



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:**2026Z-03**

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

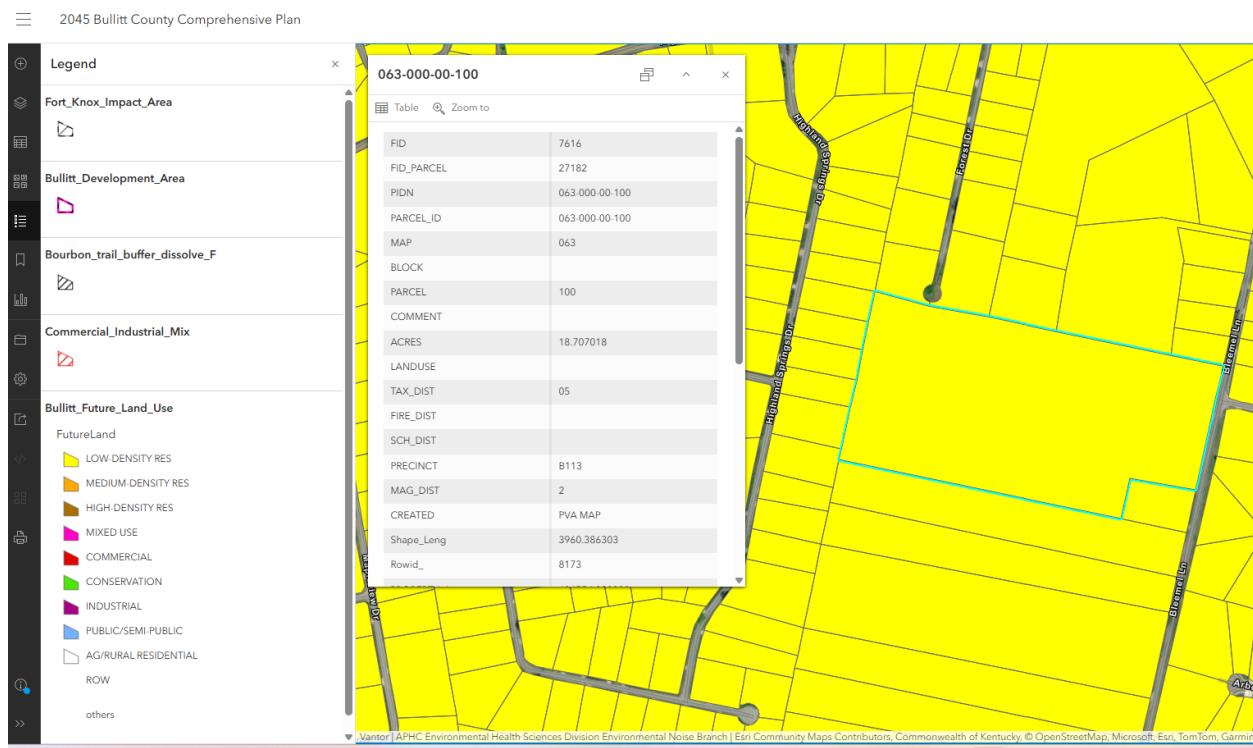
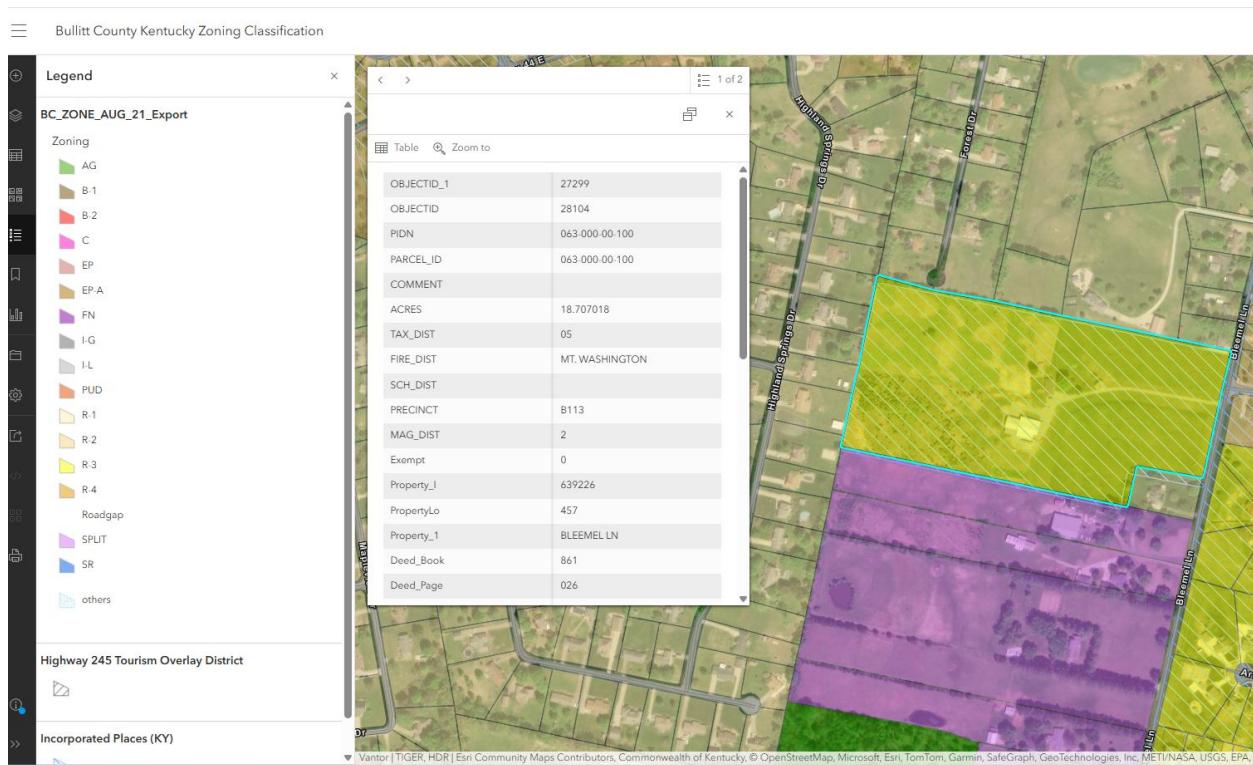
2. Yard Requirements:

- 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.



Map Search Results Report Sales Search Sales List Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Layer List Legend Quick Links: Property Search View Map

Layers: DeedBook/Page Parcels Parcel Numbers Yearly Sales Roads USA Major Highways City Labels Railroad Streams and Rivers Lakes County Outlines Assessment Layers Aerial Photography 2025 Aerial Photos 2024 Aerial Photos 2023 Aerial Photos 2020 Aerial Photos 2018 Aerial Photos (NAIP) 2016 Aerial Photos 2014 Aerial Photos 2012 Aerial Photos 2010 Aerial Photos 2006 Aerial Photos 1995 Aerial Photos [Restore Layer Defaults](#)

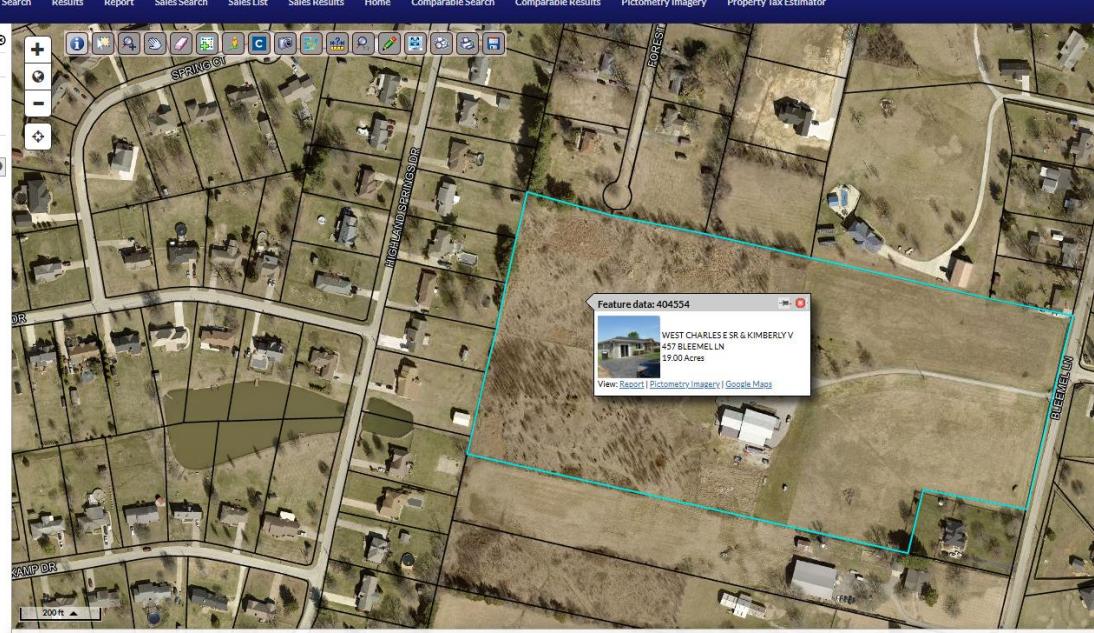
200 ft

Parcel ID: 404554 Sec/Twp/Rng: n/a Property Address: 457 BLEEMELL LN District: 05-Mt Washington City** Brief Tax Description: AC BLEEMELL LN (Note: Not to be used on legal documents)

Alternate ID: 063-000-00-100 Class: Farm Acreage: 19.0

