



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2026Z-11
Owner/Applicant:	James Jewell
Rezone:	R-2 and B-1 to B-1
Location	270 Armstrong Ln
Parcel	070-000-00-087II, 070-000-00-087I, 070-000-00-087J, 070-000-00-087K
Legislative Body:	Unincorporated area of the county
Size:	3.6115 acres more or less
Purpose:	Storage Units
Comprehensive Plan	Commercial

Countywide Criteria

Environmental

1. The property is not in the Flood Plain.
2. The property is generally clear of vegetation.
3. Extensive grading should not be required.

Compatibility and Character

1. The area has a mix of development including vacant land, residential use, commercial use.
2. Current regulations require a buffer between commercial and residential zoning
3. There are no known historic sites on the property.

Utilities and Services

1. Will serve letters will be required as part of site plan review.
2. Mt. Washington Fire Dept. will serve the development.

Transportation

1. Primary access will be from Armstrong Ln.

Development Area Criteria

Compatibility and Character

1. Developing empty lots in between existing commercial(church) use and residential use, this could be considered infill/redevelopment of an existing lot as opposed to expanding the development area.

Utilities and Services

1. Will serve letters will be required as part of site plan review.
2. Mt. Washington Fire Dept. will serve the development.

Transportation

3. Primary access will be from Armstrong Ln.
4. Sidewalks are not currently on commercial development.

Future Land Use Map

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

Current Land Use

The existing buildings on the property will be removed.

Setbacks and Buffers

Front Yard: 50 feet

Side Yard: 25 feet.

Rear Yard: 30 feet.

