



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-44
Owner/ Applicant:	Rhonda Dennison
Rezone:	B-1 to R-3
Location	5228 S Preston Hwy
Parcel:	048-C00-09-001
Legislative Body:	city of Shepherdsville
Size:	5 Acres more or less
Purpose:	Multifamily Development: 80 total units
Comprehensive Plan	Commercial

Countywide Criteria

Environmental

1. The property is not in the flood plain, however there does appear to be a blue line stream on the property. Army Corps permitting may be necessary.

Compatibility and Character

1. This will be greater than the overall density in 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

Compatibility and Character

2. This will be greater than the overall density in the area.

Utilities and Services

1. Utilities are available in the general area.
2. Fire Department will stamp the site plan for fire hydrant and access requirements prior to Planning approval.

Future Land Use Map: Commercial Criteria

- 4a. Townhomes, Patio Homes, Two-Family Dwellings & Multi-Family Dwellings (if integrated into a mixed-use development)

Current Land Use

The property currently houses 1 residence.

AG Setbacks and Buffers

Front: 30

Side: =18

Rear: 25

Buffering will not be required.

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.

beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=1144182023&KeyValue=413372

PVA Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... Kentucky's Incorpor... KY KCOJ Docket Instrument Inquiry Protected Area

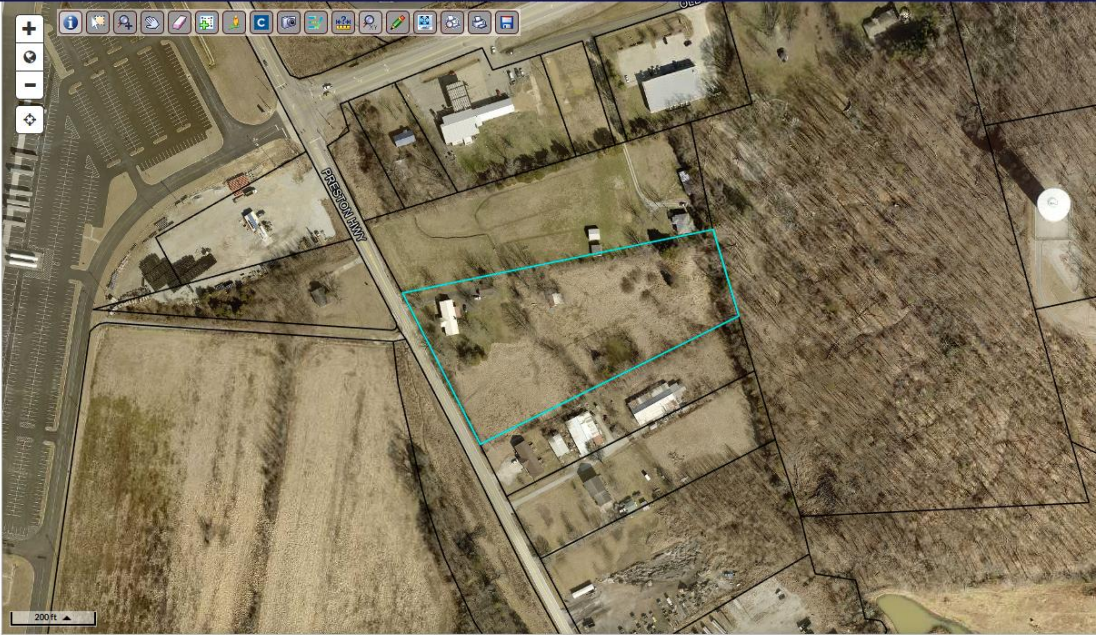
qPublic.net™ Bullitt County, KY PVA

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

Layer List Legend

Quick Links:
[Property Search](#)
[View Map](#)