Owner Address: WEST CHARLES E SR & KIMBERLY V P O BOX 9145 LOUISVILLE KY 40209

Feature data: 404554 WEST CHARLES E SR & KIMBERLY V 457 BLEEMELL LN 19.00 Acres [View](#) [Report](#) [Pictometry/Imagery](#) [Google Maps](#)



 Kentucky Flood Hazard Portal: Communicating the Commonwealth's Flood Hazard

Users Guide Video Tutorial Risk MAP Tutorial Resources

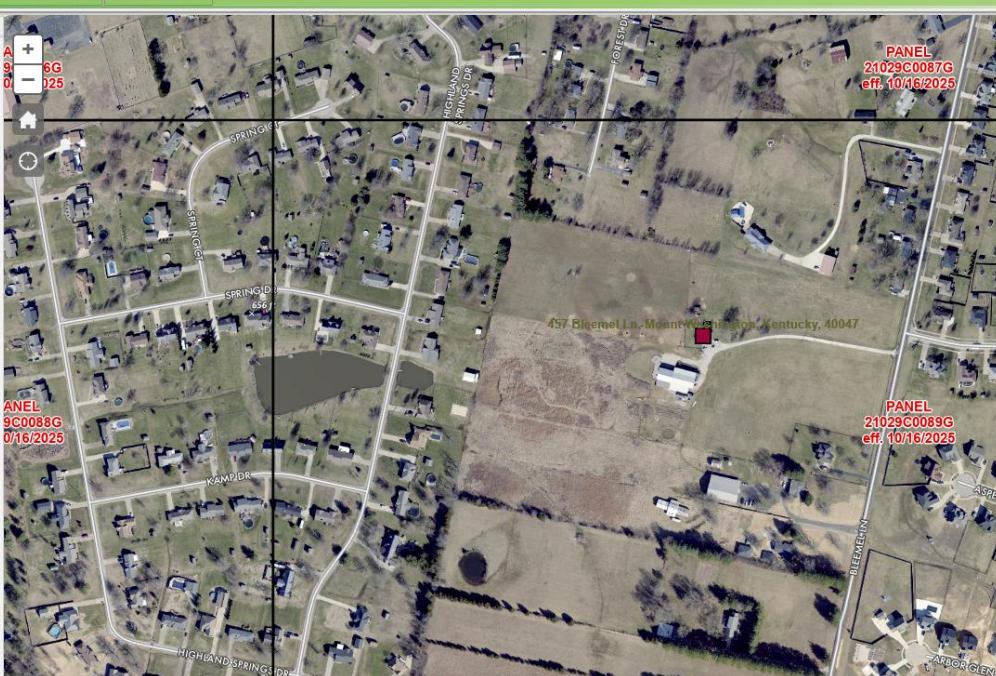
Layers Data Location Areas of Approximate WSE Data Availability WSEL and Model Data Available Stream Lines NFHL Data FIRM Panels LOMRs LOMAs Profile Baselines Water Lines Cross-Sections Levees Flood Hazard Boundaries Limit Lines NP SFHA / Flood Zone Boundary Flowage Easement Boundary Flood Hazard Zones 1% Annual Chance Flood Hazard Regulatory Floodway Special Floodway Area of Undetermined Flood Hazard 0.2% Annual Chance Flood Hazard Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Risk Due to Levee Area with Risk Due to Levee

