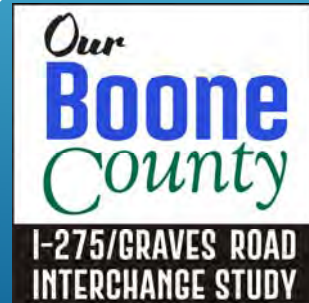


I-275/GRAVES ROAD INTERCHANGE STUDY

PUBLIC HEARING

December 16, 2020



BACKGROUND AND HISTORY


- ▶ In Comp Plan since 1995
- ▶ 2016 KYTC plans move forward
- ▶ Sept. 2019 Fiscal Court asks for Study
- ▶ Dec. 2019 - Stakeholders Group formed
- ▶ Jan. 2020 - moratorium
- ▶ Jan. 2020 - work begins on construction of interchange



The image shows a public participation overview. At the top left is a photograph of a public meeting with many people gathered around a table. Below this are three smaller images: a Boone County sign for the I-275/Graves Road Interchange Study, a 2020 Zoning Update sign, and a screenshot of a Zoom meeting with several participants. The Zoom meeting names visible are Jeff Earlywine, dawn shearsong, bob schroder, and Matt Becker.

PUBLIC PARTICIPATION


- ▶ Stakeholder Group
 - ▶ 9 members
 - ▶ Meetings in January, May, October 2020
- ▶ Public Workshop (Jan. 2020)
 - ▶ Over 100 attendees
- ▶ E-mail list
 - ▶ 120+ names
- ▶ Web page/Drafts
- ▶ Facebook (OurBooneCounty)
 - ▶ Nearly 1,500 followers



The image shows a green highway exit sign for Exit 8, Graves Rd, with the number 495 in a circle and an arrow pointing right. The sign is set against a background of bare trees and a clear sky.

WHAT THE STUDY INCLUDES


- ▶ Introduction
- ▶ Existing Conditions
- ▶ Future Conditions/Analysis
- ▶ Recommendations
- ▶ Transportation Study (TEC)
- ▶ Proposed Text For Zoning Regulations



CHAPTER 1

INTRODUCTION

- ▶ Purpose and Goals of Study
 - ▶ Guide development to promote economic vitality and quality of life
 - ▶ Create a unique gateway to employment, commercial, and residential opportunities
 - ▶ Attractive building and site designs with enhanced pedestrian accessibility
- ▶ Definition of 2,500 acre Study Area



CHAPTER 2

EXISTING CONDITIONS

- ▶ KYTC design drawings
- ▶ Zoning
- ▶ Existing Land Use
- ▶ Demographics
- ▶ Natural & Cultural Resources
- ▶ Previous Plans & Studies
 - ▶ Comprehensive Plans
 - ▶ Transportation Plans

Transportation Planning Study
Graves Road
Boone County Planning Commission
Boone County, KY
Final Report Ver. 1.0
April 2020

TEC PRJ: 20074-001

TEC
ENGINEERING
PLANNING
CONSTRUCTION

CHAPTER 3

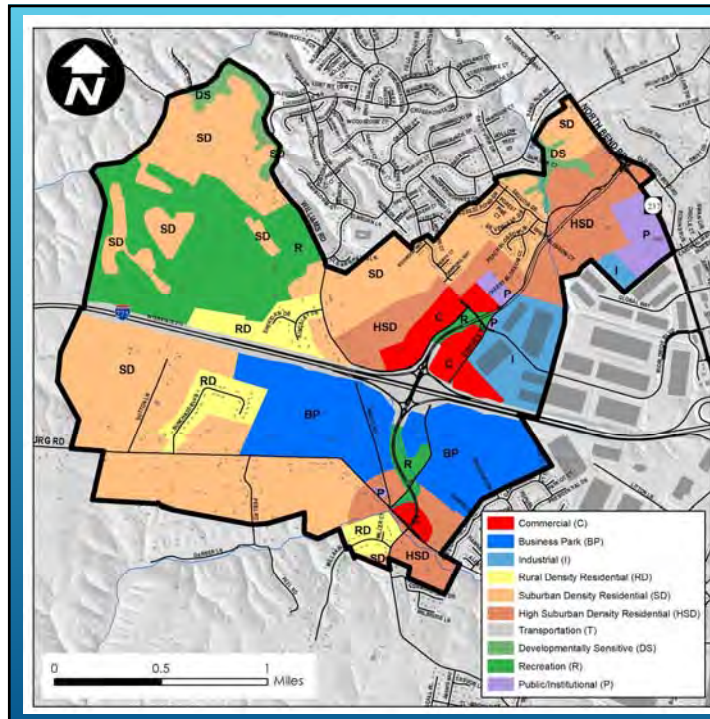
FUTURE CONDITIONS & ANALYSIS

- ▶ Population and Employment projections
- ▶ Future Land Use analysis
- ▶ Utilities analysis
 - ▶ Water
 - ▶ Sanitary Sewer
- ▶ Traffic study
 - ▶ TEC Engineering, Inc.

