

APPENDIX

April 8, 2025, Fiscal Court Meeting

Hicks Pike/Chambers Rd Swap Point for consideration:

Hicks Pike Reconstruction

Scope: CR 1151 from US 42 to KY 338 (2.51 miles)

Purpose: Improve safety and reduce congestion

Estimated phase total: \$67.175 million (2026-2030)

Potential Improvements (design has not started)

- Roundabouts
- Multi-use paths
- Dedicated turn lanes
- Shoulder pavement improvements
- Purpose: Improve safety and reduce congestion

I-71 Widening / Chambers Road

Scope: Expand I-71 to 6 lanes (MP 69.9 to 76.3)

Purpose: Major widening from I-75 to Boone-Gallatin County Line

Planned Investment: \$6 million (2024)

Notes:

- Planning-level investigation done in 2024
- Three interchange options identified
- County ownership may enhance local input/advocacy

Public Engagement for Road Swap (Hicks Pike & Chambers Road)

- Postcard Mailing: Sent to 1,100 homes
- Ad campaign February 10-20 received 57,627 impressions
- Public input website February 10-March 24
 - 2,621 views
 - 250 participants in the survey
 - 130 comments for context

County Engineer's Perspective: what is needed on Hicks Pike

- Safety improvements
 - Lane widening
 - Vertical & horizontal improvements
 - Safer turn movements at intersections
 - Multi-modal accommodations

County Engineer's Perspective: what is needed on Hicks Pike

- Capacity additions (only 3,105 vehicles per day compared to Pleasant Valley's 17,800 per day)

County Engineer's Perspective: what is needed on Chambers Road

- improved maintenance
- Capacity additions (only 3,105 vehicles per day compared to Pleasant Valley's 17,800 per day)

County Engineer's Perspective: what is not needed on Chambers Road

- Cut-through commerce
- Inappropriate development

Public Engagement Common Themes

PROs

- Improved safety on Hicks Pike
- Federal money for Hicks Pike
- More county control on Chambers

CON's

- increased traffic and more lanes on Hicks Pike
- Less local input/control on Hicks Pike
- Trucks on Hicks Pike
- Less maintenance on Hicks Pike

Frogtown Rd. and Frontage Rd 4 Story Hotel Considerations

The Change in Concept Development Plan was approved 12-0

Findings of Fact:

1. The proposal aligns with our Boone County Plan 2040 Future Land Use Plan, which designates the site for commercial uses such as retail, offices, restaurants and services
2. The plan is consistent with the country's Economic Development goals, promoting sustainable growth and recommending a deeper analysis of the local economy.
3. Proposed uses must comply with C-3 zoning regulations or obtain a conditional use permit
4. A Landscape Plan must be submitted with the next site plan, including evergreen trees along I-75/71, per a 1995 condition

Project Details:

- Construction of a 4-story, 109-room, 73,275 sq ft extended stay hotel
- 115 off-street parking spaces
- Two curb cuts into Frogtown Connector Road
- Landscaping for perimeter and vehicle use areas
- Sidewalk and 6-foot screen wall along Frogtown Connector Road
- Future development on 1.24-acre portion limited to O-2 district uses (max 38,625 sq ft)

Proponents:

- Hotel is a Home2Suites by Hilton (upscale brand)
- Larger rooms; average stay is 7-14 days
- Building height is based on room count

Opponents: none

Additional Conditions:

- Development must follow the Revised Concept Development Plan February 19, 2025
- Aside from the hotel use and buffer variance (10 ft to 4 ft), all other zoning requirements must be met
- Brick facade and blue brick vertical elements required on all sides of the building
- Future uses in Phase II require a new Concept Development Plan approval

1681 Erlanger Rd

Planning Commission approved 12-0

Proposal:

- Construction of a 6,000 sq ft restaurant and a 2,800 sq ft restaurant with a drive-through
- Includes three curb cuts on Erlanger Road, off-street parking, storm water retention, landscaping, sidewalk, and access to adjacent lot

Public Hearing

Proponents:

- Adequate frontage for access points
- Sidewalk and access for neighboring property included
- No future development across the road

Opponents:

- Semi-truck traffic issues
- Concerns about septic systems and water pressure impact

Recommendations:

- Consistent with Boone County Plan 2040 and surrounding zoning approvals
- Developer to widen Erlanger Road, cover all offsite improvements, and follow zoning and lighting regulations in Phase 1

Hunter Rd Truck Stop Details

Planning Commission approved 12-0

The proposed truck stop is an appropriate use within the Commercial designation. (2040 Future Land Use Plan)

Application:

- Change in Concept Development Plan: convert 2.62 acres from commercial parking to a truck stop (required due to 2020 zoning change)
- Conditional Use Permit: allow a truck stop on eastern 7.52 acres of the 9.54-acre site

Concept Plan Details:

- Existing convenience store, restaurant, and fuel canopy will remain
- A 1,825 sq ft food court addition is planned on the north side of the store
- Western 2.02 acres to continue as airport parking (allowed by right)
- Eastern 7.52 acres to be redeveloped into a truck stop including:
 - Truck fuel canopy (132' by 30')
 - Underground diesel tanks
 - Car and truck parking (69 truck stalls)
 - New access points on Hunter Road and Hetzel Drive
 - Three detention basins and Hunter Road widening (to 28'-30')

Public Hearing Summary:

- Exit on Hetzel Drive will be exit only for security
- The truck stop will function as a fueling station and parking lot
- A traffic study reviewed turn lanes, sight distances and traffic volume

Opponent concerns (one resident)

- Existing interchange backups will worsen with more trucks.
- Hunter Road is not built for truck traffic
- Truck stacking on Hunter Road could block cars and vans
- Trucks come down Hunter Road; hard to keep them out of there due to diesel pump signage even though no diesel available. Trucks' GPS takes them there.
- Desire diesel to be available at new truck stop instead of the Shell Station.
- Can you make it so they cannot physically turn there?
- Judge Moore: much to consider here. Need substantial improvements on KY 20

Conditions:

- Development must follow the approved Conditional Use Permit
- Permit approval is contingent on Boone Fiscal Court approving the Concept Plan Change
- Truck traffic must use Hetzel Drive only; no trucks allowed on Hunter Road
- Hetzel Drive and off-site improvements must be completed at owner's expense and approved by KYTC/Boone County
- Trailer parking/storage is prohibited

No improvements to Hunter Road are required