



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-56
Owner/Applicant:	Intertech Mechanical Services Inc.
Rezone:	R-2 to AG
Location	Maple Branch Dr./New Christman Ln.
Parcel:	052-000-00-014B
Legislative Body:	Unincorporated
Size:	25.277 acres more or less
Acreage to be Rezoned:	5.79
Purpose:	Join with adjacent property and bring into compliance
Comprehensive Plan:	Medium Density Residential

Countywide Criteria

Environmental

1. The property is not in the flood plain.

Compatibility and Character

1. The proposed development is in character with the area.
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.

Development Area Criteria

2. Development is in character with suburban density.

Utilities & Services

1. Property is served by public sewer and water utilities.

Future Land Use Map: Mixed Use

Intended Land Uses

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)
4. Parks & Natural Areas
5. Supportive Uses (must support or serve an intended use):
 - a. Neighborhood Commercial (only at strategic crossroad locations)
 - b. Public Uses

Current Land Use

This property is currently has an accessory building on site.

Setbacks and Buffers

Front: 40

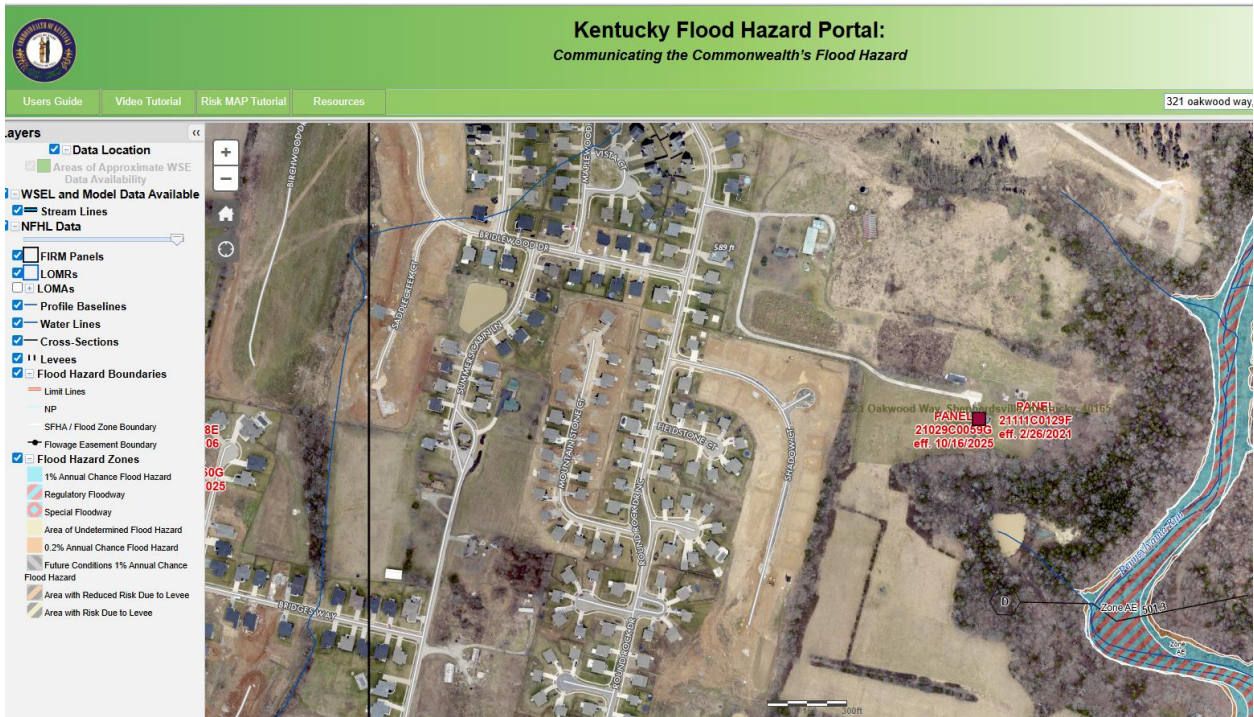
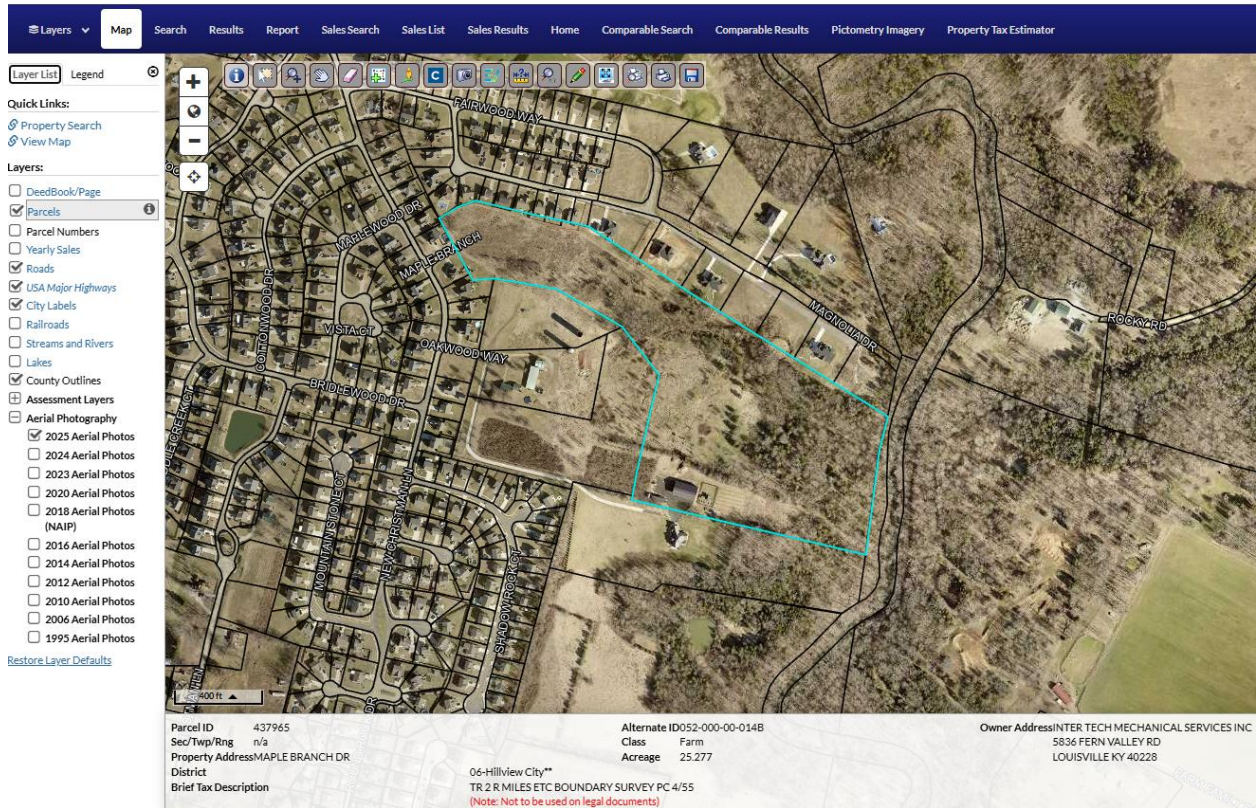
Side:

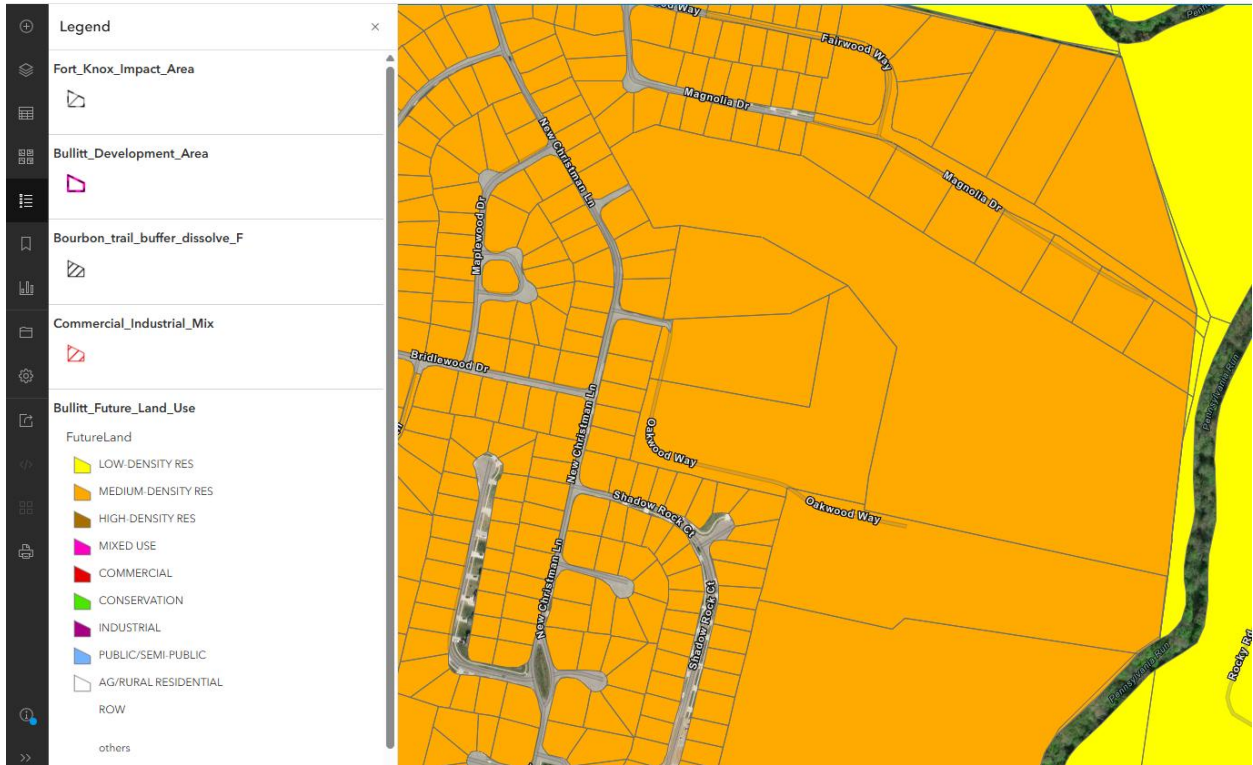
Rear:

Buffering will not be required along adjacent residential zoning.