CHAPTER 4

RECOMMENDATIONS

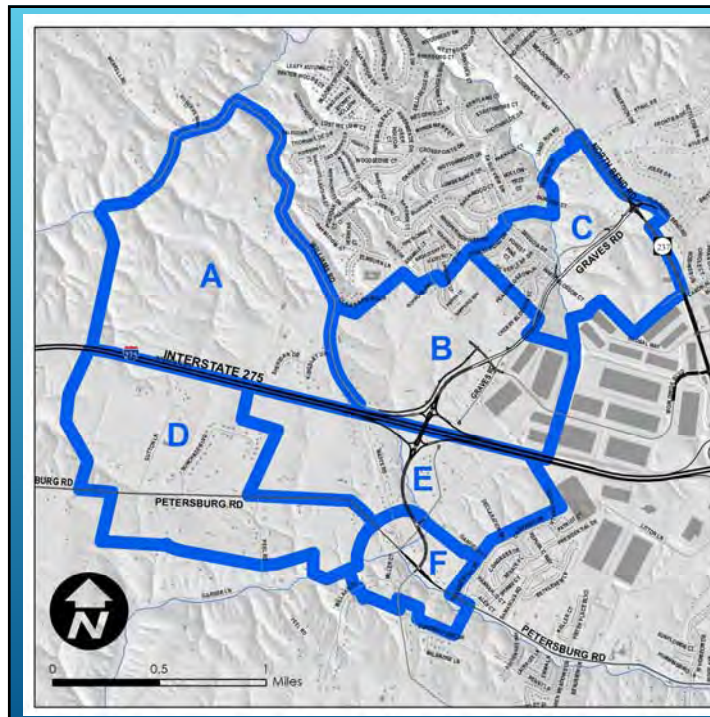
- ▶ Future Land Use
- ▶ Zoning
- ▶ Signage
- ▶ Development Standards
- ▶ Design Requirements
- ▶ Review Process



CHAPTER 4 RECOMMENDATIONS

- ▶ Changes based on exact location of interchange
- ▶ Business Park (BP) increased and shifted towards new interchange
- ▶ Commercial (C) "node" added at Graves & KY 20
- ▶ Suburban Density Residential (SD) replacing Rural Density (RD) west end of KY 20

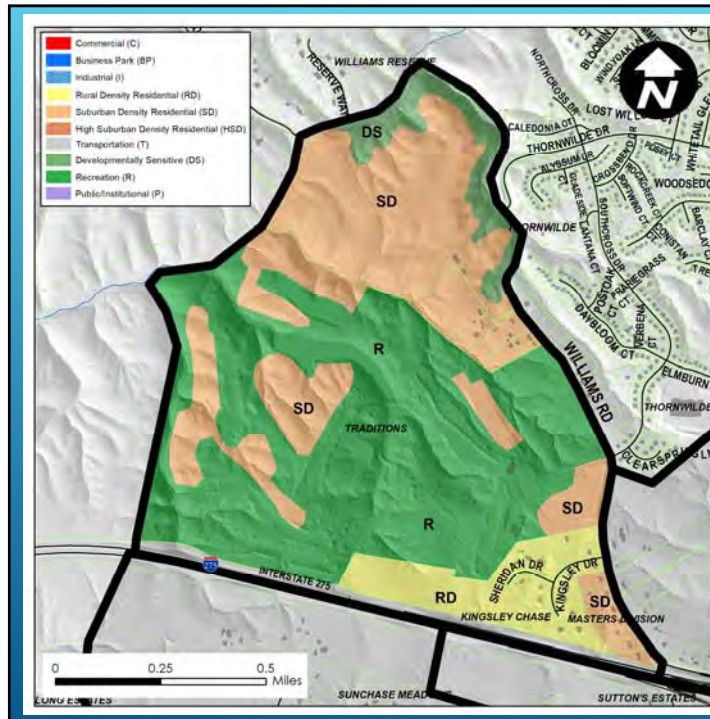
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ "Focus Areas" created to allow for more detail description of recommendations

