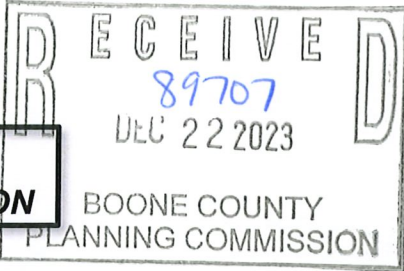


**CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION**



**Seven (7) copies of submitted drawings are required**

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

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

1. Type of review (check one):
  - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
  - Change in an Approved Concept Development Plan
  - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
  - Long Range Planning Committee Review (as stated in the Union Town Plan)
  - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
  - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
  - Zoning Administrator Review (as stated in the Mall Road District Study)
  - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)
  
2. Name of Project: HUNTER ROAD - AIRPORT TRUCK STOP
3. Location of Project: 571-591 HUNTER ROAD
4. Total Acreage of Project: 7.92
5. Current Zoning of Property: C-3
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
11/23/2020
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission  Yes  No  
If yes, indicate the name of the study: \_\_\_\_\_
8. Proposed Use(s) (specify each use):  
Commercial Parking, C-STORE, GAS STATION, TRUCK STOP
  
9. Proposed Building Intensities (specify for each building):  
SEE PLAN
  
10. Have you submitted a Concept Development Plan:  Yes  No
11. Are you applying for any of the following (check all that apply):
  - Conditional Use Permit  Variance
12. Current Owner: ALEX + AMANI OTHMAN  
Address: 2306 KEUYON COURT  
HEBRON KY 41048  
City State Zip Code  
Phone Number: 859-866-5394 Fax Number: \_\_\_\_\_  
Email: alex.othman1954@gmail.com
  
13. Applicant: HREZO ENGINEERING INC

Address: 1025 RIDGE AVE

GREENDALE City      INDIANA State      47025 Zip Code

Phone Number: 812-537-4700 Fax Number: 812-537-5054

Email: jim.bertram@hrezcoengineering.com

14. Are there any existing buildings on the site:  Yes       No  
If yes, indicate how many: Two

15. D1022, D1129 Deed Book      329, 193 Page Number      2021 Group Number

16. Have you had a pre-application meeting with the BCPC staff:  Yes       No

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

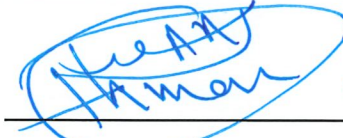
Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- |   |   |
|---|---|
| <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  |   |

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

19. 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 3-21-24

Property Owner's Signature:  Heather Homan 12.20.2023

Applicant's Signature: 

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

1. Date Received: 12/22/23 Fee Received: \$3,168.40 Receipt #: 89707
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: T. Morgan
6. Committee Chairperson: \_\_\_\_\_
7. Scheduled Public Hearing Date: 2/7/2024
8. Boone County Planning Commission Action: \_\_\_\_\_ Date of Action: 8/17/2024
  - \_\_\_\_\_ Approved
  - \_\_\_\_\_ Approved with Conditions
  - \_\_\_\_\_ Denial
  - Other Withdrawn By Applicant

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

## STAFF REPORT

#2

Request of **Hrezo Engineering Inc, per Jim Bertram (applicant)** for **Alex Othman (owner)** for: (1) a Change of Concept Development Plan for an approximate 2.62 acre area of the site; (2) a Conditional Use Permit for an approximate 7.52 acre area of the site; and (3) expansion of an existing commercial parking facility for an approximate 2.02 acre area of the site. The site is an approximate 9.54 acre area located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, Kentucky, which is currently zoned Commercial Services (C-3). The submitted request is to allow the conversion of an approximate 7.52 acre area of the site from commercial parking to a truck stop and to allow the expansion of the existing commercial parking facility on an approximate 2.02 acre area of the site.

February 7, 2024

### REQUESTS

- A. The first request is for a Change in Approved Concept Development Plan to allow the eastern 2.62 acres of the approximate 9.54-acre site to be converted from a commercial parking facility to a truck stop. This application was required because the 2.62-acre area was subject to a Zoning Map Amendment application in 2020. See the site history section below.
- B. The second request is for a Conditional Use Permit to allow a truck stop to operate on the eastern 7.52 acres of the approximate 9.54-acre site. Final action on this application will be taken by Boone County Planning Commission.

### CONCEPT DEVELOPMENT PLAN

The submitted Concept Development Plan shows the following improvements are proposed:

- A. The existing convenience store, restaurant, fuel canopy/pumps, and commercial parking canopy/office will remain. An 1,825 square foot food court addition is shown on the north side of the convenience store.
- B. The commercial airport parking lot will be expanded in the western 2.02 acres of the site. The addition includes 42 new parking stalls. Please note that this part of the plan is permitted by right.
- C. The western 7.52 acres of the site would be converted from commercial parking to a truck stop. Improvements include a 132' x 30' truck fuel canopy, underground diesel tanks, passenger vehicle parking, 69 truck parking stalls, and new access points on Hunter Road and Hetzel Drive.
- D. Three (3) detention basins.
- E. Proposed widening of Hunter Road. The plans show the pavement would be increased to 28' and 30' in width. The applicant's engineer informed Staff that they will work with Boone County Public Works to determine what improvements are needed.

### PERTINENT SITE HISTORY

In 2014, a Major Site Plan was approved allowing the construction of a convenience store, restaurant, and gas station.

In 2015, the Boone County Board of Adjustment approved a Variance allowing three faces of the fuel canopy to have more than 25% signage (BCBOA 15-009).

In 2016, Boone County Fiscal Court approved a Special Sign District with eight (8) conditions (Ord. 2016-04).

In 2020, Zoning Map Amendment and Variances applications were approved. The Zoning Map Amendment rezoned the eastern 2.62 acres of the site, from Suburban Residential One (SR-1) to Commercial Services (C-3), to allow the expansion of the commercial parking facility. The Variance allowing the landscaping buffer along the east property line to be reduced to 10 feet. Three conditions were imposed on the Zoning Map Amendment and an additional condition stated the Variance would only be in effect if Fiscal Court approved the Zoning Map Amendment (Ord. 2020-10).

In 2020, a Major Site Plan application was approved allowing the expansion of the Express Park and Ride.

#### APPLICABLE REGULATIONS

- A. Section 505.3 and Table 5-4 of the Boone County Zoning Regulations principally permit commercial parking facilities in the C-3 zoning district.
- B. Section 505.3 and Table 5-4 of the Boone County Zoning Regulations list truck stops as a Conditional Use in the C-3 zoning district.
- C. Section 311 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 involve 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 as it was originally approved.
- D. Section 302 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment (or Concept Development Plan), an applicant may also request a Conditional Use Permit for the same development.
- E. Section 205 of the Boone County Zoning Regulations indicates the Board (Planning Commission) should consider the following criteria before acting on the Conditional Use Permit to allow the truck stop use at the proposed location:
  - 1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
  3. Will be hazardous to existing or future neighboring uses.
  4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
  5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
  6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
  7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- F. Section 1003.2 of the Boone County Zoning Regulations indicates the Board (Planning Commission) should analyze the following additional criteria when a Conditional Use is proposed in the C-3 zoning district:
1. The activity is an integral and subordinate function of a permitted commercial use or service; and
  2. The arrangement of use, building, or structure will be compatible with the organization of permitted and accessory uses to be protected in the district.
- G. Article 40 of the Boone County Zoning Regulations contains the following definitions:

Commercial Parking - Facilities intended or used for the off-street parking of operable motor vehicles on a temporary basis, other than accessory to a principal use.

Truck Stop - A facility designed to provide services to the trucking industry including but not limited to dispensing of fuel, restaurants, showers, and associated retail sales. The permitted uses do not include truck repair, washes, or the sale of vehicles unless such activities are expressly listed as a permitted use for the district in question, and a conditional use permit must be obtained for any activity to be conducted at a truck stop that is listed as a conditional use for the district in question.

#### SITE CHARACTERISTICS

- A. The approximate 9.54.-acre area has approximately 1,000 feet of frontage of Hunter Road (improved and unimproved right-of-way), 1,157 feet of frontage on KY 212 and I-275, and 113 feet of frontage on Hetzel Drive.

- B. The site contains and approximate 5,975 square foot convenience store/restaurant, with 40 parking spaces, a 2,400 square foot fuel canopy, with four fuel islands (8 dispensers), and a gated office/canopy which provides access to 631 commercial parking spaces. The commercial parking area is secured with chain link fencing. Ingress and egress to the site is provided from a single access point on Hunter Road.
- C. The approved 2020 Site Plan shows the topography of the site ranges from 890' above sea level at Hetzel Drive frontage, to 882' above sea level at the Hunter Road access point, to 862 feet above sea level to a detention basin located in the southwest corner of the site.
- D. Public water and sanitary mains exist on Hunter Road.
- E. The applicant has started to clear vegetation in the Interstate I-275 right-of-way.

