



## **Zoning Staff Report**

### **Bullitt County Planning and Zoning**

|                    |                               |
|--------------------|-------------------------------|
| <b>Docket No:</b>  | <b>2025Z-51</b>               |
| Owner/ Applicant:  | Christopher Wilson Jr.        |
| Rezone:            | B-1 to B-2                    |
| Location           | 699 N. Buckman St.            |
| Parcel:            | 036-SE0-06-002                |
| Legislative Body:  | City of Shepherdsville        |
| Size:              | 0.33 Acres more or less       |
| Purpose:           | Consolidate contiguous tracts |
| Comprehensive Plan | Mixed Use                     |

#### **Countywide Criteria**

##### Environmental

1. The property is in the flood plain.
2. The area is already served by Utilities

##### Compatibility and Character

1. Development should be compatible with the density, land uses (including those with hazardous materials or superfund sites), noise levels, and character of surrounding sites.
3. There are no known historic sites on the property.

##### Utilities and Services

1. Utilities including sewer are available in the general area.

##### Transportation

1. The property has access to a state road and will be subject to KYTC encroachment requirements where applicable.

#### **Development Area Criteria**

1. Redevelopment of existing lots or infill development should be prioritized over outward expansion.
2. Development should reflect a suburban or urban density to minimize the cost of extending utilities.

#### **Utilities & Services**

1. Development is served by public sewer and water utilities.
2. Development will be served by Shepherdsville Fire

#### **Future Land Use Map: Low Density Residential**

##### Intended Land Uses

1. Regional Commercial & Neighborhood Commercial
  - a. Retail & Services
  - b. Dining & Entertainment
  - c. Professional & Business Offices
2. Multi-Family Dwellings (typically about 14+ units per acre)
3. Health & Medical Services
4. Public Uses
5. Parks & Natural Areas
6. Supportive Uses (must support or serve an intended use):
  - a. Townhomes, Patio Homes and Two-Family Dwellings (if integrated into a mixed use development)

##### Compatibility & Character

## Current Land Use

This portion of the property is currently vacant.

## B-2 Setbacks and Buffers

Front: 0

Side: 0

Rear: 0

## Buffering will be required along adjacent residential zoning.

## Lot Size Section 5.702

c- There shall be no minimum area or lot width requirements within the “B-2” zone.

d- There shall be no minimum front, side or rear yard requirements in this zone

e- There shall be no height limitations in this zone.

← → ↻ beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=2067781320&KeyValue=427189

PVA Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... Kentucky's Incorpor... KY KCOJ Docket C Instrument Inquiry Protected Areas

**qPublic.net™** Bullitt County, KY PVA

Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Layer List Legend

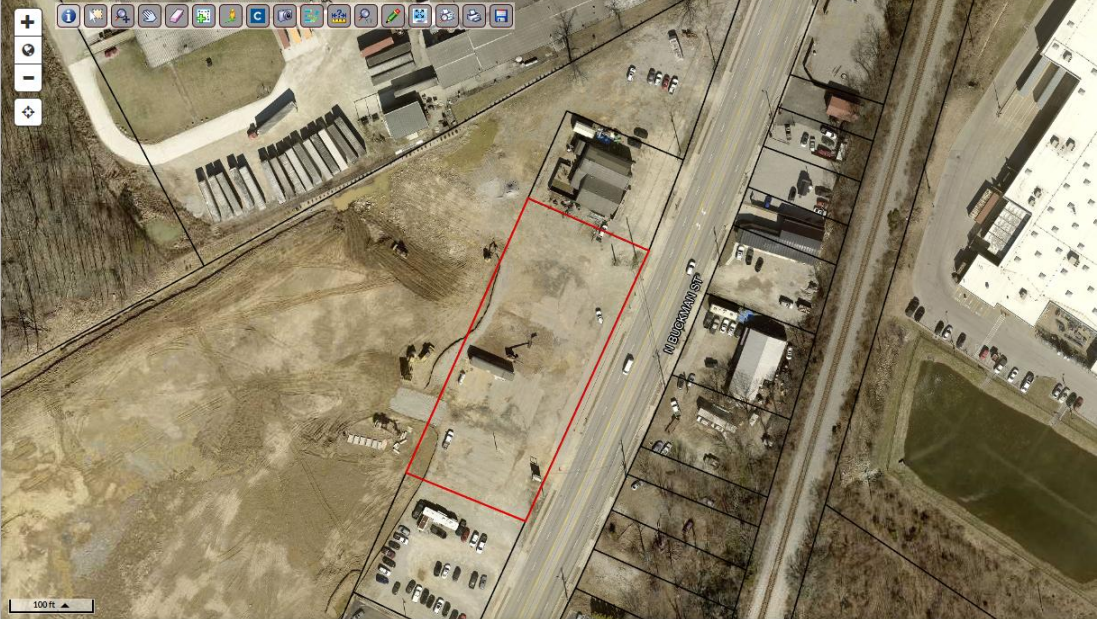
Quick Links:

- Property Search
- View Map

Layers:

- ☐ DeedBook/Page
- ☒ Parcels
- ☐ Parcel Numbers
- ☐ Yearly Sales
- ☒ Roads
- ☒ USA Major Highways
- ☒ City Labels
- ☐ Railroads
- ☐ Streams and Rivers
- ☐ Lakes
- ☒ County Outlines
- ☐ Assessment Layers
- ☐ Aerial Photography
  - ☒ 2025 Aerial Photos
  - ☐ 2024 Aerial Photos
  - ☐ 2023 Aerial Photos
  - ☐ 2020 Aerial Photos
  - ☐ 2018 Aerial Photos (NAIP)
  - ☐ 2016 Aerial Photos
  - ☐ 2014 Aerial Photos
  - ☐ 2012 Aerial Photos
  - ☐ 2010 Aerial Photos
  - ☐ 2006 Aerial Photos
  - ☐ 1995 Aerial Photos

[Restore Layer Defaults](#)

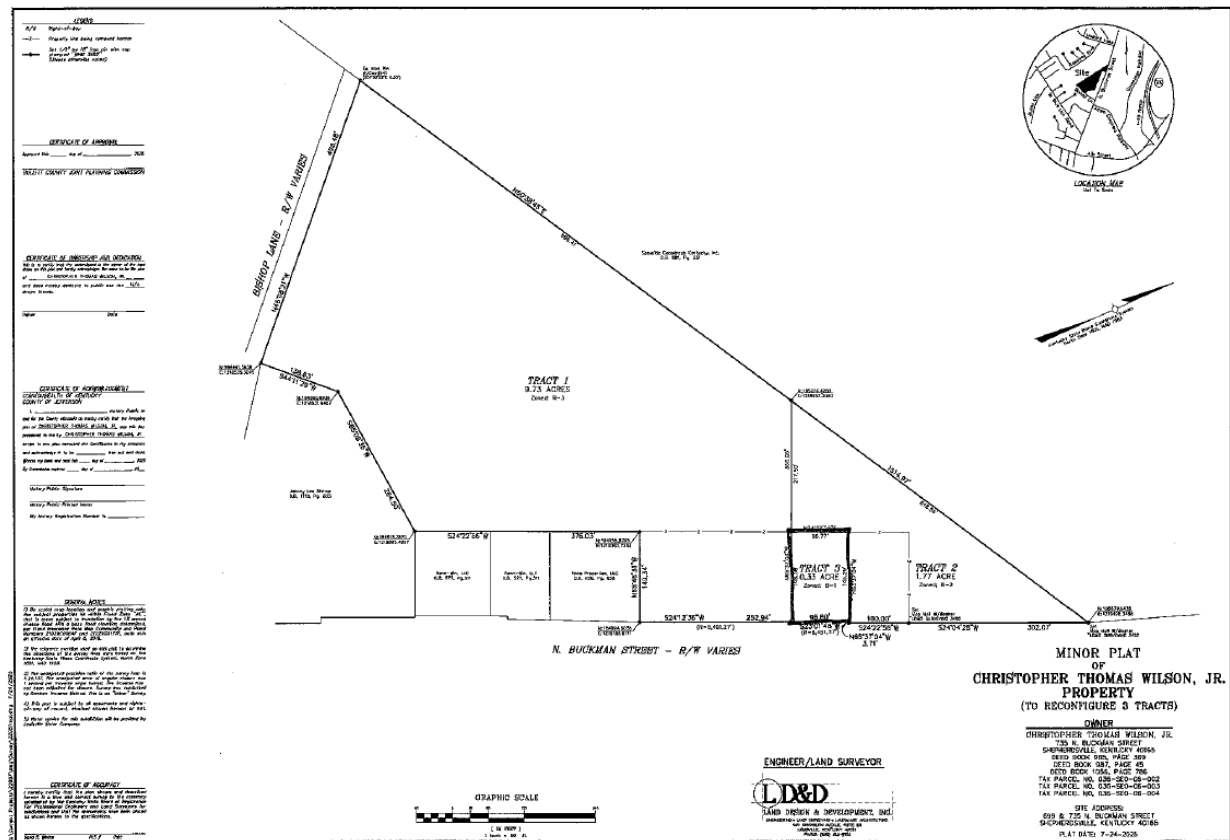


100 ft

Parcel ID 427189  
Sec/Twp/Rng n/a  
Property Address 699 N BUCKMAN ST  
District 11-Shepherdsville City  
Brief Tax Description 1 LT BUCKMAN ST

Alternate ID 036-SE0-06-002  
Class Commercial  
Acreage 1.217

Owner Address WILSON CHRISTOPHER JR  
7410 DIEHL CT  
LOUISVILLE KY 40220





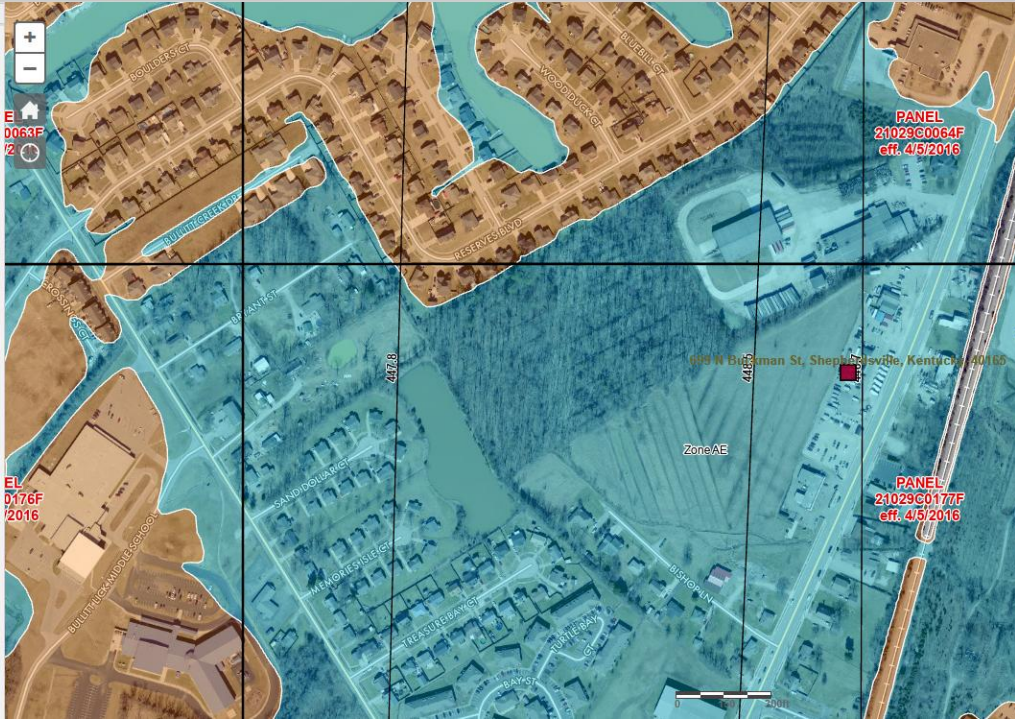
## Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