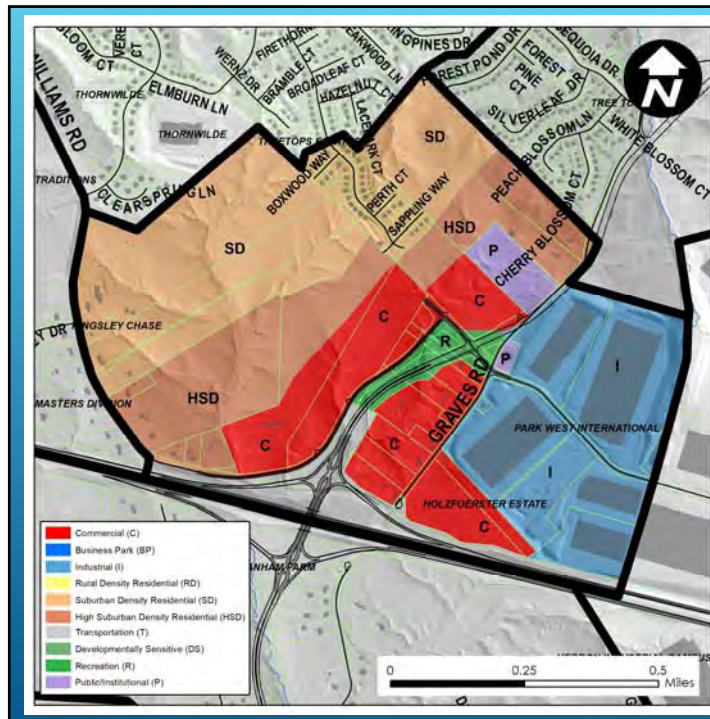
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA A**
- ▶ 647 acres
- ▶ Traditions Golf Course Subdivision
- ▶ No significant FLU changes
- ▶ Improvements to Williams Rd the key as this area develops

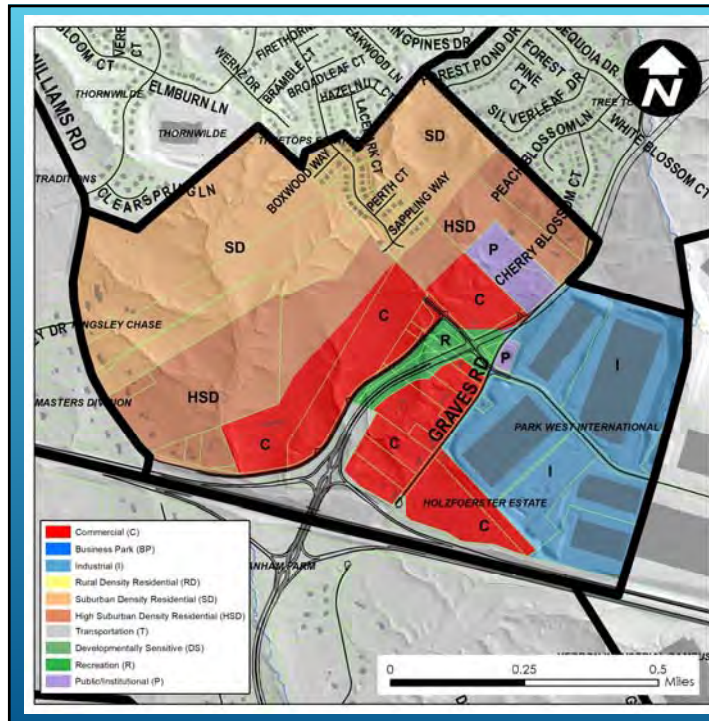
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA B**
- ▶ 455 acres
- ▶ East Commercial area - interstate uses (hotel, restaurant, etc.)
- ▶ West Commercial area - neighborhood uses/mixed uses/smaller scale;
- ▶ Condo/townhome/apts behind with access through commercial

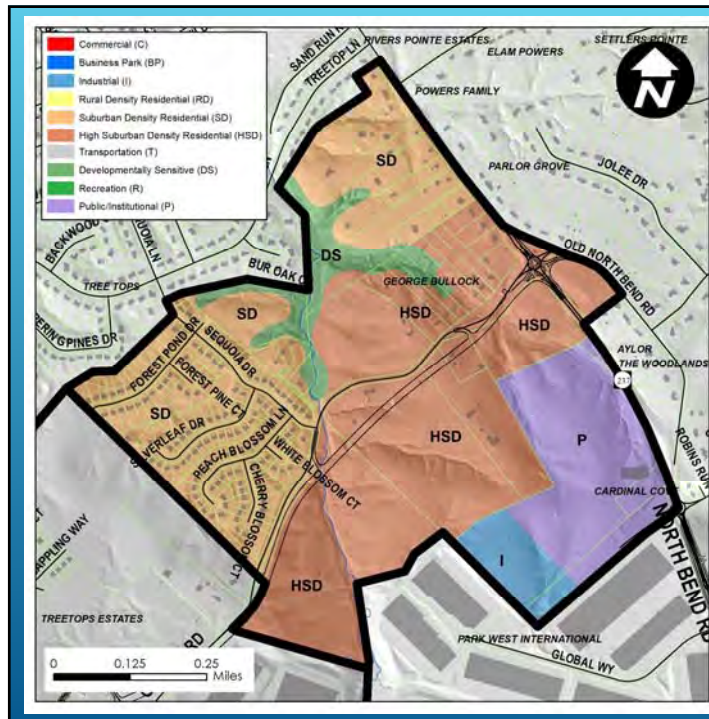
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA B (continued)**
- ▶ Improvements to Williams Rd as needed/as projects develop
- ▶ Entranceway greenspace corridor utilizing ROW
- ▶ Incorporate into development in front of sub-station site
- ▶ Recreation/multi-modal node connecting to commercial, residential