#### ADJACENT LAND USES AND ZONES

- North: Hunter Road and ValAir Valet Airport Parking (C-3)
- South: I-275 and Kenton County Airport Board Property (A)
- East: Hetzel Drive and Vacant Parcels Owned by Kenton County Airport Board (SR-1)
- West: KY 212 and Fast Park (C-3)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for Commercial (C) uses. This future land use classification is defined as “retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”
- B. The Land Use Plan Element of Our Boone County Plan 2040, includes the following passages, which relates to the request:
  - 1. Riverview Estates Subdivision and the residential area on Hunter Drive and Hetzel Drive should eventually redevelop into industrial uses to take advantage of the proximity to the interstate. The existing Bluebird Subdivision should remain residential and not experience piecemeal conversions to business uses. Future business uses may be appropriate if residential to business conversion is proposed on all of the subdivision area. The existing commercial parking lot facilities at KY 20 and KY 212 should eventually redevelop into office, hotel, convention, and travel related commercial uses. Commercial parking uses should be relocated onto airport property, in closer proximity to the airport terminals. Industrial development to the north of KY 20 should not locate on any portion of the Developmentally Sensitive hillsides, and a buffer area for the preservation of those hillsides may be required. Throughout these hillside areas, stands of existing trees should be retained between individual developments. (Airport Future Land Use Geographical Area, pp. 112-113).

2. “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” (Future Land Use Development Guidelines, Buffering, pp. 95-96).
3. “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 (Future Land Use Development Guidelines, Landscaping, pg. 96).
4. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way (Future Land Use Development Guidelines, Access

Management, pg. 96).

5. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view (Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, pg. 97).

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

1. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
4. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).
5. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
7. Interstate commercial uses, as well as the freight logistic industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy, Goal B, Objective 4).
8. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
9. The local transportation system in Boone County shall be maintained and improved to enhance the overall safety and level of service (Transportation, Goal B).

10. Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed (Transportation, Goal B, Objective 3).
11. Traffic impact analysis should be used as a tool to address impacts to the existing transportation system (Transportation, Goal C, Objective 3).

### BOONE COUNTY TRANSPORTATION PLAN

The Boone County Transportation Plan lists the reconstruction of the I-275 interchange at KY 212 and reconstruction of KY 20 near the Cincinnati/Northern Kentucky International Airport as unscheduled need recommendation.

### STAFF COMMENTS

- A. Staff sent out an Agency Memo and received comments back from Sanitation District No. 1, Boone County Water District, Hebron Fire Protection District, Kentucky Transportation Cabinet, and the Boone County Engineer. These comments are attached to the Staff Report.
- B. Staff would like the applicant to address the following:
  1. Is a Traffic Impact Study being prepared? It's required per Boone County Planning Commission policy when a Change in Approved Concept Development is submitted for review.
  2. How many seats are proposed in the restaurant/food court? This number is needed to know how much automobile parking will be required.
  3. Other than the food court addition, are any other improvements proposed to the building interior, such as expanded bathrooms, showers, etc.
  4. Would the access point on Hetzel Drive be a full ingress/egress or egress only?
  5. Has KYTC been contacted regarding the clearing in their right-of-way?
- C. Staff has the following comments:
  1. The closest truck stops Staff is aware of is TA Truck Stop on Burlington Pike in Florence, Kentucky and the Kennett Truck Stop in Greendale, Indiana. Staff has observed the TA Truck Stop in Florence causing traffic backups on KY 18 due to excessive semi-truck stacking.
  2. Semi-truck stacking could occur on Hunter Road and Hetzel Drive.

Boone County GIS shows the Hunter Road access point is approximately 420 feet from KY 20. This would allow 5 semi-trucks (based on 72' semi-truck) to stack on Hunter Road before impacting KY 20. Any stacking on this road could also impact the ValAir business operation.

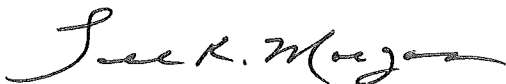
Boone County GIS shows the Hetzel Drive access point is approximately 690 feet from KY 20. This would allow 9 semi-trucks (based on 72' semi-truck) to stack on Hetzel Drive before impacting KY 20.

3. Semi-truck parking could occur on Hunter Road and Hetzel Drive if the truck stop parking lot is full.
- D. The Planning Commission will take final action on the Conditional Use Permit request. This request needs to be analyzed in terms of the criteria listed Sections 205 and 1003.2 of the Zoning Regulations.

### CONCLUSION

- A. The Change in Concept Development Plan request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The 2040 Future Land Use Map will not need to be amended if the request is approved.
- B. The Conditional Use Permit request needs to be evaluated by the Boone County Planning Commission in terms of Kentucky Revised Statute (KRS) 100.237, Article 2 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,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM/ss

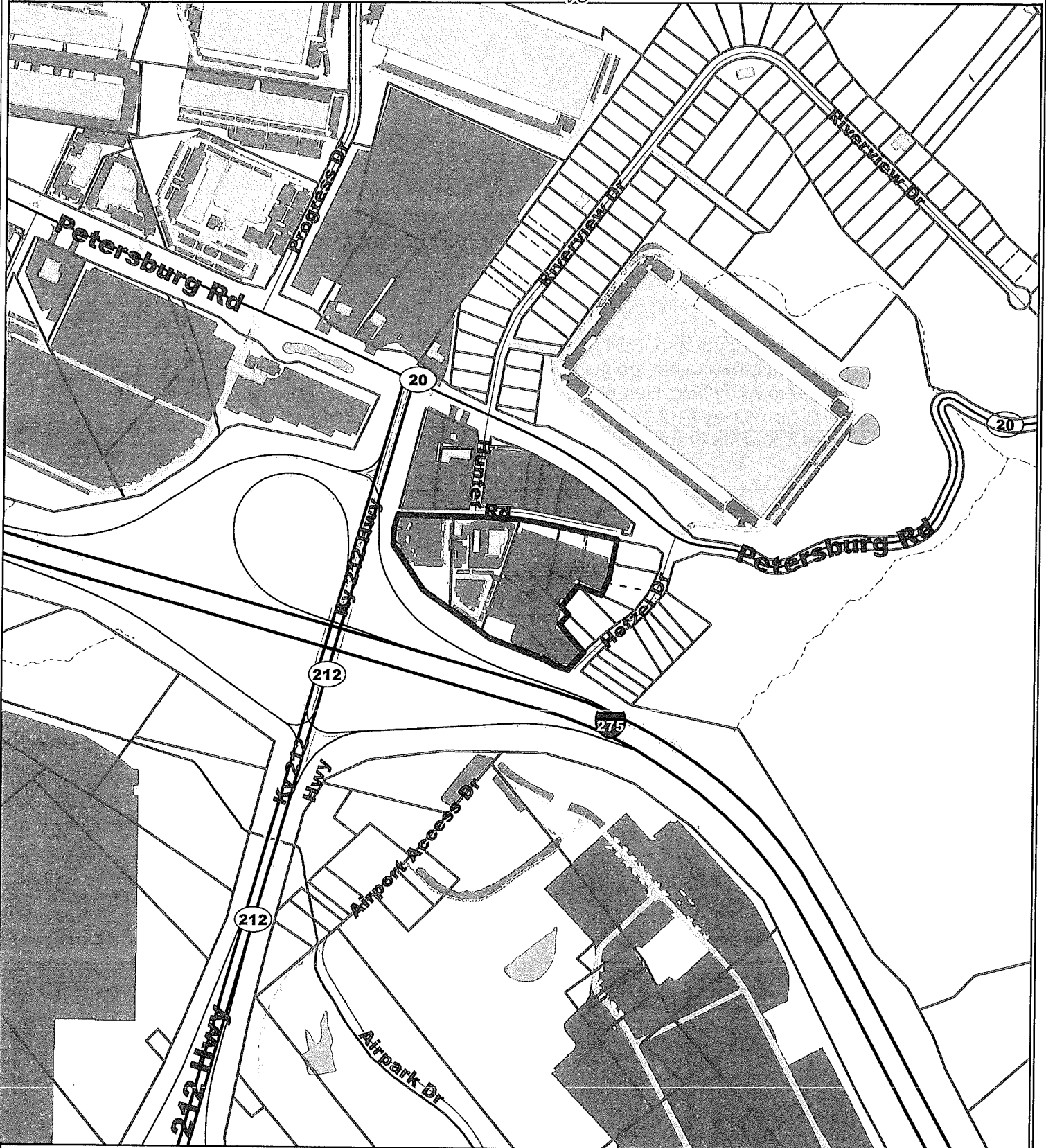
Exhibit 1  
Received letter today from Matthew Land in opposition to the request. It's part of the record.

