



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2026Z-4
Owner/Applicant:	David & Michael Guelda
Rezone:	R-1 to R-3
Location	800 Beech Grove Rd
Parcel:	037-C00-01-001
Legislative Body:	City of Shepherdsville
Size:	1.22 Acres more or less
Purpose:	Residential Development
Comprehensive Plan:	Medium Density Residential

Countywide Criteria

Environmental

1. A portion of the property is in the Flood Plain. Any occupied buildings will have to be built where the first floor is 1 foot above the Base Flood Elevation or the property built on fill and officially removed from the flood plain.

Compatibility and Character

1. General density in the area is approximately 4.5 units per acre.
The single-family option would have density of approx. 4.0 units per acre.
The Multifamily option would have density of approx. 10.6 units per acre.
3. There are no known historic sites on the property.

Utilities and Services

1. Oak Grove Blvd is a city Street.
2. Shepherdsville Fire Dept. has sufficient capacity to serves the development.

Development Area Criteria

Compatibility and Character

1. This is infill/redevelopment of an existing lot.

Future Land Use Map Medium Density Residential Criteria

1. Single-Family Dwellings (typically about 5 units per acre)
2. Townhomes or Patio Homes (typically about 8 units per acre)
3. Two-Family Dwellings (typically about 8 units per acre)

Current Land Use

The property currently has a home and building which will be removed.

Setbacks and Buffers

2. Yard Requirements:

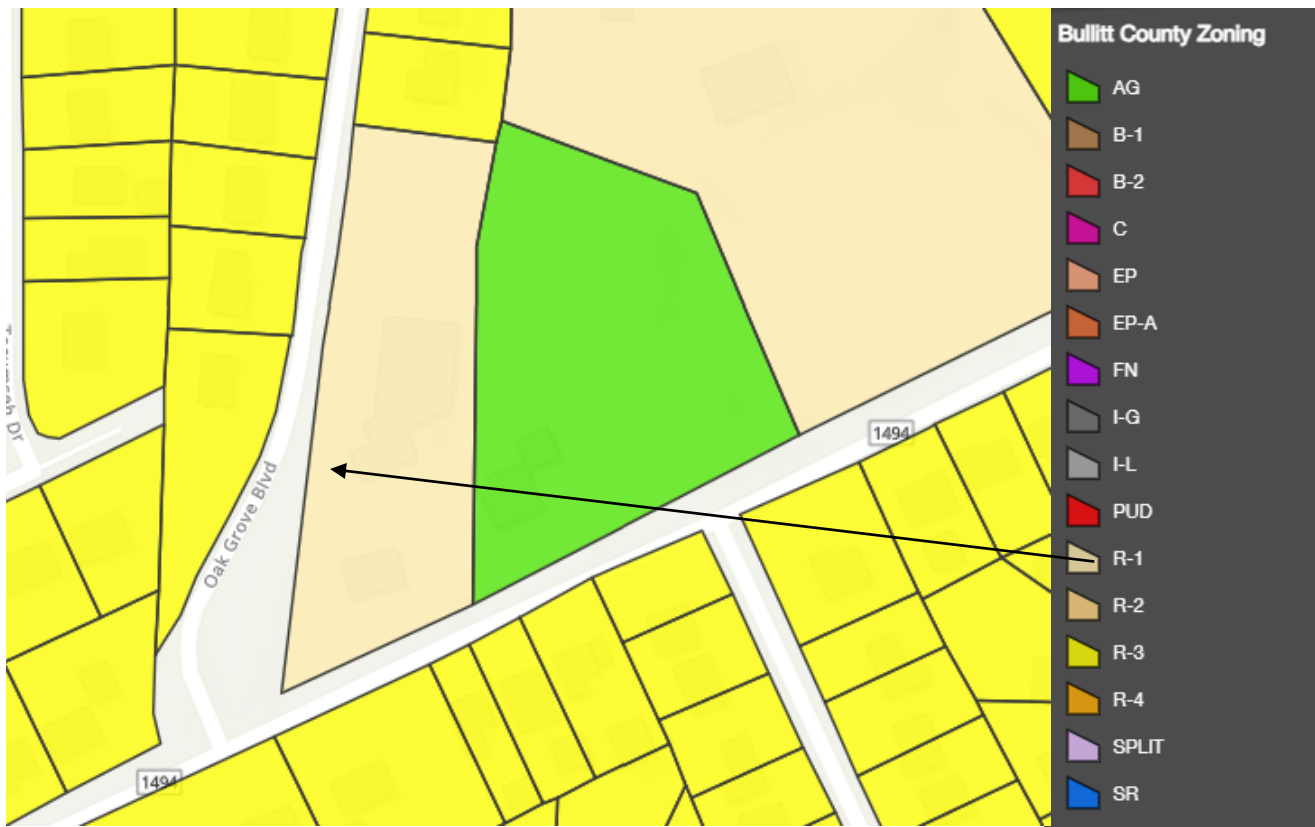
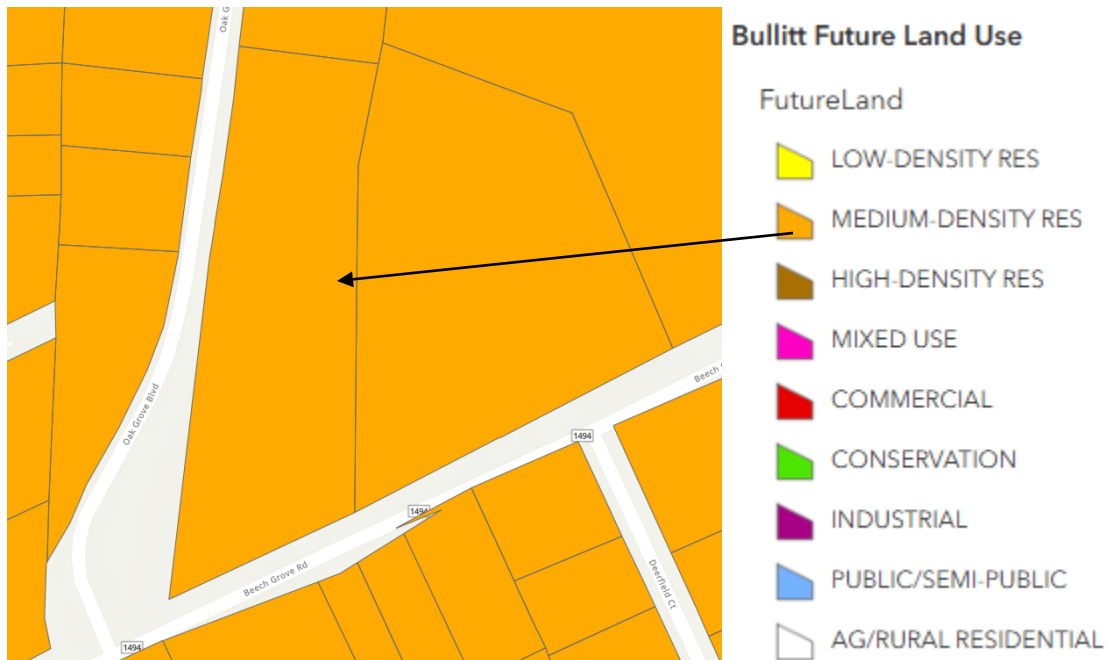
- a. Front Yard: 30 feet from right-of-way line
- b. Side Yard: =18 feet with the short side being 10% of the total lot width
- c. Rear Yard: A minimum of 25 feet