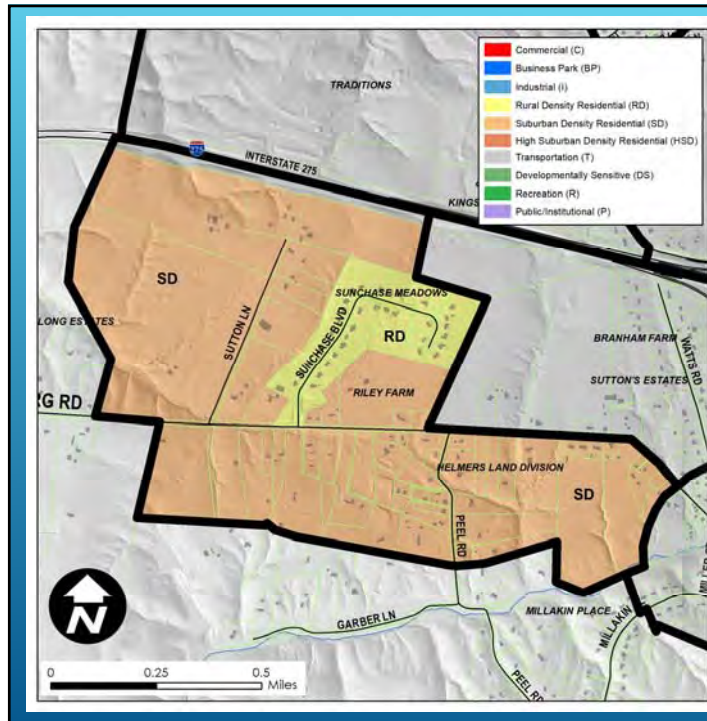
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA C**
- ▶ 317 acres
- ▶ High Suburban Density (HSD) housing corridor
- ▶ Multi-family housing only on south-east side of Graves Rd
- ▶ Access to Hebron Library and outdoor public and future recreation opportunities
- ▶ Possible expansion of Industrial from Park West

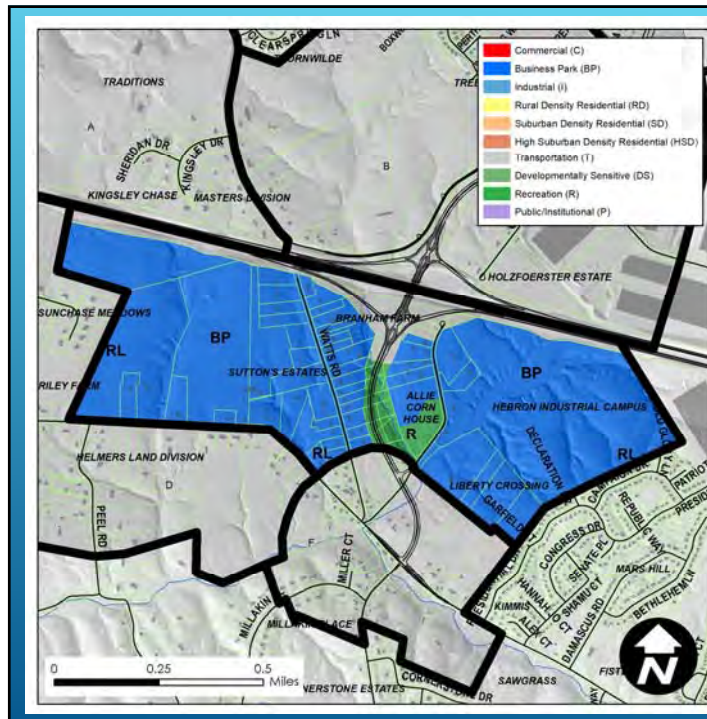
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA D**
- ▶ 545 acres
- ▶ Sunchase Meadows
- ▶ Suburban Density Residential (SD) replacing High Suburban Density (HSD) and Business Park (BP)
- ▶ No change south of KY 20
- ▶ Availability of sanitary sewer to drive development