Attachments:

- \*Site Vicinity Map
- \*2023 Concept Development Plan
- \*2020 Approved Concept Development Plan
- \*2020 Condition Letter
- \*Ordinance No. 2020 - 10
- \*Zoning Map
- \*2040 Future Land Use Map
- \*2011 Noise Contours
- \*Topographical Map
- \*2023 Aerial Map
- \*Agency Email
- \*1/4/24 Email from Andy Aman, SD1
- \*1/4/24 Email from Mike Rouse, Boone County Water District
- \*1/4/24 Email from Andy Ifcic, Hebron Fire Protection District
- \*1/25/24 Email from Linzy Brefeld, Kentucky Transportation Cabinet
- \*1/26/24 Email from Rob Franxman, Boone County Engineer
- \*Application

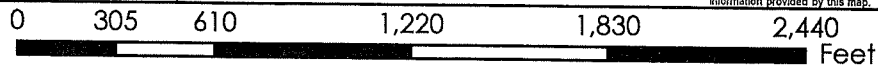
# SITE VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



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

Map Created: 10/09/2020

Map File: C:\gis\mxd\2020\_10\_09\_10\_09\_2020.mxd  
ArcMap Document: \*.mxd



KENTUCKY STATE PLANS  
COORDINATE SYSTEM, MARS

DEVELOPER  
DEC 22 2023  
BOONE COUNTY



**CHANGE IN CONCEPT PLAN AND  
CONDITIONAL USE PERMIT**  
591 HUNTER ROAD  
HEBRON, BOONE COUNTY, KENTUCKY



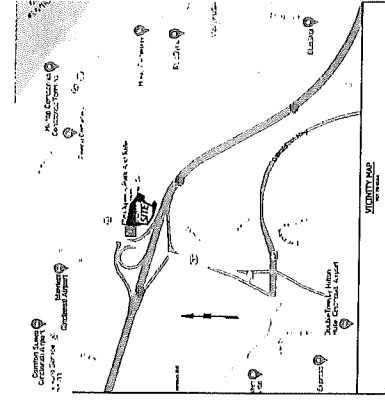
Engineering, Inc.  
1000 N. WILSON  
MADISON, IN 47220  
TEL: 317-223-1111  
FAX: 317-223-1112  
www.enginc.com

CLIENT:  
MAYNARD COMMUNITY  
2000 BOONE COUNTY  
HEBRON, KENTUCKY 40346

OWNER:  
ANGELINA  
2000 BOONE COUNTY  
HEBRON, KENTUCKY 40346

PROPERTY ADDRESS:  
591 HUNTER ROAD  
HEBRON, KENTUCKY 40346

UNDESIGNED  
NOT TO BE  
CONSIDERED FOR PERMITS



**GENERAL NOTES**

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A GEODETIC TIE SPAN. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADJUDICIAL ENCUMBRANCES, RIGHT-OF-WAY, EASEMENTS, ETC. AS THEY MAY BE ENCROACHED BY THE ADJACENT PROPERTY OWNERS.
2. EXISTING INFORMATION SHOWN BASED ON A BOONE COUNTY GIS DATA.
3. KENTUCKY IS REFERENCED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, MARS.
4. ELEVATIONS IF SHOWN ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
5. UTILITIES, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE FINAL DESIGN. THIS PLAN WILL ADDRESS THE SPACE TO THE ADJACENT STREETS AND UTILITIES. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES.
6. THIS PLAN IS NOT VALID UNLESS ENDORSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER.
7. SUBJECT PROPERTIES AREA, CURRENT ZONING C.U., SETBACKS AND MINIMUM SIZE REQUIREMENTS ACCORDING TO BOONE COUNTY ZONING ORDINANCES ARE AS FOLLOWS:  
 RESIDENTIAL FRONT YARD: 25,000 SF  
 RESIDENTIAL REAR YARD: 50 FEET  
 RESIDENTIAL SIDE YARD: 25 FEET  
 RESIDENTIAL HEIGHT: 35 FEET
8. THIS DRAWING WAS CREATED FROM EXISTING DRAWINGS AND GIS INFORMATION AND HAS AN INVERTED SLOPE. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES.
9. SEE TYPES: ADJACENT SLOPE: 0 TO 4 PERCENT CURVES  
 RESIDENTIAL SLOPE: 0 TO 4 PERCENT CURVES  
 RESIDENTIAL SLOPE: 5 TO 8 PERCENT CURVES  
 RESIDENTIAL SLOPE: 9 TO 12 PERCENT CURVES
10. SEWAGE WILL BE ACCORDING TO ARTICLE 21, SEWERS AND ACCORDING TO THE EXISTING SPECIAL ZON DISTRICT AS PERMITTED BY RESOLUTION 10-2011-001.
11. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES. THE CLIENT SHALL OBTAIN ALL NECESSARY INFORMATION TO THE ADJACENT STREETS AND UTILITIES.
12. EXISTING CONTROL STREETS WATER MANAGEMENT AND FLOODING WILL BE DESIGN IN ACCORDANCE WITH THE SANITATION DISTRICT NO. 1 AND BOONE COUNTY SPECIFICATIONS.
13. PUBLIC WATER WILL BE PROVIDED TO ALL LOTS. THE WATER MAINS AND STRUCTURES WILL BE DESIGN ACCORDING TO BOONE COUNTY WATER DISTRICT'S SPECIFICATIONS.
14. NO ADDITIONAL PUBLIC SANITATION WILL BE REQUIRED FOR THIS SITE.
15. DEVELOPER IS REQUESTING AN ENTRANCE ONTO THE PUBLIC FOLLOWING PUBLIC STREETS: HOTEL DRIVE AND HUNTER ROAD.
16. LANDSCAPING WILL BE DESIGN ACCORDING TO ARTICLE 21.
17. THIS WILL BE REPRESENT CHANGE IN CONCEPT PLAN AND CONDITIONAL USE FOR A TRUCK STOP IN A C.U. CONDITIONAL THREE ZONE.
18. THE EXISTING SITE IS CURRENTLY A SHELL GAS STATION WITH A CONVENIENCE STORE, RESTAURANT AND CONCRETE PARKING.
19. PARCEL ADDRESSES SHOWN IN THE CHANGE OF CONCEPT PLAN AND CONDITIONAL USE:  
 591 HUNTER ROAD  
 593 HUNTER ROAD  
 595 HUNTER ROAD





# BOONE COUNTY PLANNING COMMISSION

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://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](mailto:plancom@boonecountyky.org)

January 23, 2020

Mr. Akram Othman  
2306 Kenyon Court  
Hebron, Kentucky 41048

RE: Recommended Conditions of Approval for Vlox and Vlox, Inc. (applicant) for Akram Othman and Amani Othman (owner) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Three (C-3) and a dimensional variance for a 2.62 acre portion of the properties located at 535, 541, and 547 Hunter Drive, and 3067 Hetzel Drive, Boone, Kentucky. The request is for a zone change to allow a commercial parking facility and a variance to allow a buffer yard reduction along the east boundary.

Dear Mr. Othman:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their February 22, 2020 meeting. If you, as the property owners agree to these conditions, 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 by Friday, January 31, 2020.

## CONDITIONS

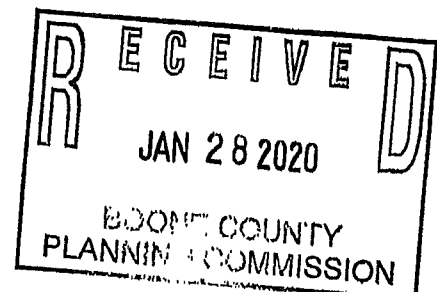
1. Any lighting fixtures shall match the existing fixtures on the current commercial parking facility.
2. The width and surfacing of the proposed emergency gated access onto Hunter Road shall meet the requirements and specifications of the Hebron Fire Protection District.
3. Development of the site shall meet the minimum landscaping requirements of the Boone County Zoning Regulations, except for those items waived pursuant to Section 3617 of the Boone County Zoning Regulations.

Sincerely,

Michael D. Schwartz  
Planner

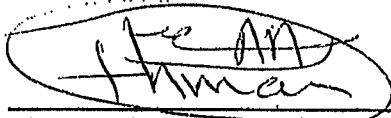
MDS/ss

AGREEMENT



Mr. Akram Othman  
January 23, 2020  
Page 2

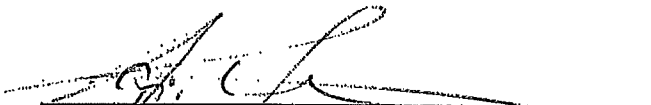
We, the property owners of the approximate 2.62 acre portion of the properties located at 535, 541, and 547 Hunter Drive, and 3067 Hetzel Drive, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Akram Othman (Owner)

01.23.2020

Date

  
Amani Othman (Owner)

1/23/2020

Date

**ORDINANCE NO. 2020 - 10**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, THE REQUEST OF VIOX & VIOX, INC. (APPLICANT) FOR AKRAM OTHMAN AND AMANI OTHMAN (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO COMMERCIAL SERVICES (C-3), AND A DIMENSIONAL VARIANCE FOR A 2.62 ACRE PORTION OF THE PROPERTIES LOCATED AT 535, 541 AND 547 HUNTER ROAD AND 3067 HETZEL DRIVE, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Commercial Services (C-3), and a dimensional Variance for a 2.62 acre portion of the properties located at 535, 541 and 547 Hunter Road and 3067 Hetzel Drive, Boone County, Kentucky, which is more particularly described below; and

**WHEREAS**, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, 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 and Variance.

