



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-55
Owner/ Applicant:	RDH Properties
Co-Applicant	Indian Oaks, Inc.
Rezone:	R-1 to R-3
Location	Hwy 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

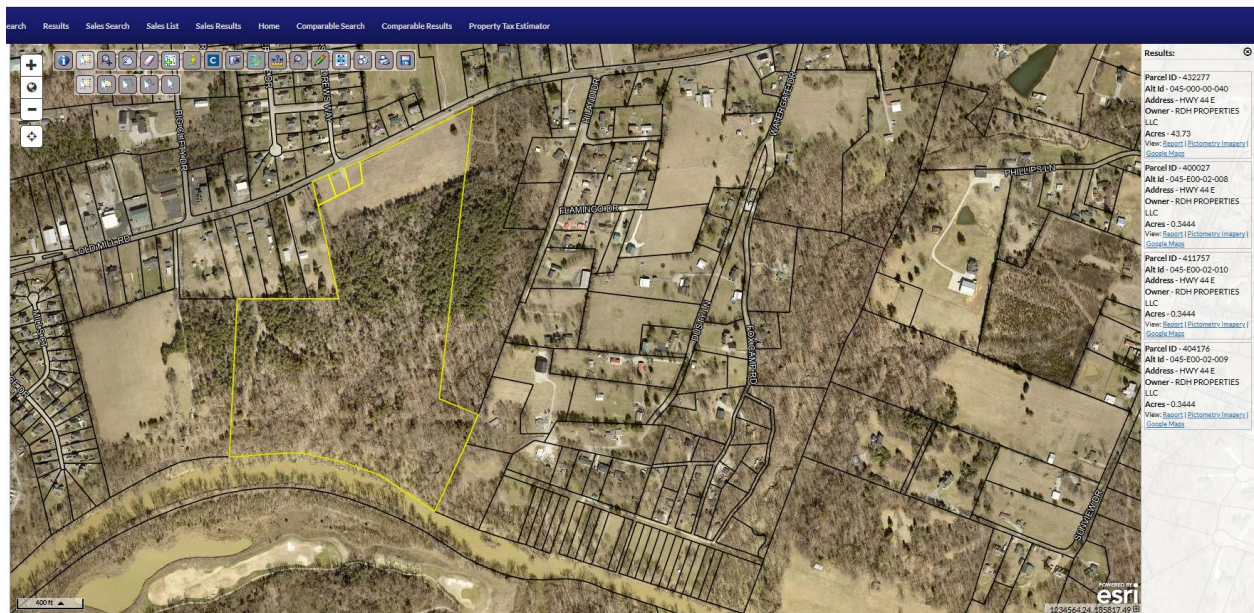
Side: =18

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 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



Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

Users Guide Video Tutorial Risk MAP Tutorial Resources



2045 Bullitt County Comprehensive Plan



Bullitt County Kentucky Zoning Classification



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.

