



## **Zoning Staff Report**

### **Bullitt County Planning and Zoning**

|                    |                         |
|--------------------|-------------------------|
| <b>Docket No:</b>  | <b>2026Z-03</b>         |
| Owner/Applicant    | Charles & Kimberly West |
| Rezone             | R-3 to AG               |
| Location           | 457 Bleemel Ln..        |
| Parcel             | 063-000-00-100          |
| Legislative Body:  | Mt. Washington          |
| Size:              | 19 acres more or less   |
| Purpose:           | Event Venue             |
| Comprehensive Plan | Low Density Residential |

### **Countywide Criteria**

#### **Environmental**

1. The property is not in the Flood Plain. Compatibility and Character

#### **Compatibility and Character**

1. Residential density to the north and south would be considered low or rural residential.

Residential density to the east and west would be considered low density residential

3. There are no known historic sites on the property.

#### **Utilities and Services**

1. Utility services are available in the general area
2. Mt. Washington Fire Dept. will serve the development.

#### **Transportation**

1. Primary access is from Bleemel Ln., a County road.

### **Development Area Criteria**

#### **Compatibility and Character**

1. Low to medium density residential development would be consistent with surrounding neighborhoods. While this request is part of an overall effort to expand existing commercial use, overall development proposed could be considered low density.

### **Future Land Use Map Criteria**

3. Single-Family Dwellings (typically about 3-4 units per acre) 4. Two-Family Dwellings (typically about 4 units per acre) 5. Parks & Natural Areas 6. Supportive Uses (must support or serve an intended use): a. Neighborhood Commercial (only at strategic crossroad locations) b. Public Uses

### **Current Land Use**

The property is currently houses a residence and event space.