**NOW, THEREFORE BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY AS FOLLOWS:**

**Section One**

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Commercial Services (C-3), and a dimensional Variance for a 2.62 acre portion of the properties located at 535, 541 and 547 Hunter Road and 3067 Hetzel Drive, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Suburban Residential One (SR-1) zone is more particularly described in DEED BOOK. 1129, PAGE NO. 193 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**Section Two**

That as a basis for this approval of a Zoning Map Amendment request and dimensional Variance are the findings of fact, and conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and same are marked as "Exhibit B."

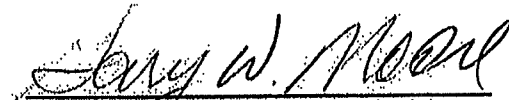
**Section Three**

This Ordinance shall be in effect and in full force from and after its passage, publication and recording, according to law.

First Reading - the 10<sup>th</sup> day of March, 2020.

Second Reading - the 14<sup>th</sup> day of April, 2020

Adopted this 14<sup>th</sup> day of April, 2020.      Yes 4    No 0

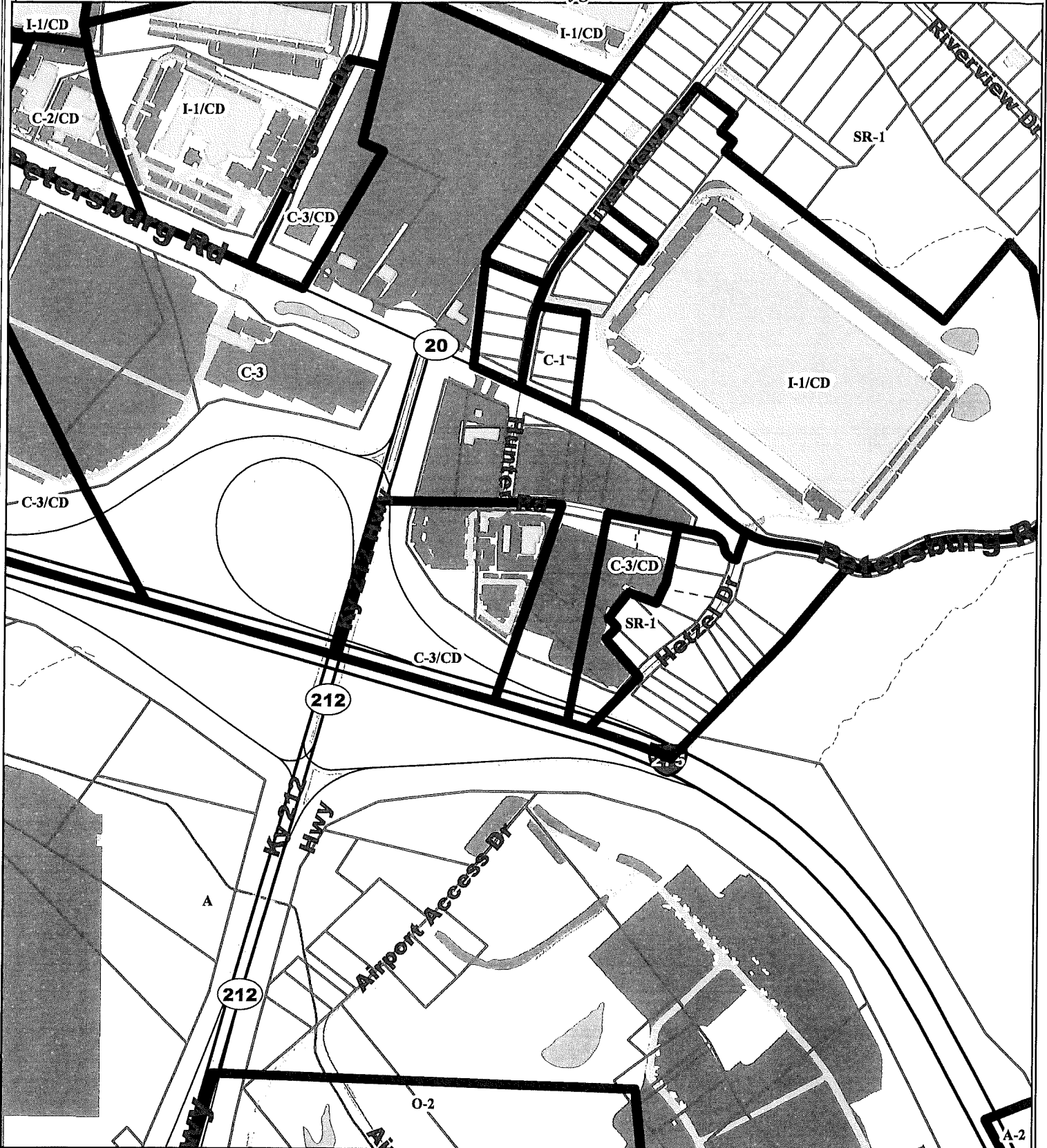
  
**GARY W. MOORE, Judge-Executive**  
**Boone County Fiscal Court**

**ATTEST:**

  
**Sharon Burcham,**  
**Fiscal Court Clerk**

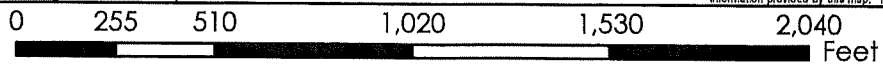
# ZONING MAP

www.boonecountygis.com



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

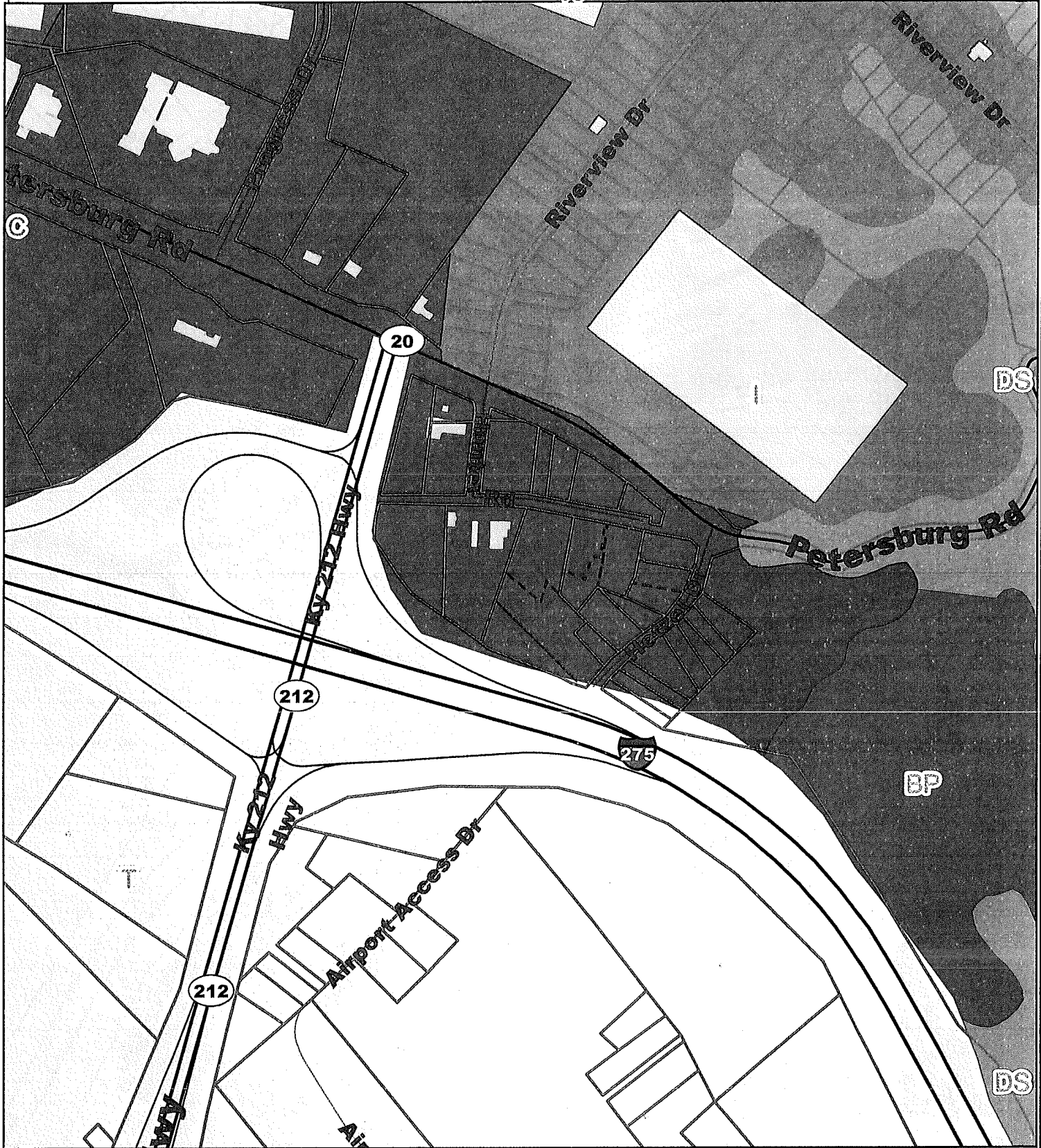
Map Created: 02/01/2020



Map File: C:\data\boone\2020\GIS\2020\GIS.mxd  
ArcMap Document: \*.mxd

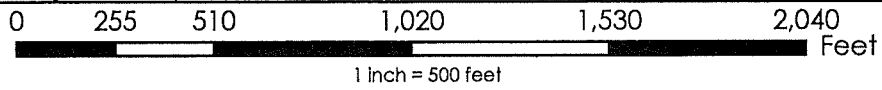
# 2040 FUTURE LAND USE MAP

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

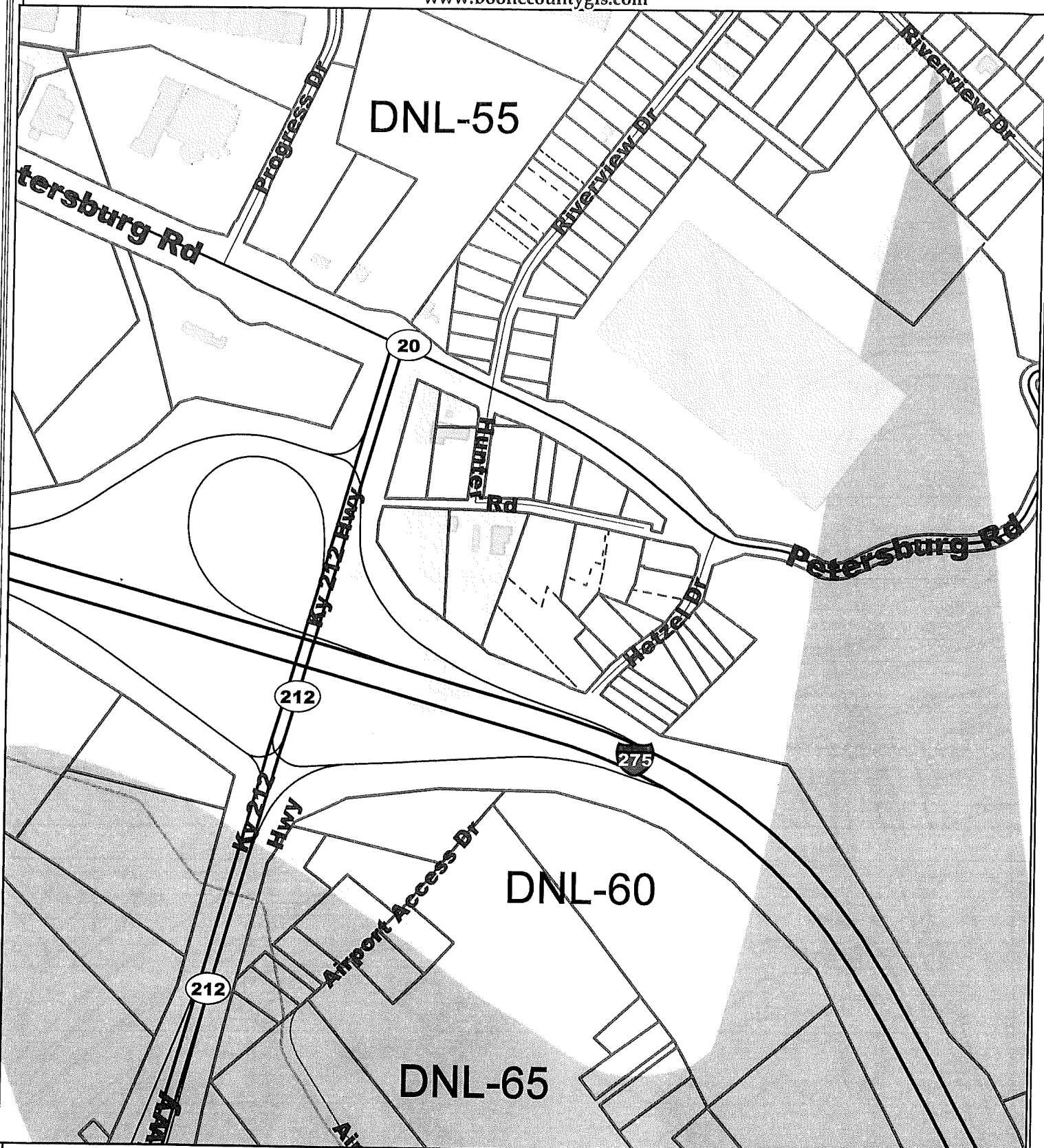


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ArcMap Document: \*.mxd

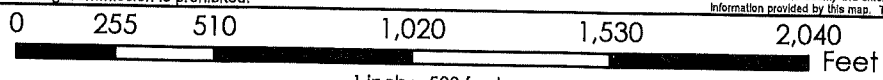
# 2011 NOISE CONTOURS

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

Map Created: xx/xx/2020

Small text at the bottom right corner, likely a file path or document name.

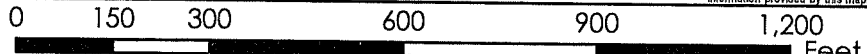
# TOPOGRAPHICAL MAP

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1 Inch = 300 feet



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

Map Created: xx/xx/2020

Boone County GIS  
ArcMap Document: \*.mxd



## Todd Morgan

---

**From:** Todd Morgan  
**Sent:** Wednesday, January 03, 2024 2:45 PM  
**To:** Robert Franxman; Andrew Ifcic; Andy Aman; Mike Rouse; Brefeld, Linzy M (KYTC-D06); Paul Hegedus  
**Subject:** Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY  
**Attachments:** 12-22-23 CONCEPT PLAN.pdf

All,

Change in Approved Concept Development Plan and Conditional Use Permit applications have been submitted to allow a truck stop to locate on an overall 9.54 acre site located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY. The submitted Concept Development Plan shows the following:

1. The existing convenience store, restaurant, fuel canopy, and long term parking building will remain. A 1,825 square foot food court addition is being proposed on the north side of the convenience store.