3. Maximum building height: no building shall exceed three (3) stories or 45 feet in height.

Buffering will not be required.

Lot Size

1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.
2. Every two-family and multi-family dwelling shall be located on a single lot of not less than six thousand (6,000) square feet for the first dwelling unit plus one thousand five hundred (1,500) square feet for each additional unit up to four (4). Each unit beyond four (4) in a multi-family dwelling shall be located on a two thousand five hundred (2,500) square foot lot. The minimum required lot width at the building line for two family and multi-family dwellings shall be eighty (85) feet.





LOCATION MAP
NOT TO SCALE

PROJECT DATA	
1. <u>UNIT NAME</u>	1. <u>1st A. (5,320 SF)</u>
2. <u>UNIT TYPE</u>	2. <u>103</u>
3. <u>UNIT ZONE</u>	3. <u>103</u>
4. <u>UNIT ADDRESS</u>	4. <u>103</u>
5. <u>UNIT TYPE</u>	5. <u>103</u>
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GENERAL NOTES:

- [illegible]

[illegible]

LOT AREA	LOT#	A/E*	LOT#	A/E*
1	3744	5F	11	5480
2	2273	5F	12	3479
3	2276	5F	13	4284
4	2279	5F		
5	3301	5F		
6	3313	5F		
7	2292	5F		
8	2294	5F		
9	2297	5F		
10	3152	5F		



2014-2015



(IF 0000)

DAVID A. GUTTA, BUILDING INC.
0908 JEFFERSON BEACH BLVD
LOUISVILLE, KY 40201

OFFICE:
SUE ADDRESS:
800 BECK GROVE ROAD
SEMPERDURSTON, KY 40165

SEE BOOK 1109, PAGE 38D
BARCF NO. 037-500-01-001

SHEET
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OF 1

24159

DAVID A GUERDA BUILDER INC
10908 JEFFERSON TRACE BLVD
LOUISVILLE, KY 40291

CFDI

LAND DESIGN & DEVELOPMENT, INC.
LD&D

PROJECT DATA

ENGINES, SEALS	SURVIVORS, SEALS

[illegible]

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



Mc - McGary Silt Loam is listed as somewhat poorly drained.
MbD3 – Markland Silty Clay is listed as moderately well drained