No building shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

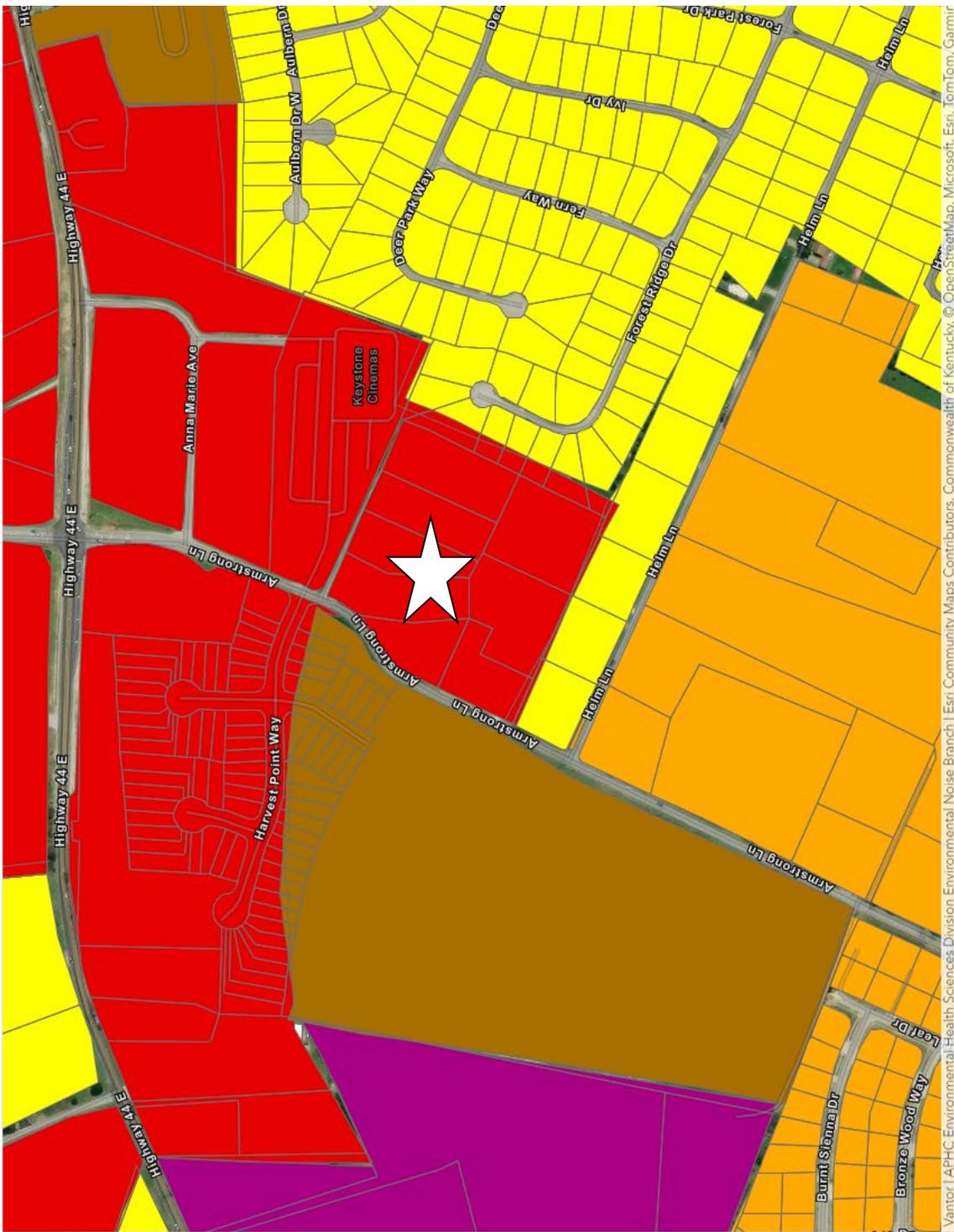
Lot Size

1. Where not serviced by sanitary sewers a minimum of one (1) acre for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.
2. Where serviced by sanitary sewers, a minimum of 6,000 square feet for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.