2. The commercial parking lot will be expanded in the western 2.02 acres of the site. The addition includes 42 new parking stalls. Please note that this part of the plan is permitted by right.
3. The western 7.52 acre of the site would be converted from commercial parking to a truck stop. Improvements include a 132' x 30' truck fuel canopy, underground diesel tanks, passenger vehicle parking, 69 truck parking stalls, and new access points on Hunter Road and Hetzel Drive.
4. Three (3) detention basins.
5. Proposed widening of Hunter Road. The applicant will work with Boone County Public Works to determine what improvements are needed.

The public hearing for these applications will be scheduled for 2/7/24, at 7:30 P.M. Please let me know if you have any comments by 1/26/24 so I have a chance to review them and include them in the Staff Report. The applicant was advised to submit a Traffic Impact Study (TIS) with the applications per Boone County Planning Commission policy. To date, a TIS has not been received.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

## Todd Morgan

---

**From:** Andy Aman <aaman@sd1.org>  
**Sent:** Thursday, January 04, 2024 8:24 AM  
**To:** Todd Morgan  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

### EXTERNAL MESSAGE

Good Morning Todd. Please see SD1 comments below.

#### Storm:

1. This project will need to apply for and obtain a Storm Water Permit from SD1 with a disturbance of 1-acre and greater.

#### Sanitary:

1. A reservation of sanitary sewer capacity need to submitted for review and approval.
2. Any new sanitary sewers and or connection(s) associated with this project will need to obtain the appropriate sanitary sewer permits from SD1.

#### Plats:

1. All plats with an SD1 easement(s) will need to be reviewed and approved by SD1.

Regards,

**Andy Aman**  
Director of Development Services  
SD1  
1045 Eaton Dr  
Ft. Wright, KY 41017  
859-578-6880  
[aaman@sd1.org](mailto:aaman@sd1.org)  
[www.sd1.org](http://www.sd1.org)

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, January 3, 2024 2:45 PM  
**To:** Robert Franxman <rfranxman@boonecountyky.org>; Andrew Ifcic <Alfcic@hebronfire.org>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Paul Hegedus <phegedus@cvgairport.com>  
**Subject:** Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

All,

Change in Approved Concept Development Plan and Conditional Use Permit applications have been submitted to allow a truck stop to locate on an overall 9.54 acre site located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY. The submitted Concept Development Plan shows the following:

1. The existing convenience store, restaurant, fuel canopy, and long term parking building will remain. A 1,825 square foot food court addition is being proposed on the north side of the convenience store.

## Todd Morgan

---

**From:** miker@boonewater.com  
**Sent:** Thursday, January 04, 2024 10:03 AM  
**To:** Todd Morgan  
**Subject:** Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY  
**Attachments:** 12-22-23 CONCEPT PLAN.pdf

### EXTERNAL MESSAGE

Todd,

No comments at this time.