## **Setbacks and Buffers**

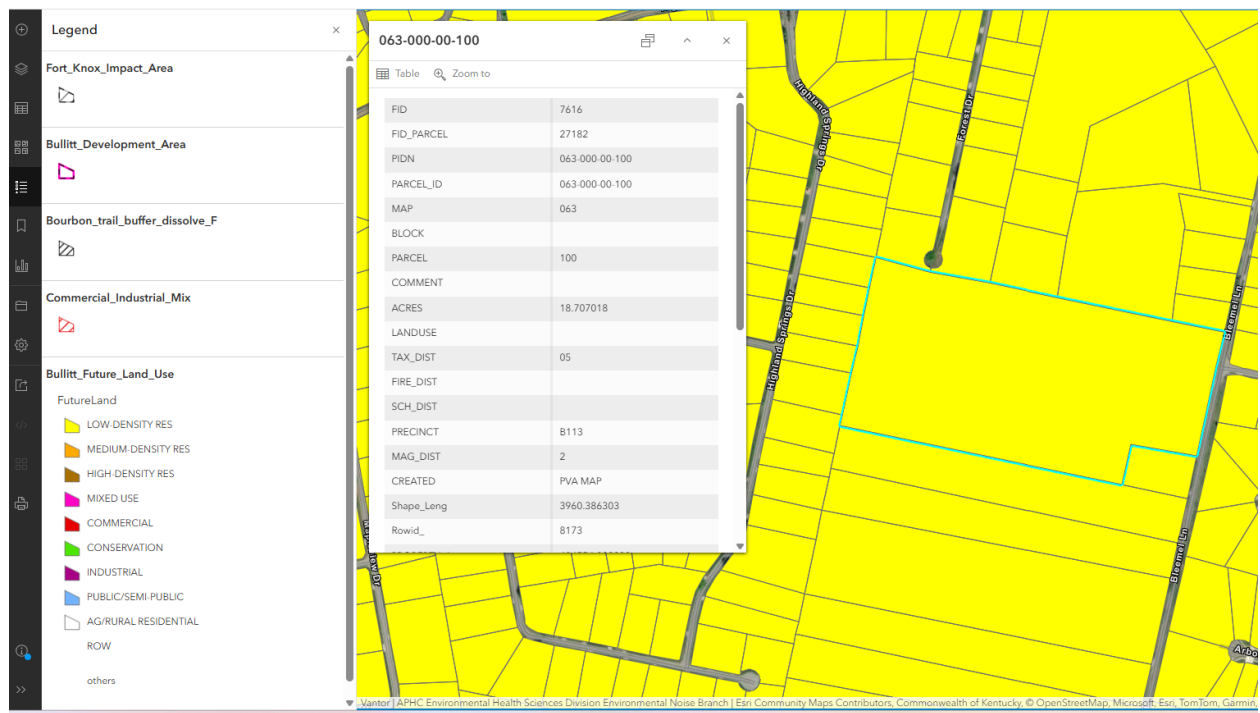
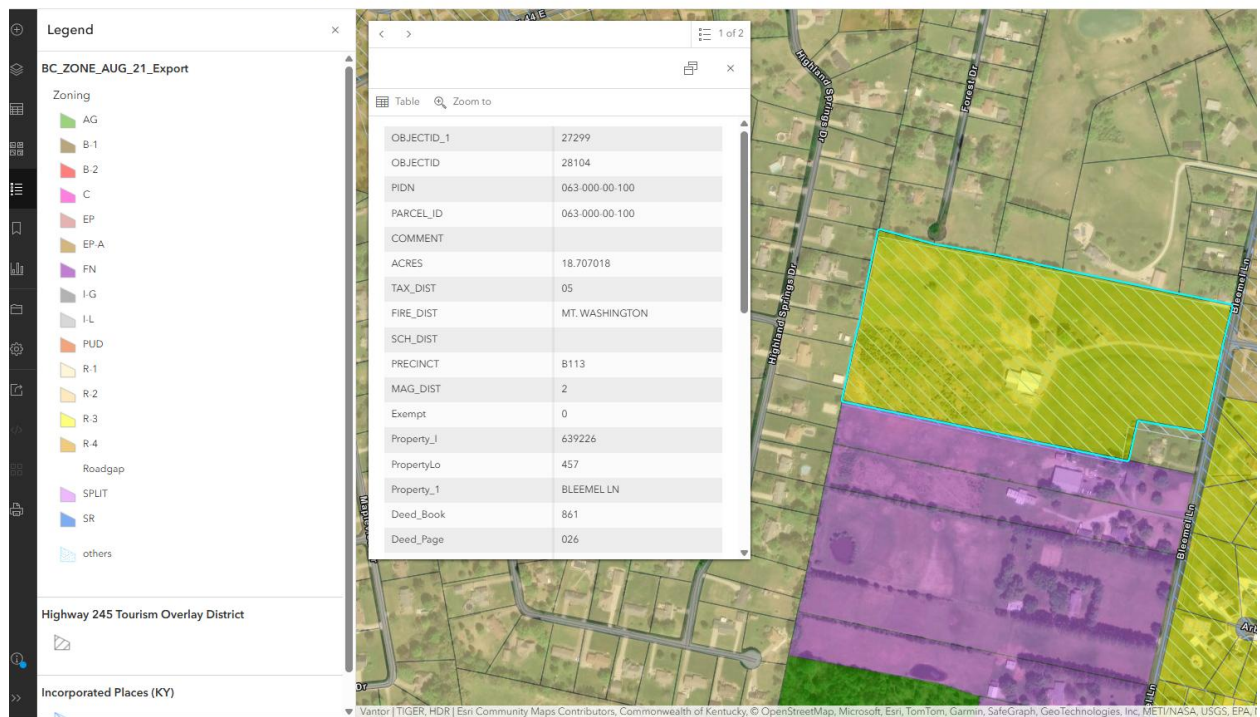
### **2. Yard Requirements:**

