESTFIELD LANE, UNION, KENTUCKY; AREA B: AN APPROXIMATE 36 ACRE AREA, BEING THE WESTERN PORTION OF THE PROPERTY LOCATED AT 9944 OLD UNION ROAD, BOONE COUNTY AND UNION, KENTUCKY; AREA C: AN APPROXIMATE 2 ACRE AREA LOCATED IN THE NORTHWEST CORNER OF AREA B, BOONE COUNTY, KENTUCKY; AREA D: AN APPROXIMATE 7 ACRE AREA LOCATED IN THE SOUTHWEST CORNER OF AREA B, BOONE COUNTY, KENTUCKY; AND AREA E: AN APPROXIMATE 74 ACRE AREA LOCATED ALONG THE NORTH SIDE OF HATHAWAY ROAD, DIRECTLY ACROSS FROM MEIMAN ROAD AND AT THE TERMINUS OF WESTFIELD LANE, UNION, KENTUCKY.

WHEREAS, the City of Union, Kentucky is a member of the county-wide planning unit, having a county-wide planning commission known as the Boone County Planning Commission; and

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: An approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: An approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: An approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: An approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky.

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

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-026-A recommended approval of the rezoning described above, with conditions; and

WHEREAS, the recommendation of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

WHEREAS, the Union City Commission desires to affirm and approve the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action and grant the application of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan, with conditions.

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

SECTION I

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

Planning Commission's Resolution R-25-026-A, which includes, but is not limited to, their Findings of Fact and Description of the real estate which is the subject of this Ordinance and is attached hereto and marked Exhibit "A" and incorporated herein by reference.

SECTION II

If approval for Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

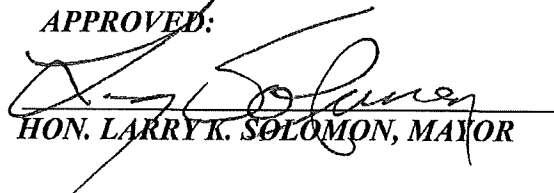
SECTION III

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

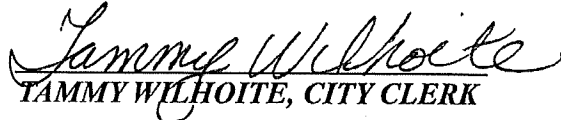
FIRST READING this the 15th day of December 2025.

SECOND READING this the 5th day of January 2026.

APPROVED:


HON. LARRY K. SOLOMON, MAYOR

ATTEST:


TAMMY WILHOITE, CITY CLERK

Published: _____



NOTES:

TOTAL AREA: 1.88 ACRES
 EXISTING ZONE: RSE
 PROPOSED ZONE: A-2/UTO (SEE CHART)
 EXISTING LAND USE: SUBURBAN DENSITY RESIDENTIAL 4.0 D.U.A

TOTAL AREA: 6.88 ACRES
 EXISTING ZONE: RES/UTO
 PROPOSED ZONE: A-2/UTO (SEE CHART)
 EXISTING LAND USE: SUBURBAN DENSITY RESIDENTIAL 4.0 D.U.A

REVISED CONCEPT PLAN

TOTAL AREA: 90.60 ACRES

PROJECT AREA: 14.85 ACRES

EXISTING ZONE: A-2/UTO

EXISTING APPROVED CONCEPT

WESTBROOK ESTATES

REVISED CONCEPT PLAN

WESTBROOK ESTATES SUBDIVISION

TOTAL AREA: 115.59 ACRES

PLATTED LOTS: 178 LOTS

DENSITY: 1.5 D.U.A

OPEN SPACE PROVIDED: 20.94 ACRES

WESTRIDGE SUBDIVISION

PROPOSED ZONE: A-2/UTO

TOTAL AREA: 135.17

TOTAL LOTS: 241 LOTS

PROPOSED DENSITY: 1.8 D.U.A

OPEN SPACE REQUIRED: 5% OF 135.17 ACRES

6.78 ACRES

SANITARY SEWER: 1.) ALL SANITARY SEWER SHALL BE 8" PVC, PER THE

REQUIREMENTS OF THE SANITATION DISTRICT

2.) THE SITE SHALL CONNECT TO THE EXISTING 8" SANITARY

SEWERS WITHIN THE WESTBROOK ESTATES.