Thanks,  
Mike

Mike Rouse / Project Manager  
Boone County Water District  
2475 Burlington Pike  
Burlington, Ky. 41005

Office: 859-586-7270  
Mobile: 859-991-5104

All,

Change in Approved Concept Development Plan and Conditional Use Permit applications have been submitted to allow a truck stop to locate on an overall 9.54 acre site located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY. The submitted Concept Development Plan shows the following:

1. The existing convenience store, restaurant, fuel canopy, and long term parking building will remain. A 1,825 square foot food court addition is being proposed on the north side of the convenience store.
2. The commercial parking lot will be expanded in the western 2.02 acres of the site. The addition includes 42 new parking stalls. Please note that this part of the plan is permitted by right.

## Todd Morgan

---

**From:** Andrew Ifcic <Alfcic@hebronfire.org>  
**Sent:** Friday, January 05, 2024 10:31 AM  
**To:** Todd Morgan  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

### EXTERNAL MESSAGE

Todd,

The only comment I have is that there is a hydrant near where the entrance will be on Hunter Road. This hydrant may need moved but that would be addressed on the site plan.


Thanks, Andy

Andy Ifcic  
Battalion Chief - Fire Marshal  
Hebron Fire Protection District  
3120 North Bend Road  
Hebron, KY 41048  
P: 859-586-9009  
F: 859-586-9059



**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, January 3, 2024 3:02 PM  
**To:** Robert Franxman <rfranxman@boonecountyky.org>; Andrew Ifcic <Alfcic@hebronfire.org>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Paul Hegedus <phegedus@cvgairport.com>  
**Subject:** FW: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

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 [https://boonecountykyorg-my.sharepoint.com/:b/g/person/tmorgan\\_boonecountyky\\_org/EU\\_lki8uCgNcteDPmchwPlwBhhH3\\_bBA\\_4fd2s3L3n-jwQ?e=N4g7Ou](https://boonecountykyorg-my.sharepoint.com/:b/g/person/tmorgan_boonecountyky_org/EU_lki8uCgNcteDPmchwPlwBhhH3_bBA_4fd2s3L3n-jwQ?e=N4g7Ou)

## Todd Morgan

---

**From:** Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Sent:** Thursday, January 25, 2024 2:04 PM  
**To:** Todd Morgan  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

### EXTERNAL MESSAGE

Todd,

We have some general concerns about this type of development at this location. I've summarized them below:

- The I-275 WB off ramp currently backs up onto the interstate some mornings. If slow moving trucks are now using up more green time at the signal at KY 20, then this will likely get worse. Or if more trucks are exiting during the AM rush that just adds to the congestion. I assume there will be an AM rush of trucks as they leave the truck stop, and this flow will be opposite of the regular AM rush and competing for green time at the signal. We currently have a consultant analyzing the timing/coordination for this signal in hopes to alleviate congestion during the peak hours with AM peak having a heavy WB I-275 to WB KY 20 movement and for the opposite in the PM Peak with a heavy EB KY 20 to EB I-275 movement.
- Just about all the existing traffic exiting from WB I-275 to KY 20 head west on KY 20. The area to merge from the ramp to the left turn lane is fairly short. The addition of slower moving trucks to this movement could lead to additional backups on I-275.
- There is approximately 100' from the signal to Hunter Road. This only allow enough stacking for two trucks at most.
- There are currently backups on SB KY 212 at I-275 EB Ramp due to traffic volumes and a short left turn lane. Adding trucks to this movement will further deteriorate operation of this intersection.
- KYTC will require a TIS for this development.

Thanks,

Linzy Brefeld, P.E.  
Transportation Engineer Supervisor  
KYTC District 6  
Traffic and Permits Section  
[Linzy.Brefeld@ky.gov](mailto:Linzy.Brefeld@ky.gov)

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Thursday, January 25, 2024 12:55 PM  
**To:** Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

Linzy,

We have not received a TIS for this project.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

**From:** Brefeld, Linzy M (KYTC-D06) <[Linzy.Brefeld@ky.gov](mailto:Linzy.Brefeld@ky.gov)>  
**Sent:** Thursday, January 25, 2024 12:22 PM  
**To:** Todd Morgan <[TMorgan@boonecountky.org](mailto:TMorgan@boonecountky.org)>  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

**EXTERNAL MESSAGE**

Todd,

Have you received a TIS for this one yet?  
We haven't scoped one with a consultant, so I'm assuming your answer will be no, but wanted to double check.

Thanks,

Linzy Brefeld, P.E.  
Transportation Engineer Supervisor  
KYTC District 6  
Traffic and Permits Section  
[Linzy.Brefeld@ky.gov](mailto:Linzy.Brefeld@ky.gov)

**From:** Todd Morgan <[TMorgan@boonecountky.org](mailto:TMorgan@boonecountky.org)>  
**Sent:** Wednesday, January 3, 2024 2:45 PM  
**To:** Robert Franxman <[rfranxman@boonecountky.org](mailto:rfranxman@boonecountky.org)>; Andrew Ifcic <[Alfcic@hebronfire.org](mailto:Alfcic@hebronfire.org)>; Andy Aman <[aaman@sd1.org](mailto:aaman@sd1.org)>; Mike Rouse <[miker@boonewater.com](mailto:miker@boonewater.com)>; Brefeld, Linzy M (KYTC-D06) <[Linzy.Brefeld@ky.gov](mailto:Linzy.Brefeld@ky.gov)>; Paul Hegedus <[phegedus@cvgairport.com](mailto:phegedus@cvgairport.com)>  
**Subject:** Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

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All,

Change in Approved Concept Development Plan and Conditional Use Permit applications have been submitted to allow a truck stop to locate on an overall 9.54 acre site located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY. The submitted Concept Development Plan shows the following:

1. The existing convenience store, restaurant, fuel canopy, and long term parking building will remain. A 1,825 square foot food court addition is being proposed on the north side of the convenience store.

## Todd Morgan

---

**From:** Robert Franxman  
**Sent:** Friday, January 26, 2024 11:40 AM  
**To:** Todd Morgan  
**Subject:** RE: Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

Hi Todd,

The width and improvements to Hunter Road are appropriate, but the existing pavements need to be evaluated to meet the 11" pavement thickness requirement for industrial Steets.

Hetzel Drive should be improved to meet sub-collector dimensions and also meet the 11" pavement thickness requirement for industrial streets.

Thanks,  
Rob

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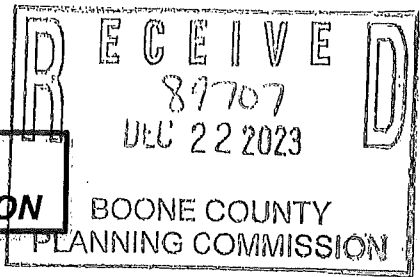
**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, January 3, 2024 2:45 PM  
**To:** Robert Franxman <rfranxman@boonecountyky.org>; Andrew Ifcic <Alfcic@hebronfire.org>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Paul Hegedus <phegedus@cvgairport.com>  
**Subject:** Change in Approved Concept Development Plan and Conditional Use Permit Applications to allow a truck stop at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY

All,

Change in Approved Concept Development Plan and Conditional Use Permit applications have been submitted to allow a truck stop to locate on an overall 9.54 acre site located at 527-535 Hunter Road and 571-591 Hunter Road, Boone County, KY. The submitted Concept Development Plan shows the following:

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2. The commercial parking lot will be expanded in the western 2.02 acres of the site. The addition includes 42 new parking stalls. Please note that this part of the plan is permitted by right.
3. The western 7.52 acre of the site would be converted from commercial parking to a truck stop. Improvements include a 132' x 30' truck fuel canopy, underground diesel tanks, passenger vehicle parking, 69 truck parking stalls, and new access points on Hunter Road and Hetzel Drive.
4. Three (3) detention basins.
5. Proposed widening of Hunter Road. The applicant will work with Boone County Public Works to determine what improvements are needed.