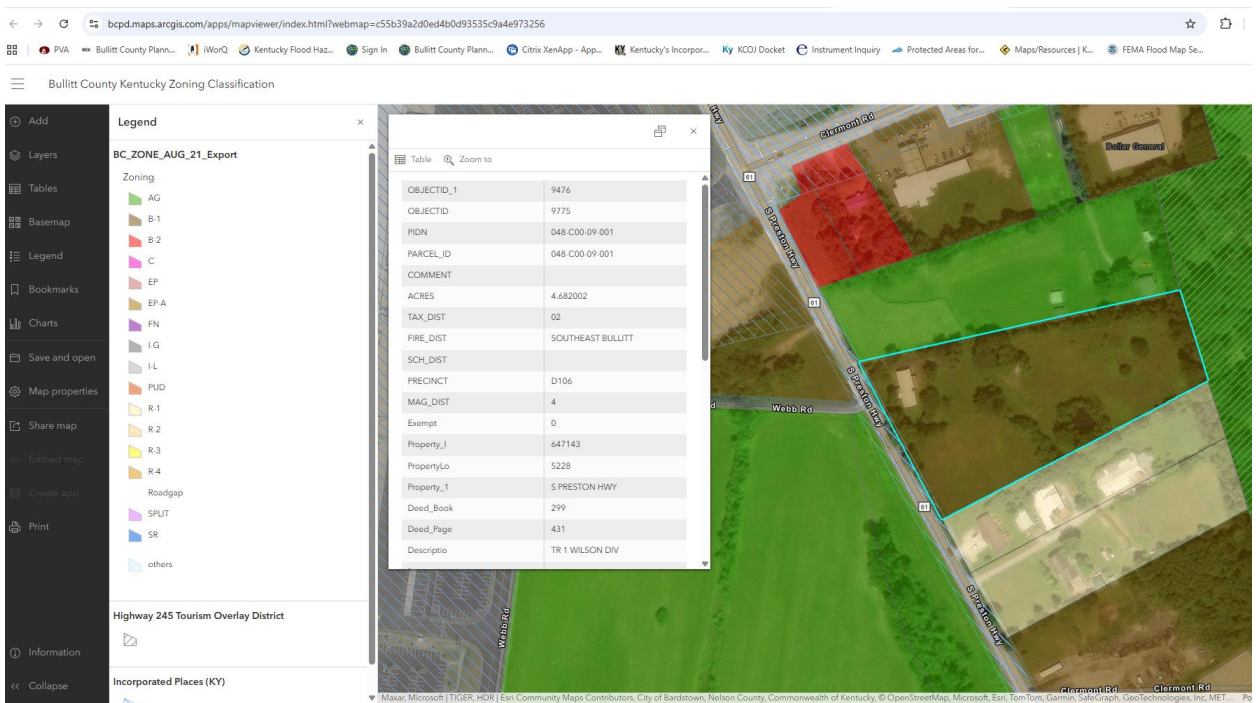
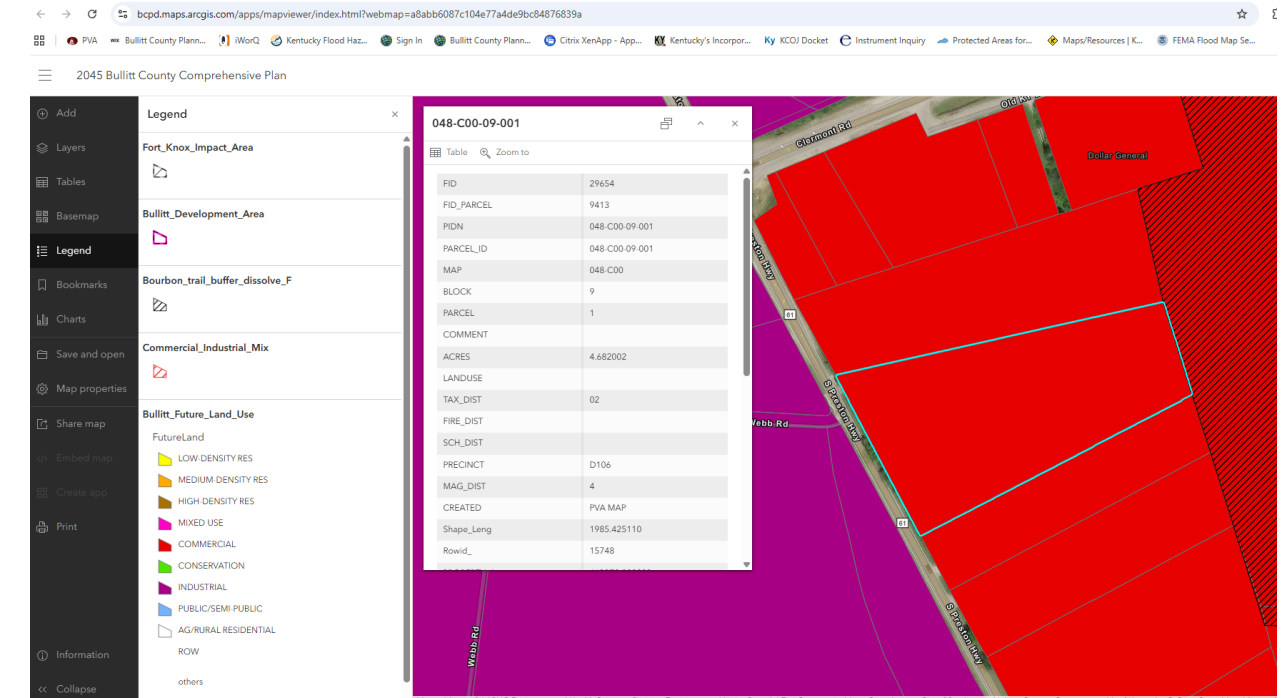
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☒ Parcels
☐ Parcel Numbers
☐ Yearly Sales
☒ Roads
☒ USA Major Highways
☒ City Labels
☐ Railroads
☐ Streams and Rivers
☐ Lakes
☒ County Outlines
☒ Assessment Layers
☒ Aerial Photography
☒ 2025 Aerial Photos
☐ 2024 Aerial Photos
☐ 2023 Aerial Photos
☐ 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](#)

