



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2026Z-9
Owner/Applicant:	Kevin and Melissa Mooney
Rezone:	AG to I-L
Location	349 Steven Dr.
Parcel:	037-000-00-010
Legislative Body:	City of Shepherdsville
Size:	25.565 Acres more or less
Purpose:	Warehousing
Comprehensive Plan:	Industrial

Countywide Criteria

Environmental

1. A portion of the property is in the Flood Plain. Any occupied buildings will have to be built where the first floor is 1 foot above the Base Flood Elevation or the property built on fill and officially removed from the flood plain.

Compatibility and Character

1. The area has a mix of development including vacant land, residential use, commercial use and KYTC County Maintenance barn.
2. I-L and I-G zoning will require compliance with landscape requirements.
3. There are no known historic sites on the property.

Utilities and Services

1. Being centrally located in Shepherdsville the development should have adequate access to utilities. Will serve letters will be required as part of site plan review.
2. Shepherdsville Fire Dept. has sufficient capacity to serve the development.

Transportation

1. Primary access will be from KY-480 Charles Hamilton Way

Development Area Criteria

Compatibility and Character

1. Being centrally located in Shepherdsville, this could be considered infill/redevelopment of an existing lot as opposed to expanding the development area.

Utilities and Services

1. Being centrally located in Shepherdsville the development should have adequate access to utilities. Will serve letters will be required as part of site plan review.
2. Shepherdsville Fire Dept. has sufficient capacity to serve the development.

Transportation

1. Primary access will be from KY-480 Charles Hamilton Way
3. Sidewalks are required as part of the site plan review process unless a waiver is approved by the planning commission.

Future Land Use Map

1. Light and Heavy Industrial
2. Manufacturing
3. Mineral Extraction
4. Warehousing, Wholesale & Distribution
5. Regional Commercial & Neighborhood Commercial a. Retail & Services b. Dining & Entertainment c. Professional & Business Office
6. Health & Medical Services
7. Supportive Uses (must support or serve an intended use): a. Employment Training Center b. Public Uses c. Parks & Natural Areas

Current Land Use

The property currently has a home and building which will be removed.

Setbacks and Buffers

Front Yard: 50 feet

Side Yard: 25 feet. 50 feet if adjoining residential zoning.

Rear Yard: 25 feet. 50 feet if adjoining residential zoning.

No building shall exceed three stories or forty (40) feet in height; provided an additional one foot of building height may be permitted for each foot the building is set back from all required yard lines.

Landscape requirements are in effect for this development.

Lot Size

A minimum lot size of one (1) acre shall be required for any industrial use in this 'IL' zone. No lot shall be less than one hundred (100) feet in width at the building line.

*****This project includes five separate rezoning requests as follows*****

2026Z-6: David Maraman

2026Z-7: M&R Investment Realty LLC

2026Z-8: Joyce Ann Swihart

2026Z-9: Kevin and Melissa Mooney

2026Z-10: Raymond T. Schaaf Jr.