The public hearing for these applications will be scheduled for 2/7/24, at 7:30 P.M. Please let me know if you have any comments by 1/26/24 so I have a chance to review them and include them in the Staff Report. The applicant was



**CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION**

Seven (7) copies of submitted drawings are required

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

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

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
  - Change in an Approved Concept Development Plan
  - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
  - Long Range Planning Committee Review (as stated in the Union Town Plan)
  - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
  - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
  - Zoning Administrator Review (as stated in the Mall Road District Study)
  - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: HUNTER ROAD - AIRPORT TRUCK STOP

3. Location of Project: 571-591 HUNTER ROAD

4. Total Acreage of Project: 7.92

5. Current Zoning of Property: C-3

6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):  
11/23/2020

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission  Yes  No  
If yes, indicate the name of the study: \_\_\_\_\_

8. Proposed Use(s) (specify each use):  
Commercial Parking, C-STORE, GAS STATION, TRUCK STOP

9. Proposed Building Intensities (specify for each building):  
SEE PLAN

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

11. Are you applying for any of the following (check all that apply):

Conditional Use Permit  Variance

12. Current Owner: ALEX + AMANI OTHMAN

Address: 2306 KENYON COURT

HEBRON KY 41048  
City State Zip Code

Phone Number: 859-866-5394 Fax Number: \_\_\_\_\_

Email: alex.othman1954@gmail.com

13. Applicant: HREZO ENGINEERING INC

Address: 1025 RIDGE AVE

GREENDALE INDIANA 47025  
City State Zip Code

Phone Number: 812-537-4700 Fax Number: 812-537-5054

Email: jim.bertram@hrezengineering.com

14. Are there any existing buildings on the site:  Yes  No  
If yes, indicate how many: Two

15. D1022 D1129 329 193 2021  
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff:  Yes  No

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

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

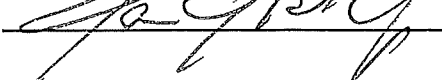
- |   |   |
|---|---|
| <input type="checkbox"/> Boone County Building Department   | <input type="checkbox"/> Local Fire District                          |
| <input type="checkbox"/> Boone County Public Works Department   | <input type="checkbox"/> Local School District                        |
| <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  |   |

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

19. 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 3-21-24

Property Owner's Signature:  12.20.2023

Applicant's Signature: 

## Todd Morgan

---

**From:** Todd Morgan  
**Sent:** Wednesday, March 20, 2024 10:56 AM  
**To:** Jim Bertram; Alex Othman  
**Subject:** RE: Extension for KY 20 Truck Stop Committee Meeting

Jim and Alex,

I wanted to give you the notice deadlines for the next five Zone Change Committee meetings:

1. 4/3/24 deadline for 4/17/24 meeting
2. 5/1/24 deadline for 5/15/24 meeting
3. 6/5/24 deadline for 6/19/24 meeting
4. 7/3/24 deadline for 7/17/24 meeting
5. 8/7/24 deadline for 8/21/24 meeting

I also want to make you aware that Boone County Planning Commission will consider the Change in Concept Development and Conditional Use Permit applications to be withdrawn if they are not put on a Zone Change Committee meeting agenda by the 8/7/24 notice deadline.

Let me know if you have any questions.

Sincerely,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

**From:** Jim Bertram <Jimbertram@hrezengineering.com>  
**Sent:** Wednesday, March 20, 2024 7:05 AM  
**To:** Todd Morgan <TMorgan@boonecountky.org>  
**Cc:** alex.othman1954@gmail.com  
**Subject:** Extension for KY 20 Truck Stop Committee Meeting

### EXTERNAL MESSAGE

Todd,

On behalf of the owner and applicate of proposed Truck Stop, located at 571-591 Hunter Road, Hebron Kentucky, we wish to extend our extension for the committee meeting for a period up to five (5) months. It is our understanding that we would provide notice within two weeks of a scheduled committee meeting, scheduled during this extension period to be added to the agenda. We are working with the Transportation Cabinet to determine the requirements for the Traffic Impact Study for the proposed site. We are appreciative of allowing for this extension and look forward to working with the Committee and Staff upon completion of the Traffic Study.

Thanks for your cooperation.

Sincerely,

Alex Othman  
Applicate and Owner  
2306 Kenyon Court  
Herbron, Kentucky 41048  
859-866-5394

And

**James J. Bertram Jr. PLS**

**Hrezo Engineering, Inc.**

1025 Ridge Avenue  
Greendale, IN 47025  
812-537-4700

-----  
**Madison Office**

448 Meadow Lane  
Madison, IN 47250  
812-273-2644

[jimbertram@hrezoengineering.com](mailto:jimbertram@hrezoengineering.com)

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## Todd Morgan

---

**From:** Todd Morgan  
**Sent:** Thursday, June 20, 2024 8:59 AM  
**To:** Jim Bertram; Alex Othman  
**Cc:** Michael Schwartz  
**Subject:** RE: Extension for KY 20 Truck Stop Committee Meeting

Jim and Alex,

I wanted to make you aware that our 7/17/24 Zone Change Committee meeting has been rescheduled to 7/24/24.

A Traffic Impact Study needs to be submitted to Boone County Planning Commission office by one of the following dates:

1. 7/3/24 deadline for the 7/24/24 Zone Change Committee meeting.
2. 8/7/24 deadline for the 8/21/24 Zone Change Committee meeting.

Boone County Planning Commission will consider the Change in Concept Development and Conditional Use Permit applications for the truck stop to be withdrawn if a Traffic Impact Study is not received by the 8/7/24 deadline.

Call or email me if you have any questions.

Note – My last day with the Planning Commission is 7/26/24. Please copy Michael Schwartz on all emails.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

---

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**Sent:** Wednesday, March 20, 2024 10:56 AM  
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Sincerely,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

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**Sent:** Wednesday, March 20, 2024 7:05 AM  
**To:** Todd Morgan <[TMorgan@boonecountyky.org](mailto:TMorgan@boonecountyky.org)>  
**Cc:** [alex.othman1954@gmail.com](mailto:alex.othman1954@gmail.com)  
**Subject:** Extension for KY 20 Truck Stop Committee Meeting

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Thanks for your cooperation.

Sincerely,

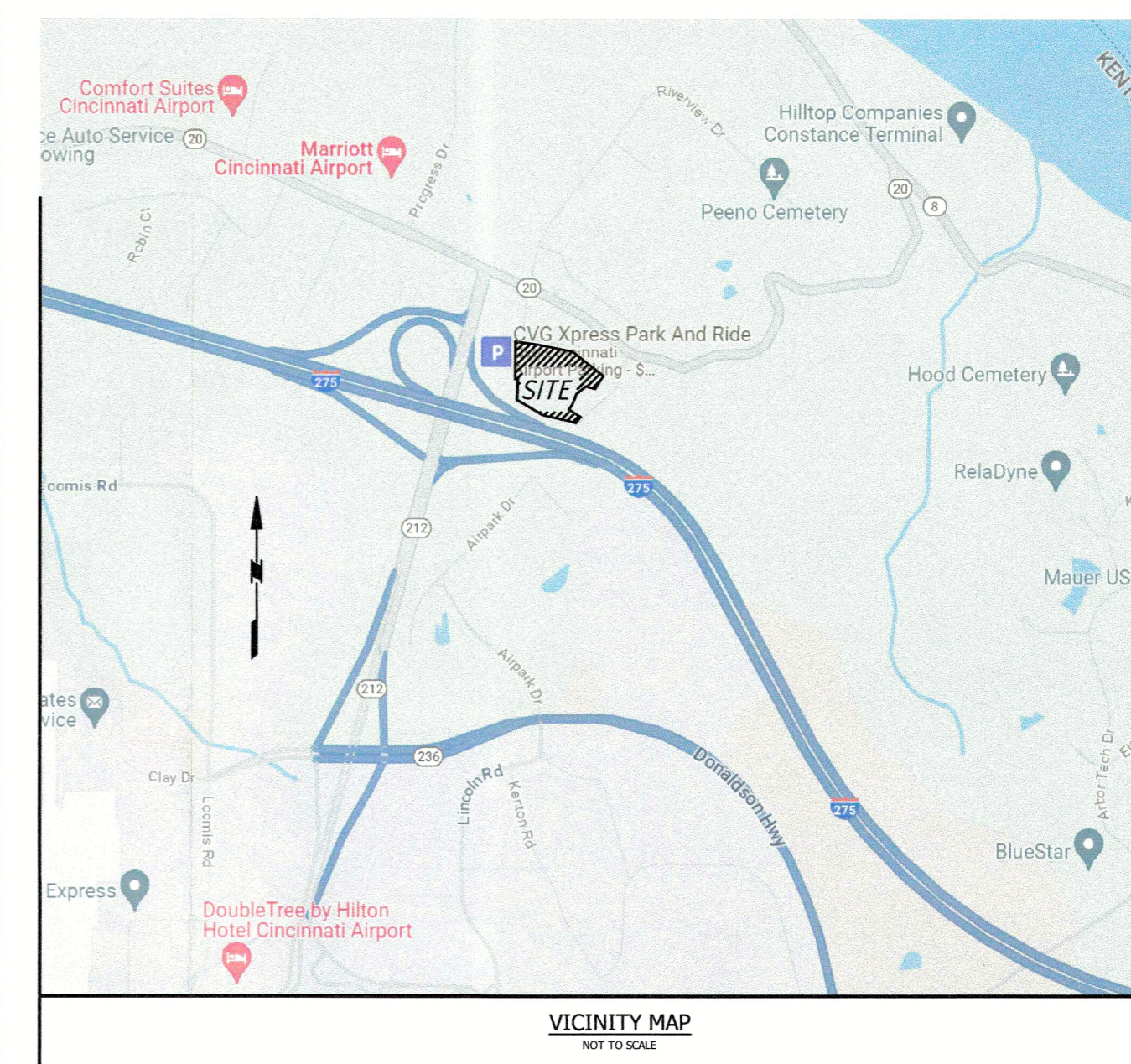
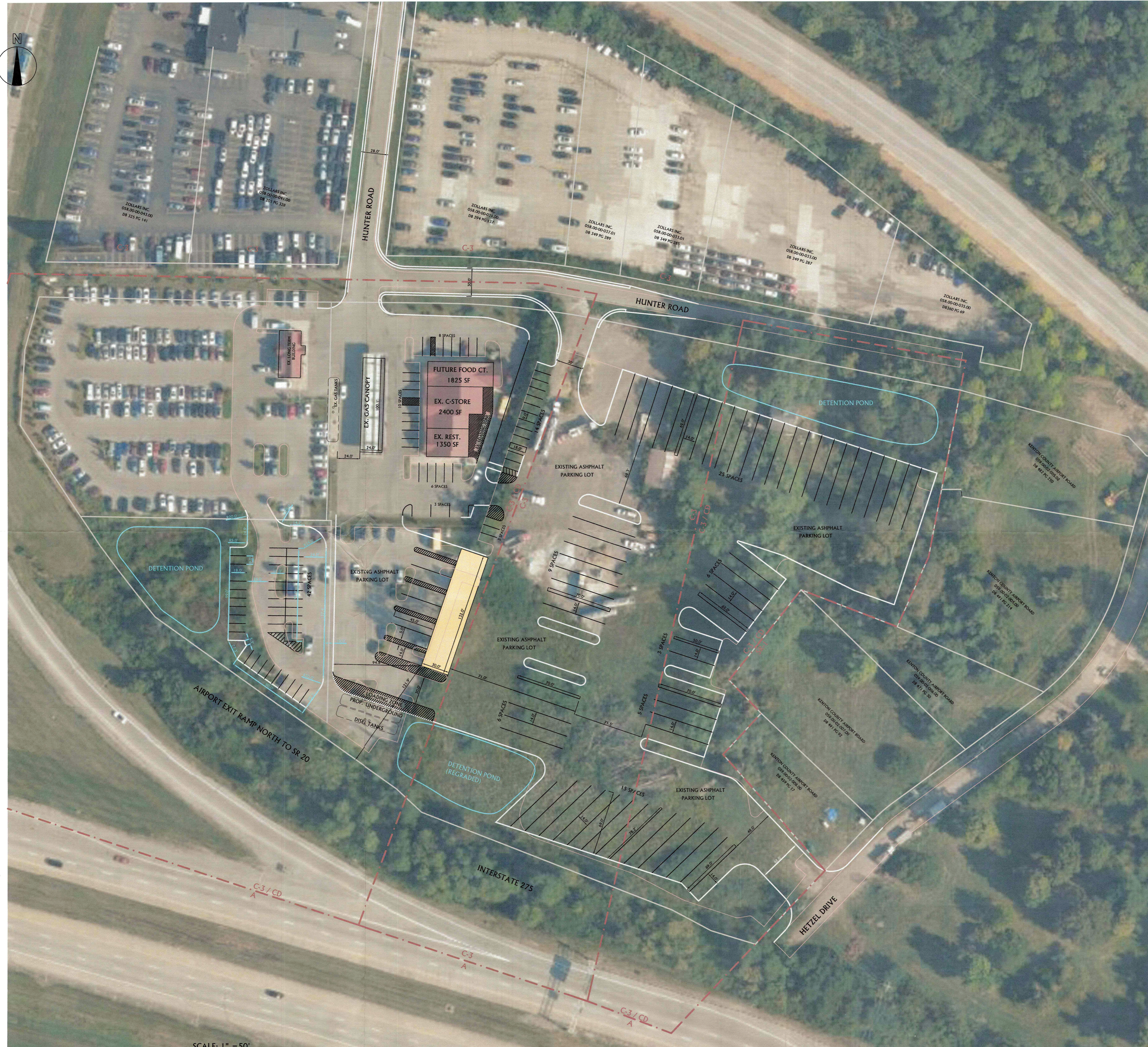
Alex Othman  
Applicate and Owner  
2306 Kenyon Court  
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And

