

Zoning Staff Report Bullitt County Planning and Zoning

Docket No:2025Z-55Owner/ Applicant:RDH PropertiesCo-ApplicantIndian Oaks, Inc.Rezone:R-1 to R-3LocationHwy 44E

Parcel: 045-E00-02-010; 045-E00-02-008; 045-E00-02-009; 045-000-

00-040

Legislative Body: unincorporated area of the county
Total Size: 0.344, 0.344, 0.344, 43.73 more or less

Acreage to be Rezoned 14.279

Purpose: 48 Unit Condominium

Comprehensive Plan Mixed Use

Countywide Criteria

Environmental

1. The rear portion property is in the flood plain.

Compatibility and Character

- 1. While there is no multifamily development in the general area, overall density is consistent with low density residential.
- 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

- 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 Mt. Washington Fire

Future Land Use Map: Mixed Use

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 property is currently vacant.

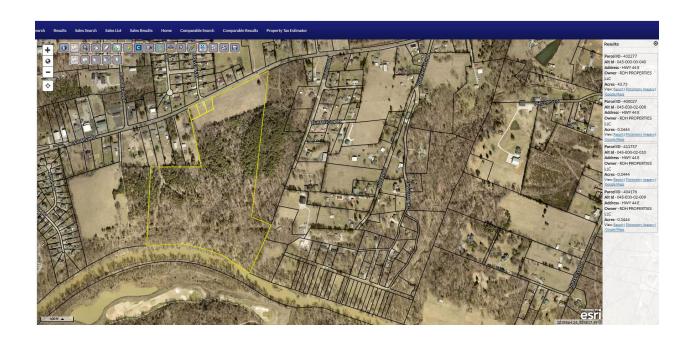
Setbacks and Buffers

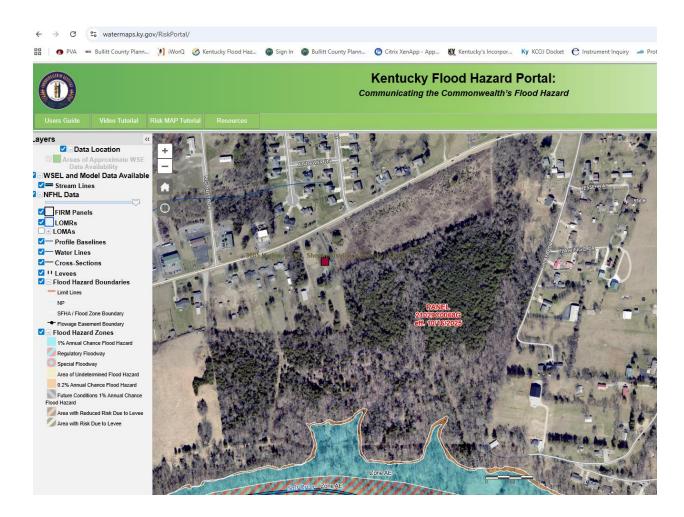
Front: 30 Side: =18 Rear: 25

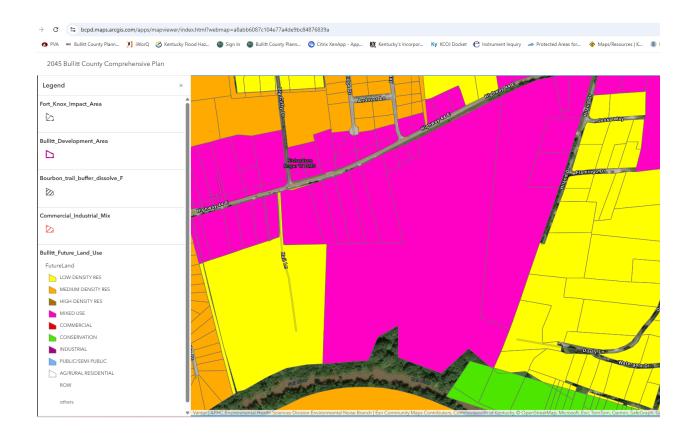
Buffering will be required along adjacent residential zoning.

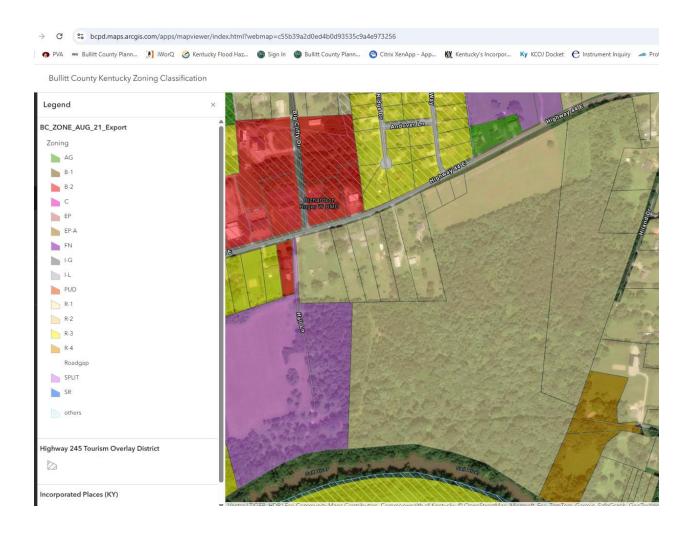
Lot Size

Every two-family and multi-family dwelling shall be located on a single lot of not less that 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 twofamily and multi-family dwellings shall be eighty (85) feet









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



CnE – Caneyville 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.