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

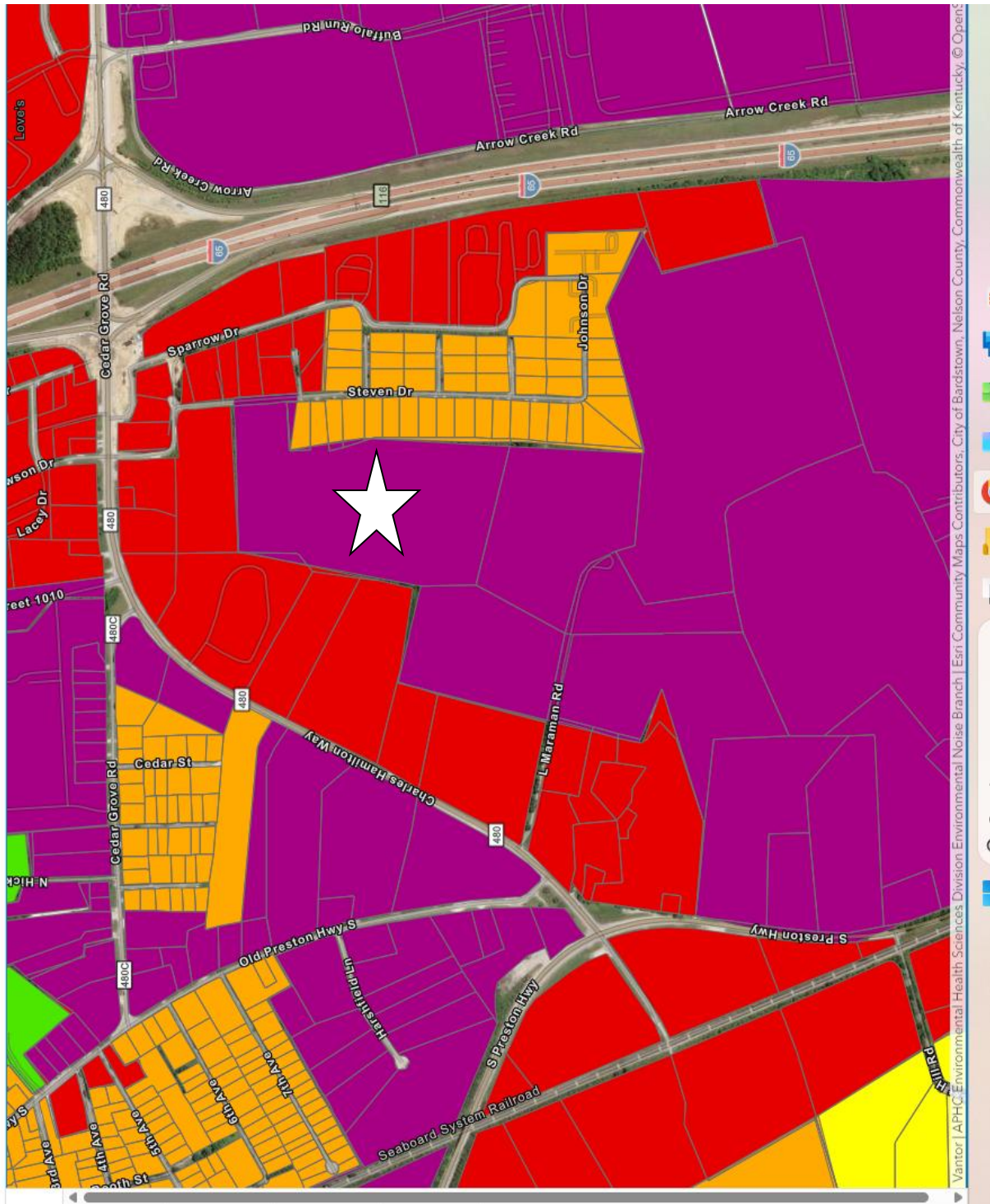
INDUSTRIAL

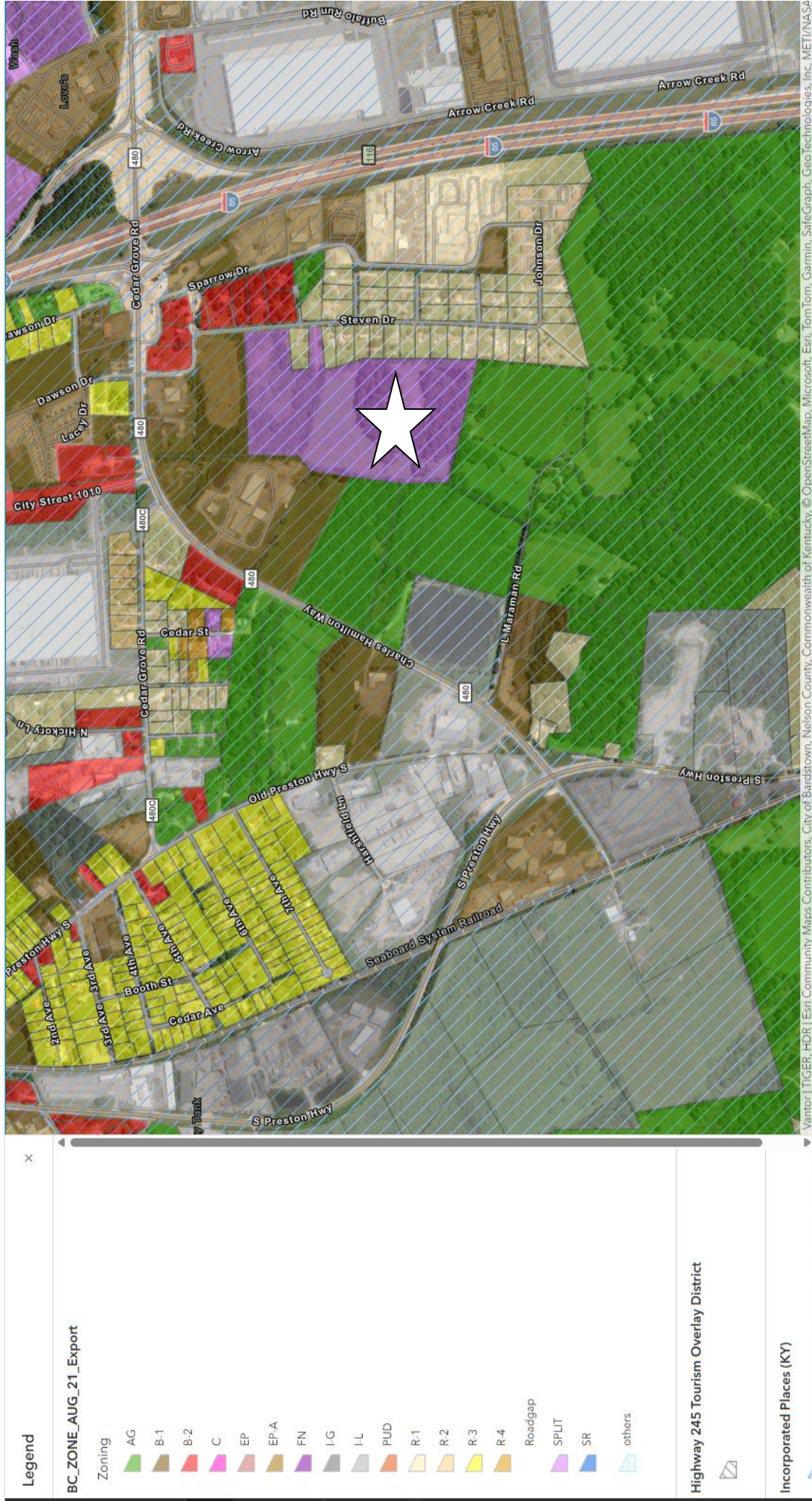
PUBLIC/SEMI-PUBLIC

AG/RURAL RESIDENTIAL

ROW

others





Layers

Legend

Quick Links:

- Property Search
- View Map

Layers

- ☒ DeedBook/Page
- ☒ 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

Search

search...

Charlie Spalding Search

Map

Layers

Search

Results

Report

Sales Search

Sales List

Home

Comparable Search

Comparable Results

Pictometry Imagery

Property Tax Estimator

Parcel ID: 426423

Alt ID: 074-000-00-042

Address: 6628 CLERMONT RD

Owner: BOONE MICHAEL E

Acres: 5.37

View Report | Pictometry Imagery | Google Maps

Parcel ID: 408361

Alt ID: 046-NW0-05-004

Address: STEVEN PL

Owner: M & R INVESTMENT REALTY LLC

Acres: 5.9

View Report | Pictometry Imagery | Google Maps

Parcel ID: 410566

Alt ID: 037-000-00-010

Address: 349 STEVEN DR

Owner: MOONEY KEVIN & MELISSA