ANEL 9C0086G 0/16/2025

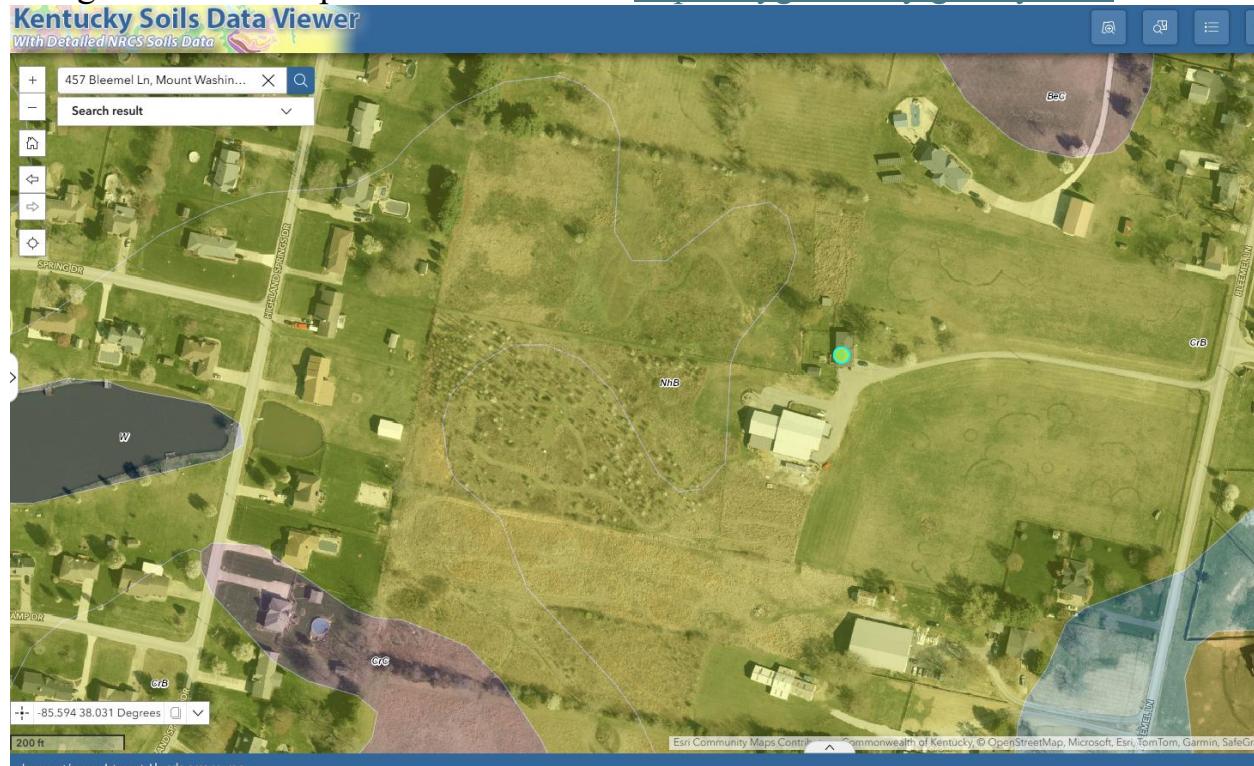
PANEL 21029C0087G eff. 10/16/2025

PANEL 21029C0089G eff. 10/16/2025

457 Bleemell Ln, Mount Washington, Kentucky, 40047



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.