3.) SANITATION DISTRICT HAS THE 36" NORTH UNION

CONNECTOR LOCATED WITHIN THE OPEN SPACE ALONG

OLD UNION ROAD

WATER MAIN: 1.) ALL WATER MAINS SHALL BE 8" PVC, PER THE BOONE

COUNTY WATER DISTRICT

2.) THE SITE SHALL BE SERVED BY A 12" WATER MAIN ALONG

WESTBROOK BOULEVARD AND A 12" WATER MAIN ALONG

HATHAWAY ROAD

STORM SEWER: 1.) ALL STORM SEWERS SHALL BE CONSTRUCTED PER THE

REQUIREMENTS OF THE BOONE COUNTY SUBDIVISION

REGULATIONS AND THE SANITATION DISTRICT

2.) ALL STORM WATER DETENTION SHALL BE PROVIDED BY

EXISTING AND PROPOSED DETENTION BASINS PER THE

REQUIREMENTS OF THE SANITATION DISTRICT

PAVEMENT: 1.) ALL STREETS SHALL BE PUBLIC AND BE 25' WIDE

2.) ALL STREETS SHALL BE CONSTRUCTED PER THE

REQUIREMENTS OF THE BOONE COUNTY SUBDIVISION

REGULATIONS

GENERAL: 1.) ALL PUBLIC RIGHT-OF-WAY SHALL BE 50' WIDE

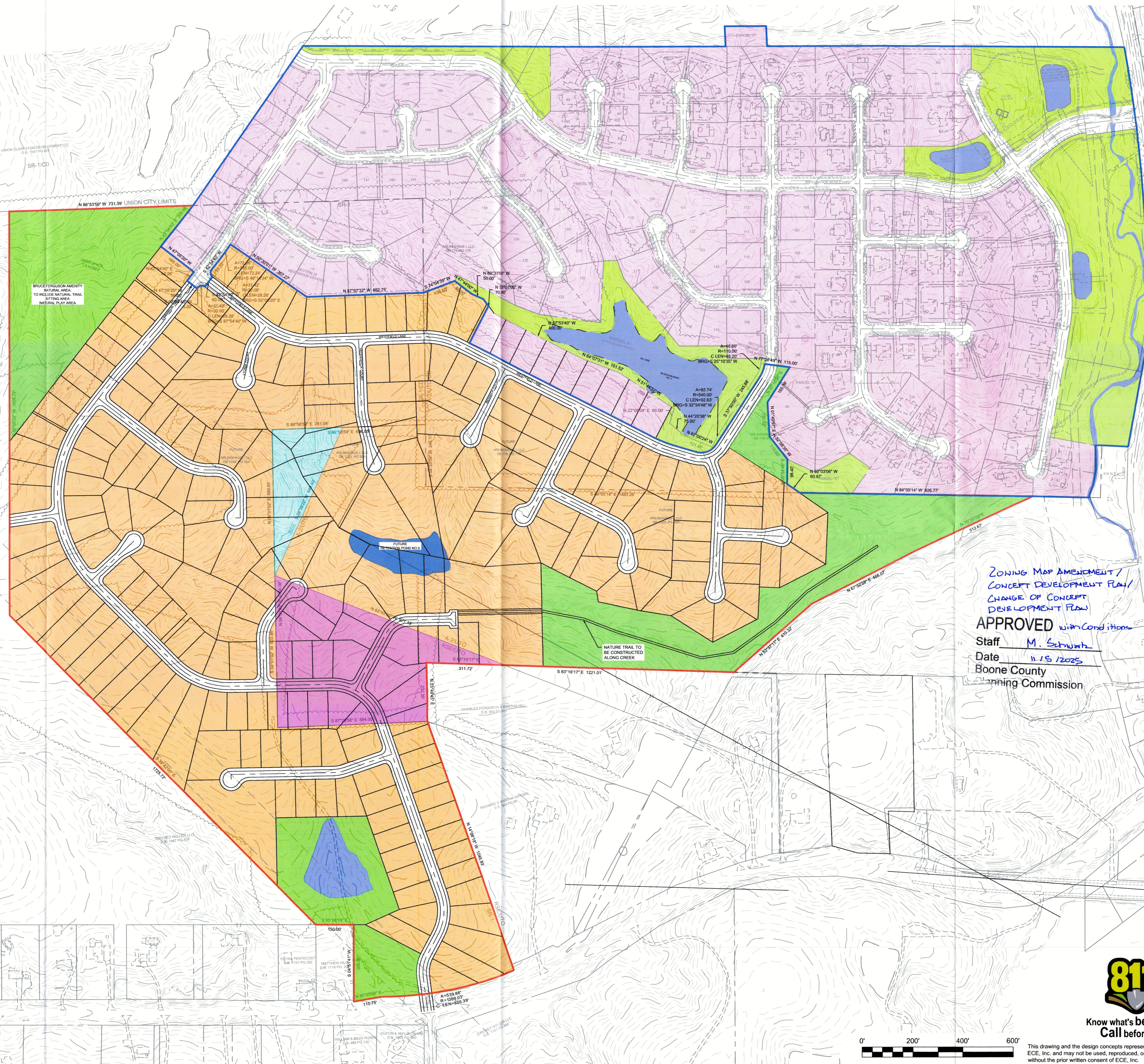
2.) ALL UTILITIES SHALL BE UNDERGROUND

3.) ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY

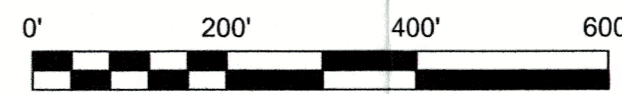
THE WESTBROOK HOME OWNERS ASSOCIATIONS.

ZONE INFORMATION

SR-1	
TOTAL ACRES:	81.29 ACRES
TOTAL LOTS:	160 max.