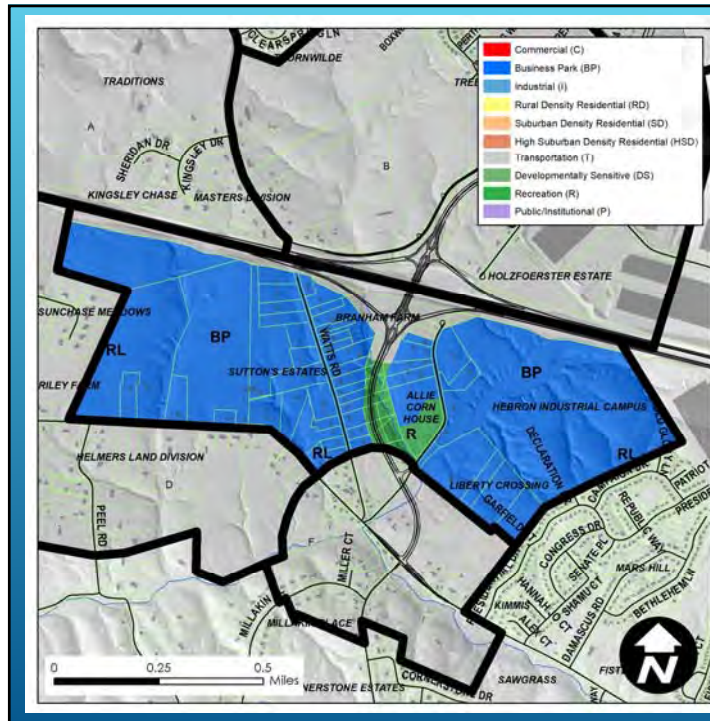
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA E**
- ▶ 385 acres
- ▶ Watts Rd separates large BP properties from Graves Rd
- ▶ East area accessed by Litton Ln connection to Graves Rd
- ▶ High visibility area for mix of office, research, warehouse, light industrial uses in park-like setting

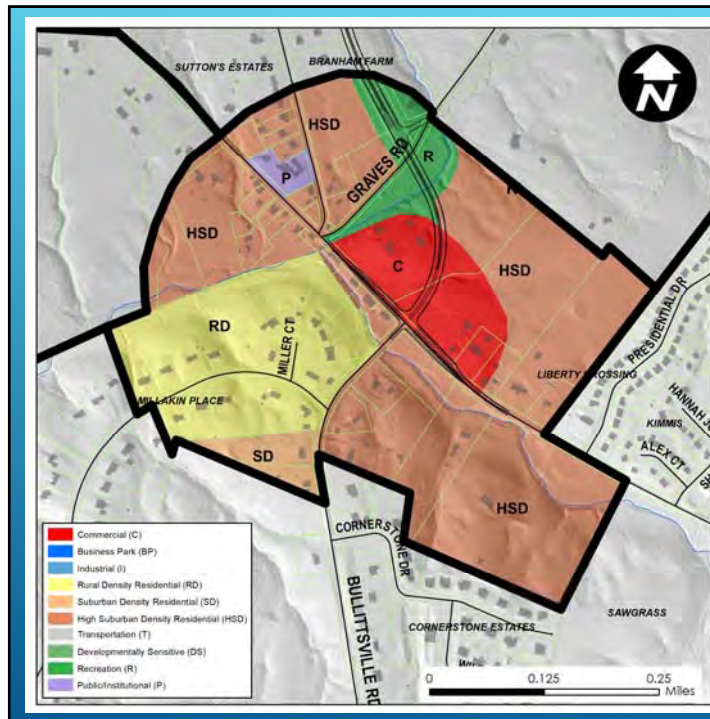
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA E (continued)**
- ▶ Goal is to keep BP traffic off KY 20 as much as possible
- ▶ Improvements to KY 20 as west BP develops
- ▶ Continue green corridor to south, Allie Corn House

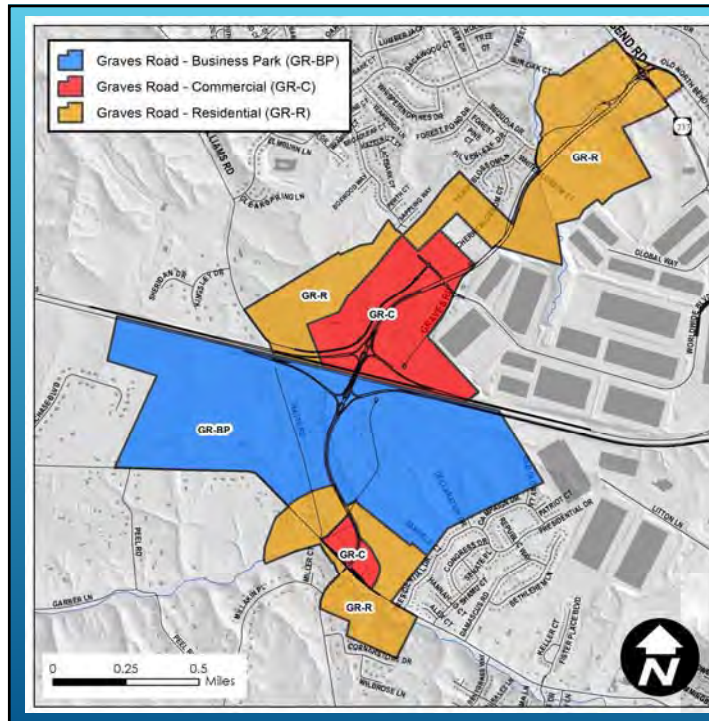
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ **FOCUS AREA F**
- ▶ 132 acres
- ▶ Re-establish Bullittsville as a "place"
- ▶ Small, neighborhood commercial node to serve local residents, not hwy traffic
- ▶ Increased residential density south of KY 20
- ▶ Green corridor to connect to commercial area