**James J. Bertram Jr. PLS**  
**Hrezo Engineering, Inc.**  
1025 Ridge Avenue  
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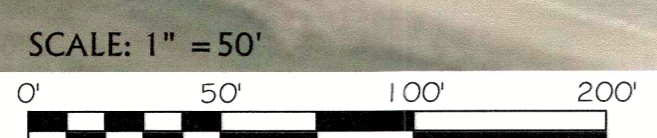
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**Madison Office**  
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812-273-2644  
[jimbertram@hrezoengineering.com](mailto:jimbertram@hrezoengineering.com)

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**GENERAL NOTES**

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
2. BOUNDARY INFORMATION SHOWN BASED ON A BOONE COUNTY GIS DATA.
3. MERIDIAN IS REFERENCED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NAD 1983.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
5. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT. THIS WORK IS CURRENTLY BEING COMPLETED BY THE APPLICANT AND WILL BE PROVIDED PRIOR TO THE FINAL DESIGN. THIS PLAN WILL MINIMIZE THE IMPACT TO THE DELINEATED STREAMS AND WETLANDS, WHERE POSSIBLE. IF PERMITTING IS REQUIRED, THE DEVELOPER WILL APPLY FOR THE APPROVAL FOR THE IMPACT AND PROVIDE THE REQUIRED CONDITIONS OF THE AGENCY'S APPROVAL.
6. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONALIST.
7. SUBJECT PROPERTIES AREA CURRENT ZONING C-3. SETBACKS AND MINIMUM SIZE REQUIREMENTS ACCORDING TO APPROVED PLAN AND ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 20,000 SF  
 MINIMUM FRONT YARD: 50 FEET  
 MINIMUM SIDE YARD: 10 FEET TOTAL 10 FEET  
 MINIMUM REAR YARD: 20 FEET  
 MAXIMUM HEIGHT: 50 FEET
9. THIS DRAWING WAS CREATED FROM EXISTING DRAWINGS AND GIS INFORMATION, AND HAS AN UNVERIFIED ACCURACY. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY PREPARED BY HREZO ENGINEERING AND IS NOT INTENDED TO BE USED FOR TRANSFER OF LAND OR SHOULD BE USED FOR ANY OTHER PURPOSE THAN CONCEPTUAL PLANNING.
10. SOIL TYPES: AVONBURG SILT LOAM, 0 TO 4 PERCENT SLOPES  
 JESSUP SILT LOAM, 12 TO 20 PERCENT SLOPES  
 ROSSMOYNE SILT LOAM, 0 TO 6 PERCENT SLOPES  
 ROSSMOYNE SILT LOAM, 6 TO 12 PERCENT SLOPES
11. SIGNAGE WILL BE ACCORDING TO ARTICLE 34 SIGNS AND ACCORDING TO THE EXISTING SPECIAL SIGN DISTRICT APPROVED BY RESOLUTION R-16-004-A.
12. THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER 2105C0100. EFFECTIVE DATE: MARCH 21, 2023.
13. EROSION CONTROL, STORM WATER MANAGEMENT AND FACILITIES WILL BE DESIGN IN ACCORDANCE WITH THE SANITATION DISTRICT NO 1 AND BOONE COUNTY SPECIFICATIONS.
14. PUBLIC WATER WILL BE PROVIDED TO ALL LOTS, THE WATER MAINS AND STRUCTURES WILL BE DESIGN ACCORDING TO BOONE COUNTY WATER DISTRICT'S SPECIFICATIONS.
15. NO ADDITIONAL PUBLIC SANITATION WILL BE REQUIRED FOR THIS SITE.
16. DEVELOPER IS REQUESTING AN ENTRANCE ONTO THE PUBLIC FOLLOWING PUBLIC STREETS: HETZEL DRIVE AND HUNTER ROAD.
17. LANDSCAPING WILL BE DESIGNED ACCORDING TO ARTICLE 36.
18. THIS WILL BE REPRESENT CHANGE IN CONCEPT PLAN AND CONDITIONAL US FOR A TRUCK STOP IN A (C-3) COMMERCIAL THREE ZONE.
19. THE EXISTING SITE IS CURRENTLY A SHELL GAS STATION WITH A CONVENIENCE STORE, RESTAURANT AND COMMERCIAL PARKING.
20. PARCEL NUMBERS INCLUDED IN THE CHANGE OF CONCEPT PLAN AND CONDITIONAL USE:  
 055.00-00-027.01  
 055.00-01-002.00  
 055.00-01-001.00



CLIENT:  
 AMANI AND ALEX OTHMAN  
 2306 KENYON COURT  
 HEBRON, KENTUCKY 41048

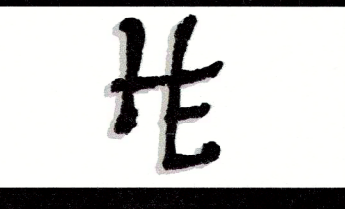
OWNER:  
 AMANI OTHMAN  
 2306 KENYON COURT  
 HEBRON, KENTUCKY 41048

PROPERTY ADDRESS  
 571-591 HUNTER ROAD  
 HEBRON, KENTUCKY 41048



**CHANGE IN CONCEPT PLAN AND  
 CONDITIONAL USE PERMIT  
 591 HUNTER ROAD  
 HEBRON, BOONE COUNTY, KENTUCKY**

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