PROPOSED DENSITY:	2.0 D.U.A max
MINIMUM LOT AREA:	9,500 SQFT.
MINIMUM LOT WIDTH:	70 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	5 FEET MIN; 15 FEET TOTAL
MINIMUM REAR YARD:	30 FEET
A-2 / UTO	
TOTAL AREA:	8.76 ACRES
TOTAL LOTS:	
TOTAL DENSITY:	
MINIMUM LOT AREA:	10,000 SQFT.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	5 FEET MIN; 15 FEET TOTAL
MINIMUM SIDE YARD (CORNER):	15 FEET
MINIMUM REAR YARD:	25 FEET



ZONING MAP AMENDMENT /
 CONCEPT DEVELOPMENT PLAN /
 CHANGE OF CONCEPT
 DEVELOPMENT PLAN
APPROVED *with conditions*
 Staff M. Schwab
 Date 11/15/2025
 Boone County
 Planning Commission



This drawing and the design concepts represented are the sole property of ECE, Inc. and may not be used, reproduced, or copied for any purpose without the prior written consent of ECE, Inc.

FOR REVIEW

DEVELOPER: ARLINGHAUS 1, LLC
 142 BARNWOOD DRIVE
 EDGEWOOD, KY 41017



ZONE CHANGE / CONCEPT PLAN

PHASE 90

WEST RIDGE

UNION, BOONE COUNTY, KENTUCKY

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGN BY: KPB
 SCALE: 1" = 200'

CHECK BY: RWE
 DATE: SEP 2025

SHEET NUMBER:
1

PROJECT NUMBER:
 2025-0850