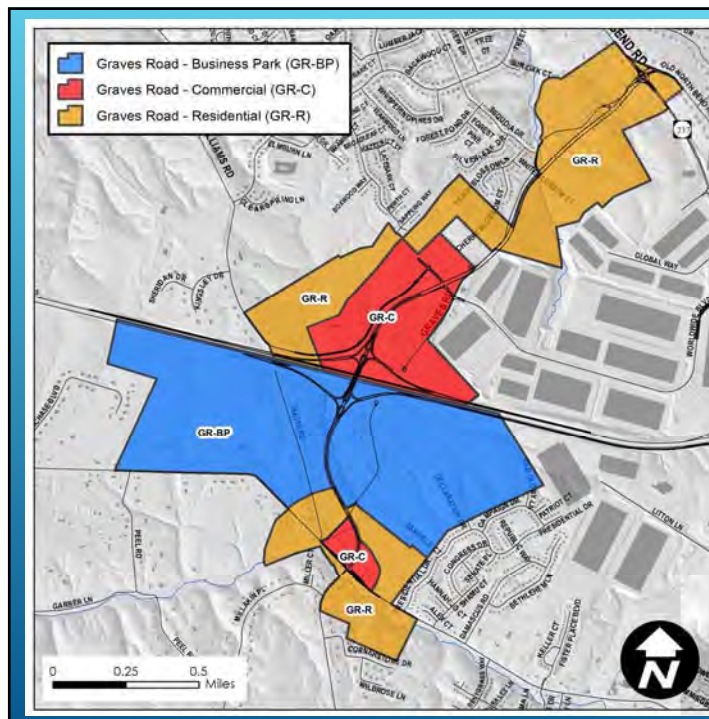
FUTURE LAND USE



CHAPTER 4 RECOMMENDATIONS

- ▶ Tool to achieve FLU vision in Focus Area descriptions
- ▶ Rezone HSD, C, and BP areas on FLU
- ▶ 3 new districts created:
 - ▶ GR-R (Residential)
 - ▶ GR-C (Commercial)
 - ▶ GR-BP (Business Park)

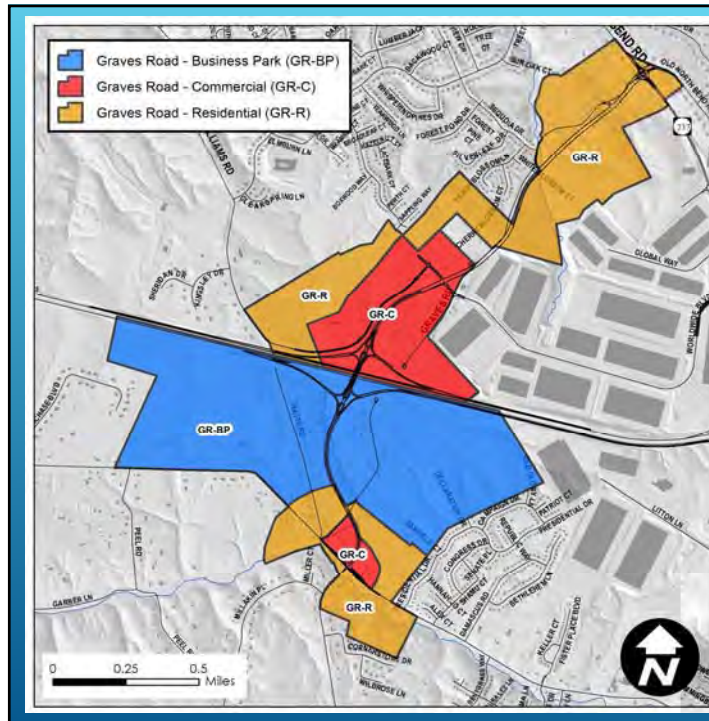
ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **GRAVES ROAD RESIDENTIAL (GR-R)**
- ▶ 314 acres
- ▶ Compact, higher density res.
- ▶ Transition between BP and C uses to typical residential
- ▶ Single family, patio homes, landminiums, townhouses, duplexes up to 8 units per acre
- ▶ Multi-family/apartment up to 12 units per acre

