

2045 Bullitt County Comprehensive Plan Land Use Criteria Checklist

Mixed Use Criteria

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

1. Mixed use development should be encouraged, where appropriate.
2. Uses that generate less traffic should be located to the rear of high traffic uses (such as commercial along the major highway with apartments behind).
3. Development should consider and be compatible with the use on adjacent parcels.
4. Strip developments should be avoided, and connected, planned centers should be encouraged.
5. Development at highly visible locations and along highly visible corridors should have a higher level of design, such as streetscape improvements, limited or consolidated signs and monument-style signs, durable and higher-quality building materials, appealing architectural design, and landscaping.
6. Development in more dense areas should locate buildings closer to the road and locate the majority of parking to the rear of the site.
7. Service areas and loading docks should be screened or oriented so they are not visible from public roads and include landscaping and open spaces that break up large parking areas.

2045 Bullitt County Comprehensive Plan Land Use Criteria Checklist

Utilities & Services

1. Development should be served by adequate fire protection as necessary.

Transportation

1. Impacts to the transportation system, including safety, congestion, and capacity, should be carefully analyzed.
2. Access points should be limited and shared driveways or frontage roads should be used when possible.
3. Development should be located along an arterial or collector road that can adequately and safely serve the development.
4. Sidewalks, or other pedestrian facilities, should be provided along all interior roads and drives and along all existing perimeter roads. Safe pedestrian connection should also be provided between the adjacent public road and the major entrances into the buildings.
5. Shared parking should be encouraged, where appropriate.

Please refer to the previous text to illustrate how the requested zoning use fits with the proposed Land Use Designation. If it does not fit with the proposed Land Use Designation please explain why you feel the Land Use designation is incorrect.