Users Guide Video Tutorial Risk MAP Tutorial Resources

ayers

- ☒ Data Location
  - ☒ Areas of Approximate WSE Data Availability
- ☒ WSEL and Model Data Available
  - ☒ Stream Lines
  - ☒ NFHL Data
- ☒ FIRM Panels
  - ☒ LOMRs
  - ☒ LOMAs
  - ☒ Profile Baselines
  - ☒ Water Lines
  - ☒ Cross-Sections
  - ☒ Levees
  - ☒ Flood Hazard Boundaries
    - ☒ Limit Lines
    - ☒ NP
    - ☒ SFHA / Flood Zone Boundary
    - ☒ Flowage Easement Boundary
  - ☒ Flood Hazard Zones
    - ☒ 1% Annual Chance Flood Hazard
    - ☒ Regulatory Floodway
    - ☒ Special Floodway
    - ☒ Area of Undetermined Flood Hazard
    - ☒ 0.2% Annual Chance Flood Hazard
    - ☒ Future Conditions 1% Annual Chance Flood Hazard
    - ☒ Area with Reduced Risk Due to Levee
    - ☒ Area with Risk Due to Levee



Untitled map

**Layers**

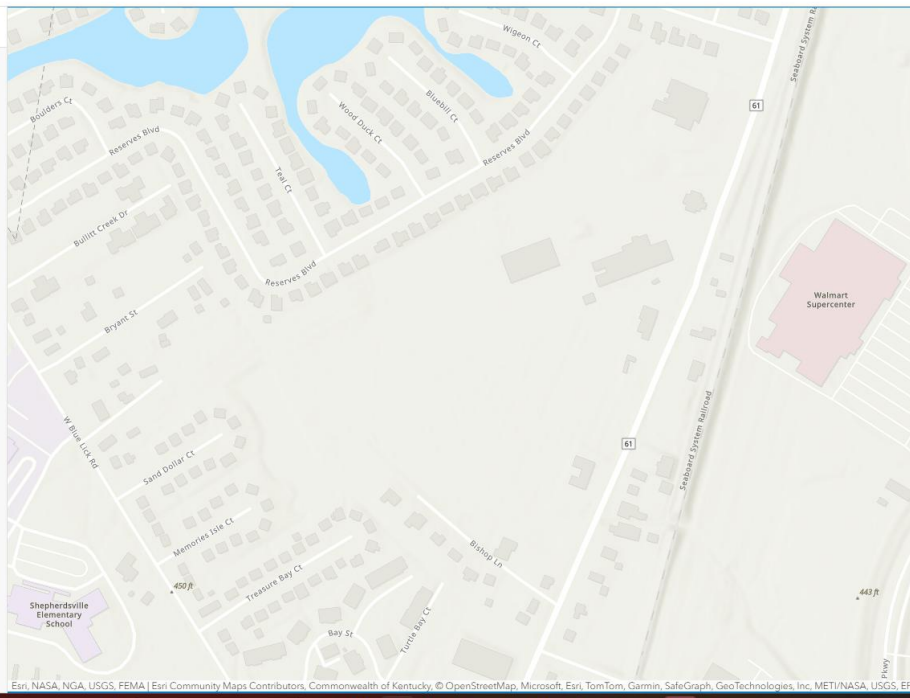
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Add layers to your map and they will appear here.

[Add](#)



The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

Mo – Montgomery Silt Loam: Poorly drained clayey soils. Deep, poorly drained clay, silty clay, and silty clay loam and loam soils of the flood plains and stream terraces with moderate to high productivity potential.