No – Nolin Silt Loam: Well drained bottomland soils. Deep, well drained silt loam, loam and fine sandy loam soils of the flood plains with very high productivity potential.

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.

CrC – 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.

WY 44E /ILLE, KY 40165

CONSOLIDATE TRACTS 2, 3 AND 4 WITH TRACT 1A CREATING A 14.279 ACRE TRACT FOR FUTURE DEVELOPMENT PLAT TO CREATE TRACT 1A AND TO

I DO HERBIY CERTIFY THAT IWE ARE THE OWNERS OF RECORD OF THE PROPERTY BANKIN HERBOAK, AS RECORDED IN DEED BOOK 1639 PAGE 783, BOOK 1631 PAGE 381, BOOK 1632 PAGE 183 RECORDED IN THE BULLITY COUNTY CLERKS OFFICE AND DO

DATE DATE

HEREBY ADOPT THIS SURVEY.

DEED BOOK 1030 PAGE 769 PARCEL # 045-E00-02-009 ZONING = R-1 TRACT 2

DEED BOOK 1032 PAGE 688 PARCEL # 045-E00-02-010 ZONING = R-1 TRACT 3

CERTIFICATE IN MY PRESENCE AND ACKNOWLEDGE IT TO BE HISINER FIREE

DAY OF

WITNESS BY MY HAND AND SEAL THIS.

MY COMMISSION EXPINES ON THE

MOTARY PUBLIC

KNOWN TO ME, WHO EXECUTED THIS

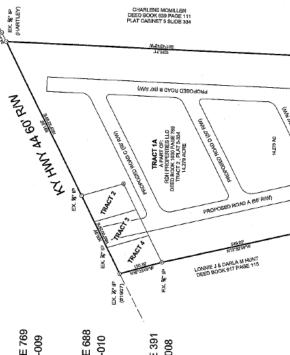
APORESAID DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS THIS

DAY PRESENTED TO ME BY.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY, COUNTY OF BULLITY

DEED BOOK 1031 PAGE 391 PARCEL # 045-E00-02-008 ZONING = R-1TRACT 4



DEED BOOK 1030 PAGE 769 PARCEL # 045-000-00-040 RDH PROPERTIES LLC SOURCE OF TITLE: ZONING = R-1 TRACT 1

CERTIFICATE OF APPROVAL BULLITT COUNTY PLANNING AND ZONING

IRON PIN SET

REMANDER OF ROHENTES LLC DEED BOOK 1030 PAGE 789 TRACT 2, PLAY 9-834 28-45 ACRES FEMAINING FUTURE DEVELOPMENT

TRACT 1

S, SHOWN HEREON, ARE ACCORDING TO COUNTY PROPERTY DEFICE RECORDS.

LL RIGHT-OF-WAYS, EASEMENTS, AND ROADWAYS IN IOWN HEREON OR NOT, A CLIRRENT TITLE SEARCH MAY DIHERS FACTS WHICH ARE NOT SHOWN HEREON.

ON ARE REFERENCED TO THE PLAT PREPARED BY S. RECORD PLAT RECORDED IN PLAT CAB 3 SLIDE 334.

M (TRACT 14.) IS NOT EA ACCORDING TO THE CY. FEMA MAPS NUMBERED HG.

ON ARE HORIZONTAL PIELD DISTANCES.

JOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

y shown hereon was performed under my direction exceeds the minimum standards of accuracy of the further certify that this survey.

JRVEYORS CERTIFICATION

n hereon, with iron pins consisting of a 5/8" X 18" "B.L. LAMBERT PLS 3226" is drawing is true and correct to be best of my

on DTM-322 total station.

PLAT DATE: SEPT. 3, 2025 PROCTOR DEVELOPMENT, HWY 44.DGN LAND SURVEYS TURNING POINT SURVEY BY: DATE BOBBY L. LAMBERT, PLS 3226 MT. WASHINGTON, KY 40047 1025 GREENBRIAR ROAD PHONE: 502-594-2408 FIELD: SEPT. 1-2, 2025

400 GRAPHIC SCALE IN FEET SCALE: 1 INCH= 200 FEET 200

MT. WASHINGTON, KY 40047

PROCTOR BUILDERS 419 BOGARD LANE

SURVEY FOR:

0 19 BOEST : 5

NOT MONUMENTED

* IRON PIN FOLKIO
 * IRON PIN SET CONSISTING OF A 5/8" X.1" IRON PIN
WITH PLASTIC GLIMPLYORS CAP "BLL/AMBEST PLS 2228"
ATTACHED TO TOP.

LEGEND

9/4/2025

T, PLS 3226