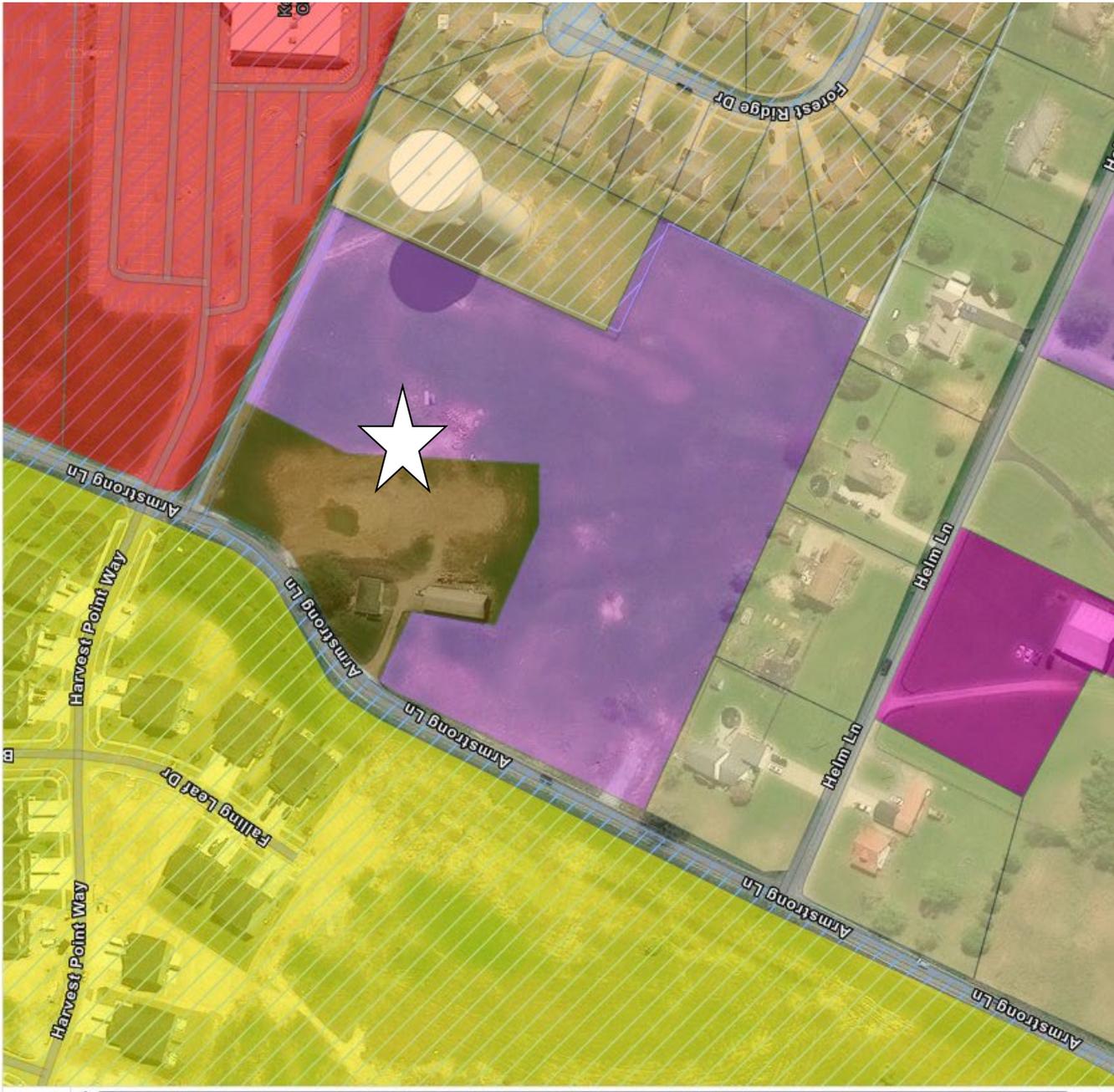
2045 Bullitt County Comprehensive Plan

Legend

- Fort_Knox_Impact_Area
- Bullitt_Development_Area
- Bourbon_trail_buffer_dissolve_F
- Commercial_Industrial_Mix
- Bullitt_Future_Land_Use
 - FutureLand
 - LOW DENSITY RES
 - MEDIUM DENSITY RES
 - HIGH DENSITY RES
 - MIXED USE
 - COMMERCIAL
 - CONSERVATION
 - INDUSTRIAL
 - PUBLIC/SEMI-PUBLIC
 - AG/RURAL RESIDENTIAL
 - ROW
 - others



Bullitt County Kentucky Zoning Classification



Legend

BC_ZONE_AUG_21_Export

Zoning

- AG
- B-1
- B-2
- C
- EP
- EP-A
- FN
- I-G
- I-L
- PUD
- R-1
- R-2
- R-3
- R-4
- Roadgap
- SPLIT
- SR
- others

Highway 245 Tourism Overlay District

Incorporated Places (KY)

Layers Search Results Sales Search Sales List Sales Results Home Comparable Search Comparable Results Property Tax Estimator

Map Search



Results:

Parcel ID - 414483 Alt Id - 070-000-00-0871 Address - 250 ARMSTRONG LN Owner - JEWELL JAMES H Acres - 1.1086 View Report Estimate Measure Google Maps	Parcel ID - 440516 Alt Id - 070-000-00-0871 Address - ARMSTRONG LN Owner - JEWELL JAMES H Acres - 0.8646 View Report Estimate Measure Google Maps	Parcel ID - 440519 Alt Id - 070-000-00-087K Address - ARMSTRONG LN Owner - JEWELL JAMES H Acres - 0.8875 View Report Estimate Measure Google Maps	Parcel ID - 440223 Alt Id - 070-000-00-0871 Address - 270 ARMSTRONG LN Owner - JEWELL JAMES H Acres - 0.7508 View Report Estimate Measure Google Maps
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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