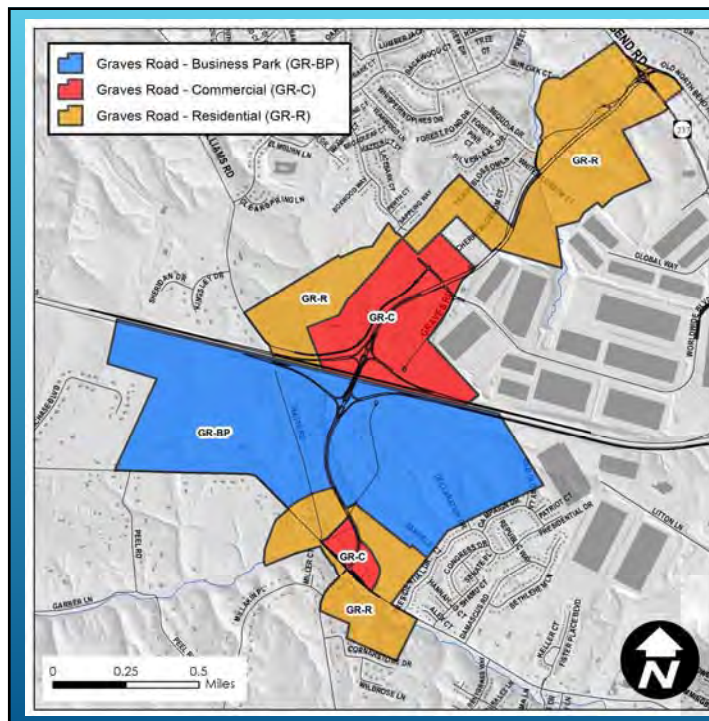
ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **GRAVES ROAD COMMERCIAL (GR-C)**
- ▶ 136 acres
- ▶ Stand alone retail and mixed use commercial/residential uses (1st floor commercial)
- ▶ Support both local residential base and business functions around interchange area
- ▶ Designed for vehicular, pedestrian, and bicycle access

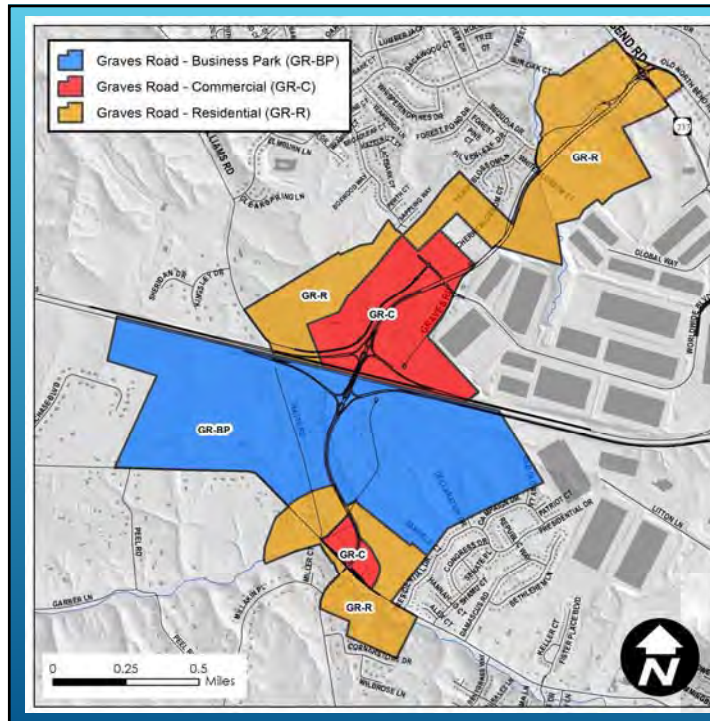
ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **GRAVES ROAD BUSINESS PARK (GR-BP)**
- ▶ 386 acres
- ▶ Mixture of office, research, business commercial, light industrial
- ▶ Support the idea of establishing a professional corporate office center