- a. Front Yard: 40 feet from right-of-way line

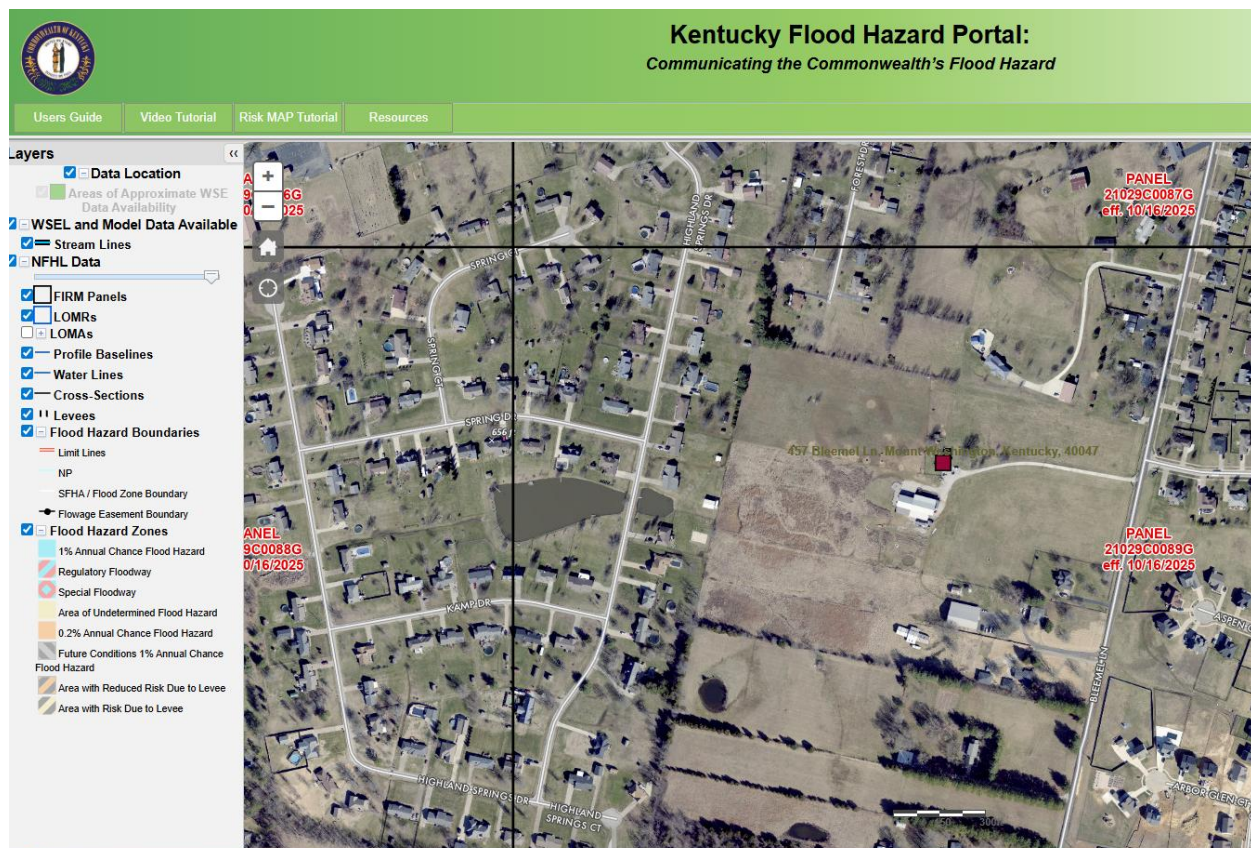
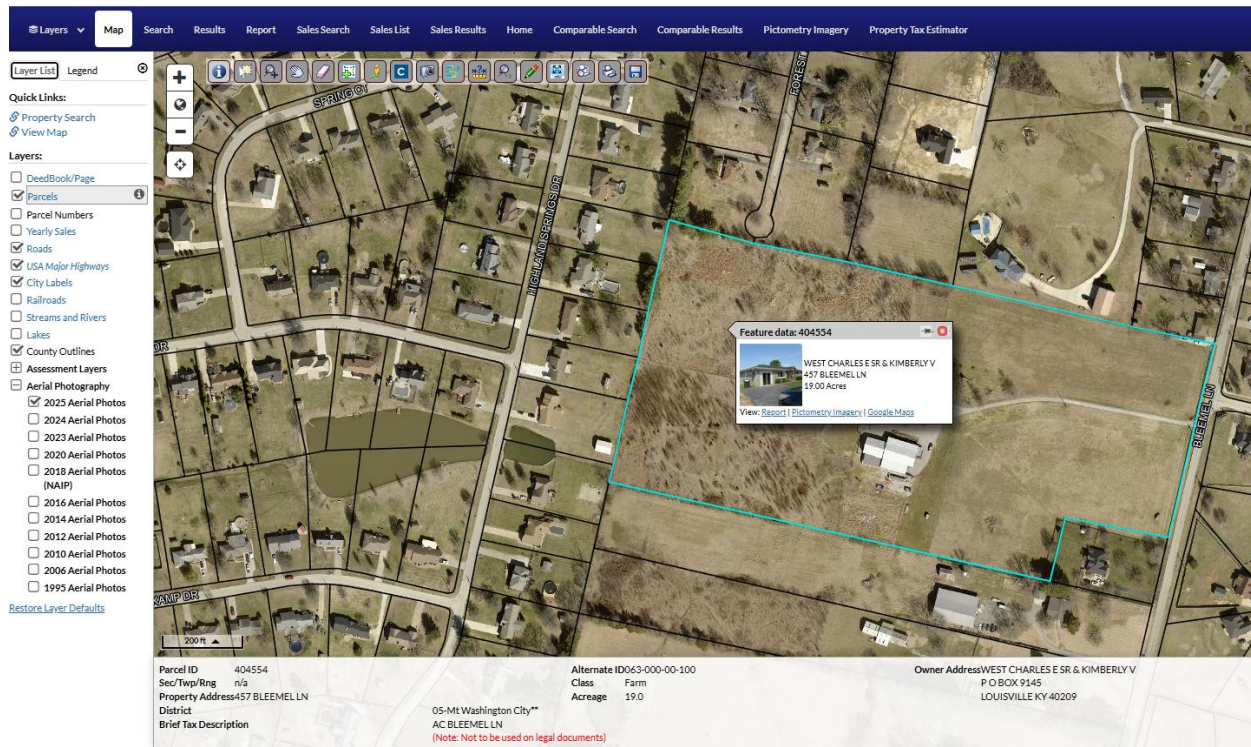
## **Buffering will not be required.**