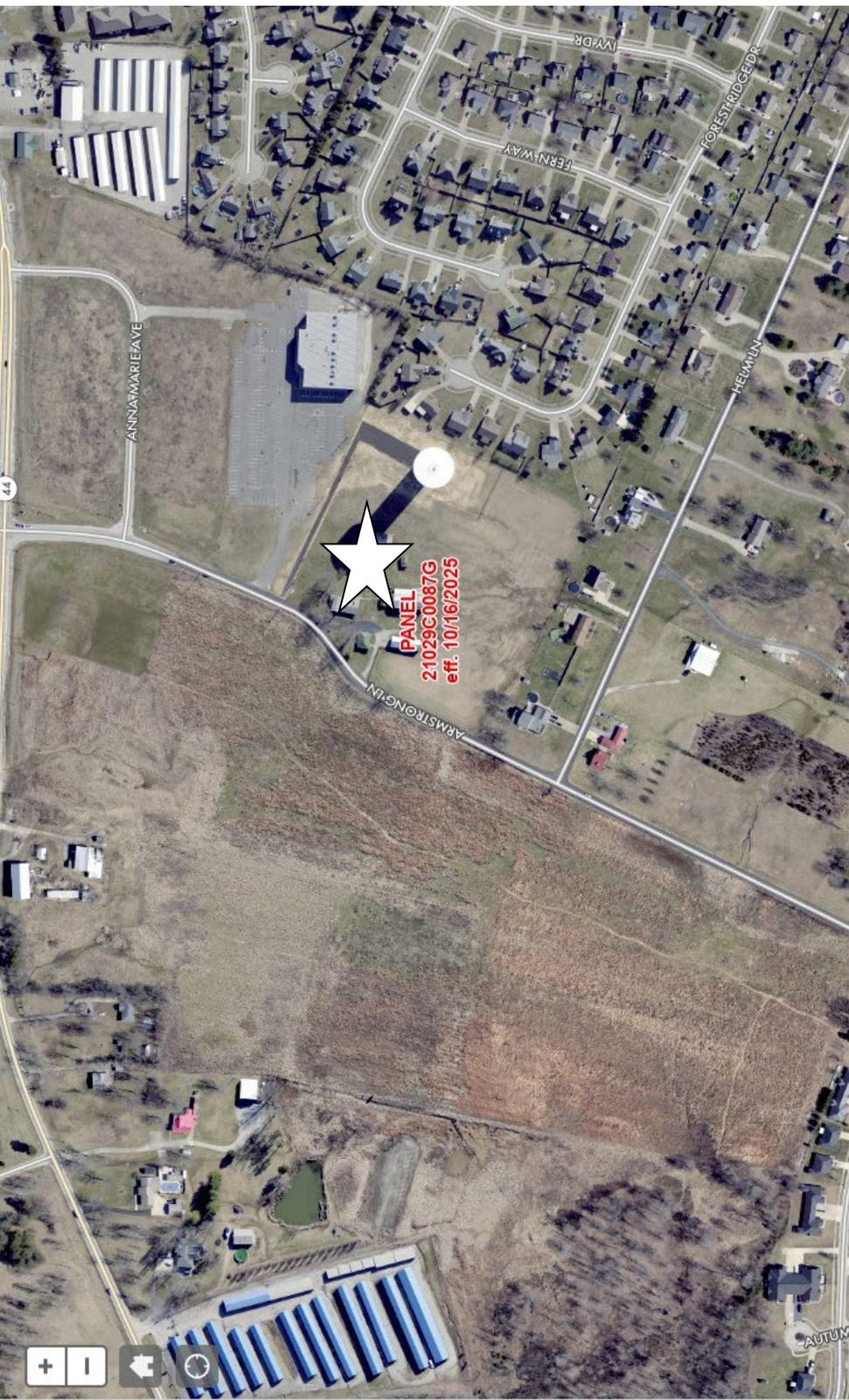
Restore Layer Defaults



Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

Users Guide Video Tutorial Risk MAP Tutorial Resources



Layers

- 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

Kentucky Soils Data Viewer

With Detailed NRCS Soils Data



Navigation icons: zoom in (+), zoom out (-), home, back, forward, and location pin.

-85.576 38.034 Degrees

Kentucky Soil Types Present

CrB - Crider Silt Loam: Deep well drained upland soils 0-30%. Deep, well drained silt loam, loam and fine sandy loam soils of the uplands and stream terraces with slopes of 0 to 30 percent. Some have gravelly and sandy subsoils. Productivity potential is mod. to high.