



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2026Z-12
Owner/Applicant:	Charles Gilbert
Rezone:	AG/B-1/R-4 to R-4
Location	2420/3358 S Bardstown Rd.
Parcel	083-000-00-003I, 083-000-00-003B
Legislative Body:	Unincorporated Area of the County
Size:	17.758 acres more or less
Purpose:	Adjust property lines and create two total lots
Comprehensive Plan	Low Density Residential

Countywide Criteria

Environmental

1. The property is not in the Flood Plain.
2. The property is largely clear of vegetation.
3. There is currently no new development planned reducing the need for extensive grading.

Compatibility and Character

1. The area is generally low density residential.
2. No buffering will be required.
3. There are no known historic sites on the property.

Utilities and Services

1. This is within the development area indicating utilities should generally be available.
2. Mt. Washington Fire will serve the development.

Transportation

1. Primary access will be from Clover Cove Dr.

Development Area Criteria

Compatibility and Character

1. Development is consistent with other land use in the area.

Utilities and Services

1. Project is within Development are indicating utilities should be readily available.
2. Mt. Washington. will serve the development.

Transportation

3. Primary access will be from S. Bardstown Rd.

Future Land Use Map

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

Current Land Use

There are two residences on site. Rezoning and replating will bring them into compliance.

Setbacks and Buffers

Front Yard: 30 feet

Side Yard: =18 feet.

Rear Yard: 25 feet.

No building shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

Lot Size

1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.
2. 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.



Legend
 BC_ZONE_AUG_21_Export

Zoning	Color
AG	Green
B-1	Light Green
B-2	Light Blue
C	Light Purple
EP	Light Orange
EP-A	Light Yellow
FN	Light Blue-Gray
I-G	Light Green-Gray
I-L	Light Gray
PUD	Purple
R-1	Yellow
R-2	Light Yellow
R-3	Light Green
R-4	Light Yellow-Orange
Roadgap	Light Gray
SPLIT	Light Purple
SR	Light Blue
others	Light Blue-Gray

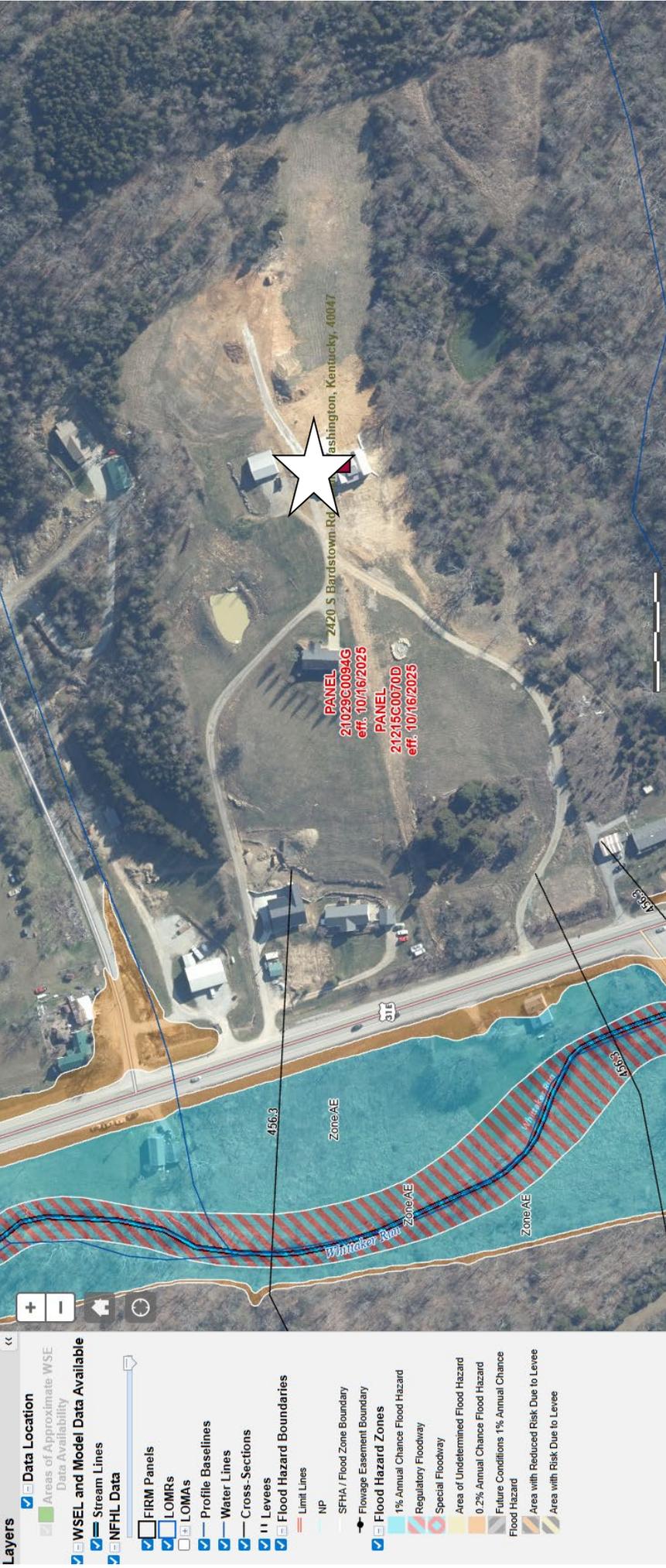
Highway 245 Tourism Overlay District

2045 Bullitt County Comprehensive Plan

Legend

- Fort_Knox_Impact_Area
- Bullitt_Development_Area
- Bourbon_trail_buffer_dissolve_F
- Commercial_Industrial_Mix
- Bullitt_Future_Land_Use
 - FutureLand
 - LOW DENSITY RES
 - MEDIUM DENSITY RES
 - HIGH DENSITY RES
 - MIXED USE
 - COMMERCIAL
 - CONSERVATION
 - INDUSTRIAL
 - PUBLIC/SEMI-PUBLIC
 - AG/RURAL RESIDENTIAL
 - ROW
 - others





Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