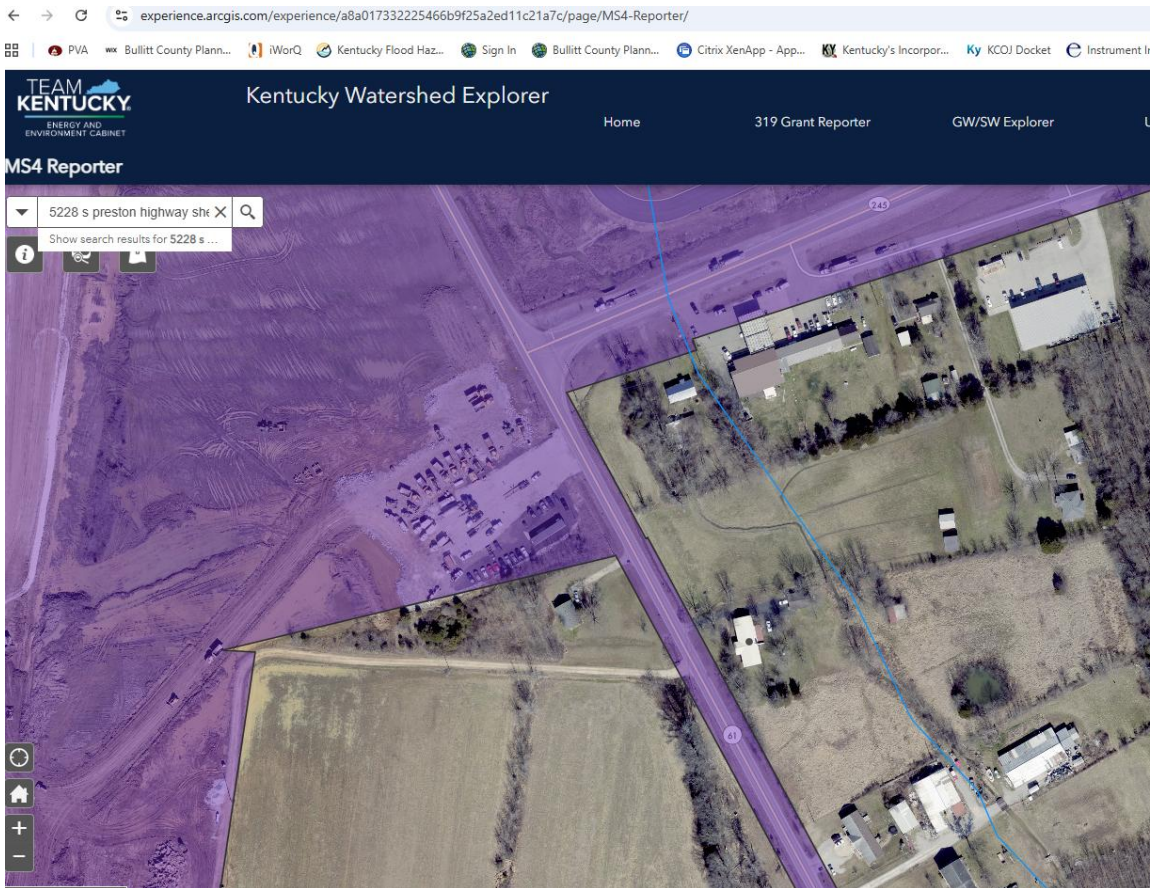
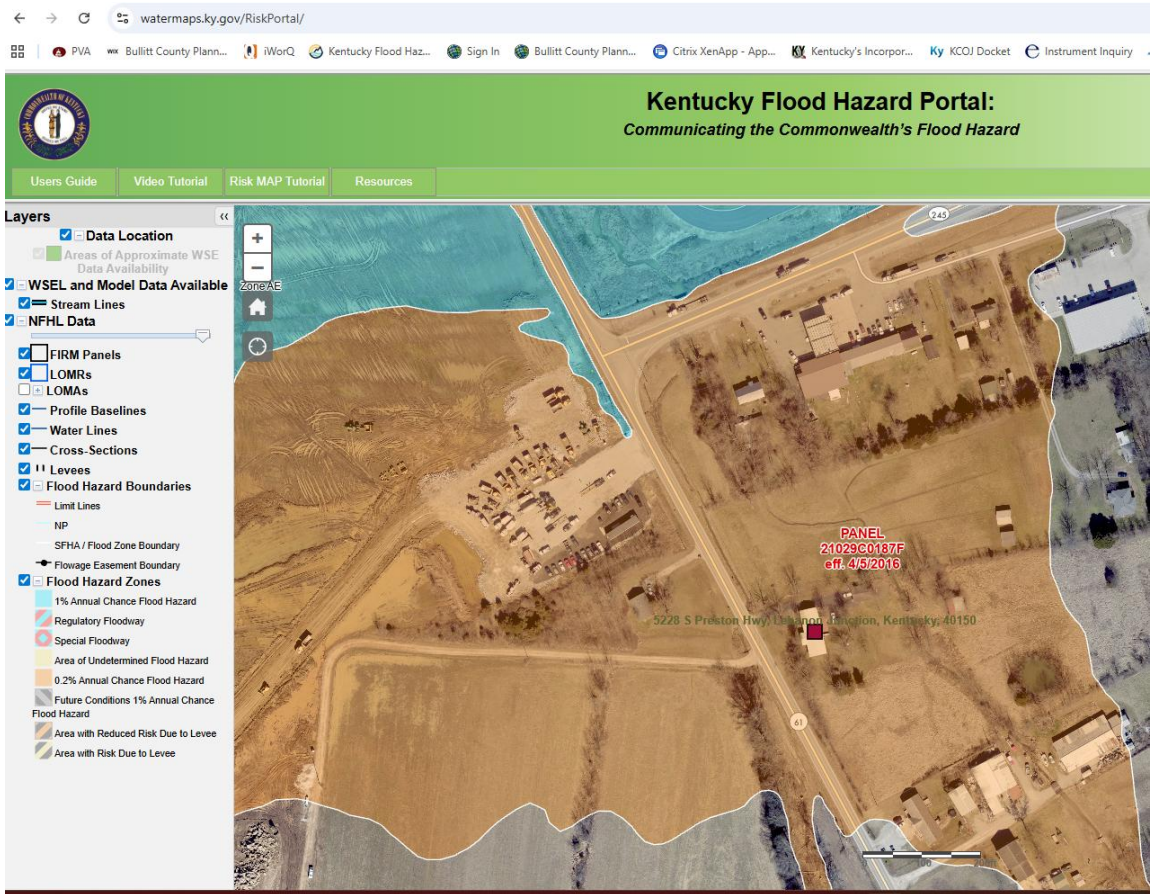


Parcel ID 413372
Sec/Twp/Rng n/a
Property Address 5228 S PRESTON HWY
District 02-County / Southeast Fire
Brief Tax Description TRACT 1_WILSON DIVISION

Alternate ID 048-C00-09-001
Class Residential
Acreage 5.0

Owner Address DENNISON RHONDA
5228 S PRESTON HWY
LEBANON JUNCTION KY 40150





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.

Ne – Newark Silt Loam: Somewhat poorly drained bottomland soils. Deep, somewhat poorly drained silt loam, loam and fine sandy loam soils of the flood plains with high productivity potential.