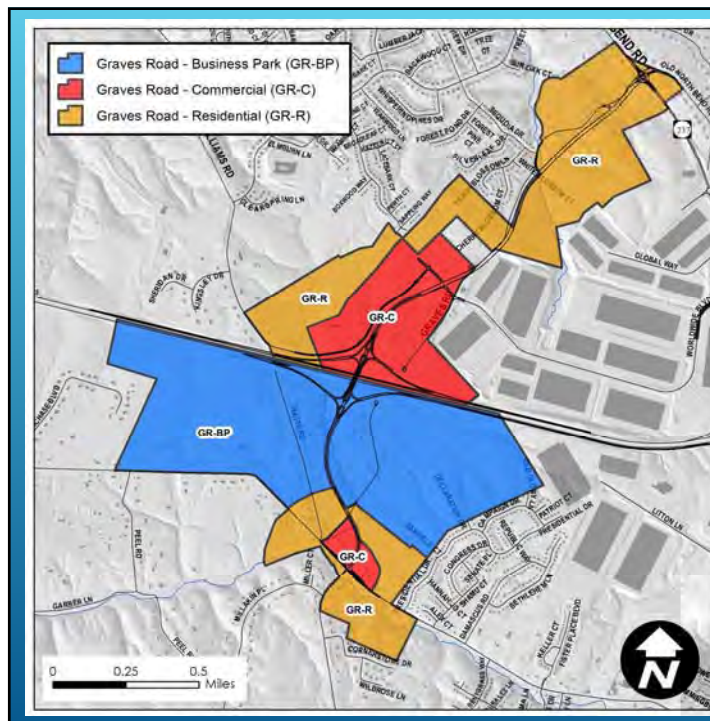
ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **GRAVES ROAD BUSINESS PARK (GR-BP) (continued)**
- ▶ Restrictions on logistics/light industrial uses
- ▶ Uses not to exceed 30% of the entire district (approx. 116 acres)
- ▶ Maximum building size not to exceed 350,000 sf

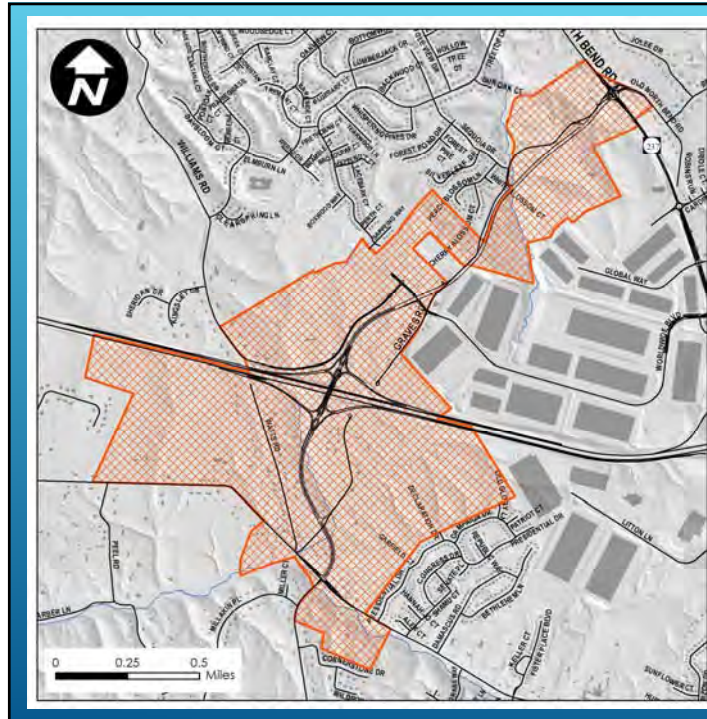
ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **GRAVES ROAD BUSINESS PARK (GR-BP) (continued)**
- ▶ Limits on commercial uses - not to exceed more than 20% of the entire district (approx. 77 acres)
- ▶ Commercial uses limited to those supporting business park activities

ZONING



CHAPTER 4 RECOMMENDATIONS

- ▶ **Graves Road Special Sign District**
- ▶ Freestanding Signs
 - ▶ 200' frontage or greater
 - ▶ 20' height/150 sq. ft. limit
- ▶ Monument Signs
 - ▶ 8' height/60 sq. ft. limit
- ▶ Building Mounted Signs
 - ▶ 2 sq. ft. per linear ft.

SIGNAGE



CHAPTER 4 RECOMMENDATIONS

- ▶ Building setbacks, height
- ▶ Underground Utilities
- ▶ Parking
- ▶ Landscaping/Buffers
- ▶ Street Frontage Plazas

DEVELOPMENT STANDARDS



CHAPTER 4 RECOMMENDATIONS

- ▶ Architectural Design
 - ▶ building materials, facades, roof forms, windows/doors, exterior wall colors
 - ▶ site furniture such as benches, bike racks, tables, light fixtures, etc.
- ▶ Screening
 - ▶ mechanical equipment
 - ▶ trash, loading areas

DESIGN REQUIREMENTS

- ▶ Two tracts: determined by ZA
 - ▶ Short Review Process:
 - ▶ proposed project in agreement with Focus Area description and Zoning classification
 - ▶ Long Review Process:
 - ▶ proposal NOT in agreement; Public Hearing required

CHAPTER 4 RECOMMENDATIONS



REVIEW PROCESS