## **Lot Size**

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. Subdivision of land into lots of less than ten (10) acres is permitted for non-residential uses permitted in the “A” zone.

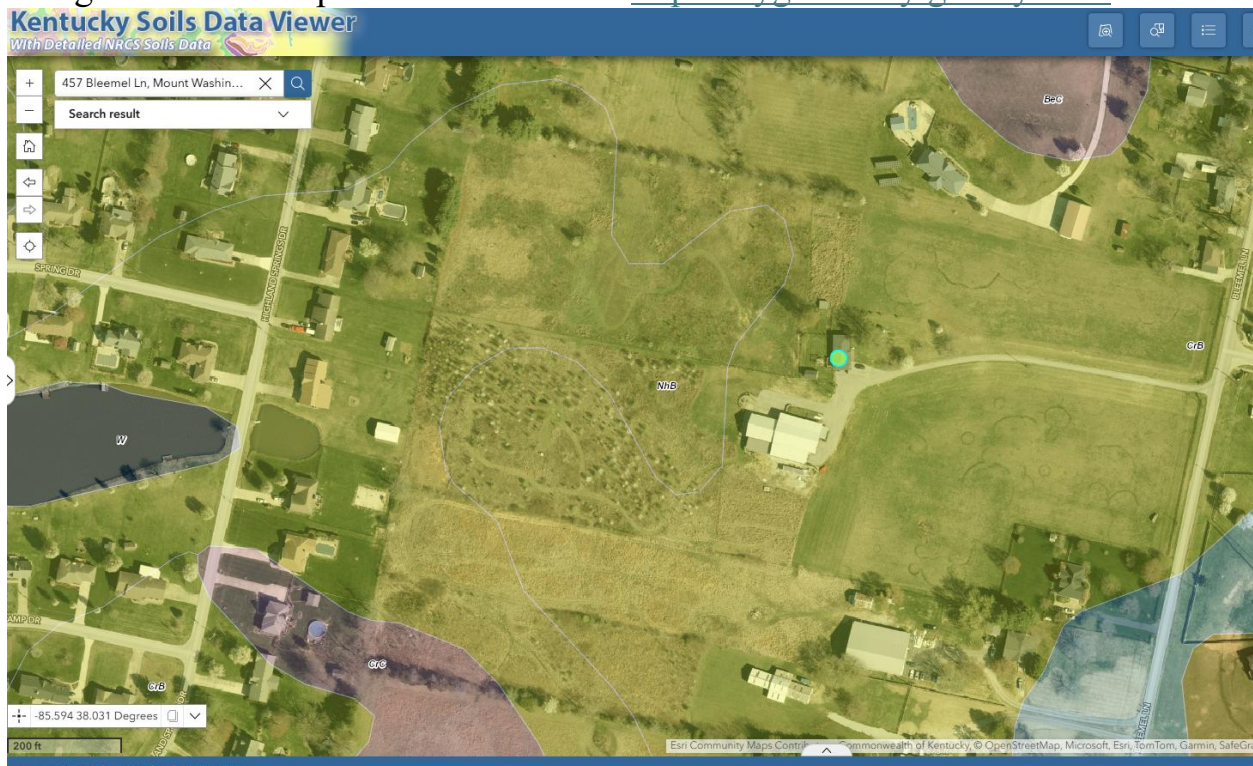








The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>



**NhB – Bedford Silt Loam:** Moderately well drained soils with a fragipan. Moderately well drained silt loam fragipan soils of the uplands and stream terraces with slopes of 0 to 12 percent and moderate to high 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.