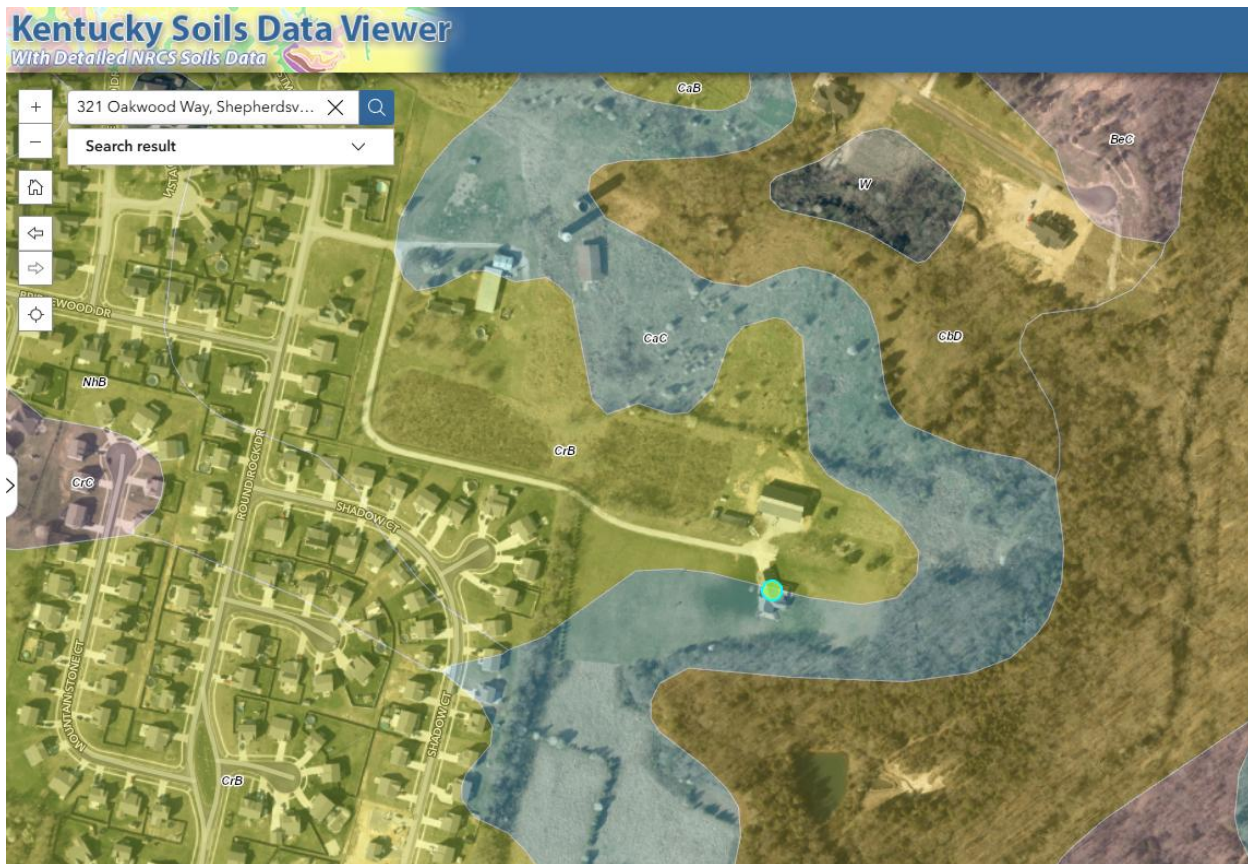
Lot Size Section

To fulfill the purpose of the establishment of this zone, no division of land into less than ten (10) acres for use as residential or uses other than listed in Section 5.300 shall be permitted in an Agricultural Zone. A dwelling constructed as an accessory use on a farm tract which is later subdivided must meet the area requirements of the zone.





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



CaC – Caneyville Silt Loam: Moderately deep upland soils. Moderately deep, silty clay loam, silt loam or fine sandy loam soils of the uplands with slopes about 6 to 30 percent and moderate productivity potential.

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.

CbD – Caneyville Beasley Rock Outcrop: Rocky and stony soils. Shallow and moderately deep, well drained rocky or stony, silty clay to loam soils of the uplands with slopes of more than 6 percent and low productivity potential.

RECORDING NOTE

BE APPROVED AND RECORDED BY THE CLERK OF THE COUNTY OF BELL, KY, THIS 15TH DAY OF JANUARY, 2015, AT THE CLERK'S OFFICE, IN THE CITY OF RICHMOND, KY.

PLAT IS SUBJECT

TO THE SUBJECT PROPERTY IS LOCATED IN THE 10TH DISTRICT, PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY.

PLANNED NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 10TH DISTRICT, PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY.

ZONING

THE SUBJECT PROPERTY IS IN THE 10TH DISTRICT, PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY.

OWNER CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

 OWNER

CERTIFICATE OF APPROVAL

DATE OF EXPIRATION: _____
 A PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY.

APPROVED BY THE CLERK OF THE COUNTY OF BELL, KY

DATE: _____
 AT THE CLERK'S OFFICE, IN THE CITY OF RICHMOND, KY.

NOTE

THIS PLAT IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY, AND IS SUBJECT TO THE PLANNED AND ZONING DISTRICT OF THE COUNTY OF BELL, KY.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2015, BY THE CLERK OF THE COUNTY OF BELL, KY.

APPROVING OFFICIAL

[Signature]

 CLERK OF THE COUNTY OF BELL, KY



MINOR SUBDIVISION PLAT

APPROVED BY THE CLERK OF THE COUNTY OF BELL, KY, THIS 15TH DAY OF JANUARY, 2015, AT THE CLERK'S OFFICE, IN THE CITY OF RICHMOND, KY.

OWNER

YOUNG FAMILY REFINANCE
 LIVING TRUST
 JACOB A. & ERIN M. YOUNG
 D.B. 1125, P.C. 433

LOCATION

SHEPHERDSTOWN, KY 40365

DEED RECORDING INFORMATION

DEED NO. _____
 DATE: _____
 COUNTY: _____