Acres: 26.0

View Report | Pictometry Imagery | Google Maps

Parcel ID: 406044

Alt ID: 037-000-00-016

Address: OLD PRESTON HWY 5

Owner: MILLER ENTERPRISES LLC

Acres: 5.0

View Report | Pictometry Imagery | Google Maps

Parcel ID: 419447

Alt ID: 046-NW0-05-002

Address: 327 STEVEN DR

Owner: SWIHART JOYCE ANN

Acres: 14.03

View Report | Pictometry Imagery | Google Maps

Parcel ID: 422227

Alt ID: 046-000-00-026D

Address: OLD PRESTON HWY 5

Owner: MARANAN DAVID L

Acres: 14.03

View Report | Pictometry Imagery | Google Maps

Parcel ID: 426423

Sec/Two/Range: n/a

Property Address: 6628 CLERMONT RD

District: 02-County / Southeast Fire

Brief Tax Description: 1 TR CLERMONT RD

Alternate ID: 074-000-00-042

Class: Commercial

Acreage: 5.37

Owner: Address BOONE MICHAEL E 700 DOUBLE SPRINGS RD BARDSTOWN KY 40004

02-County / Southeast Fire 1 TR CLERMONT RD (Note: Not to be used on legal documents)

122209570, 17455244

esri



Kentucky Flood Hazard Portal:

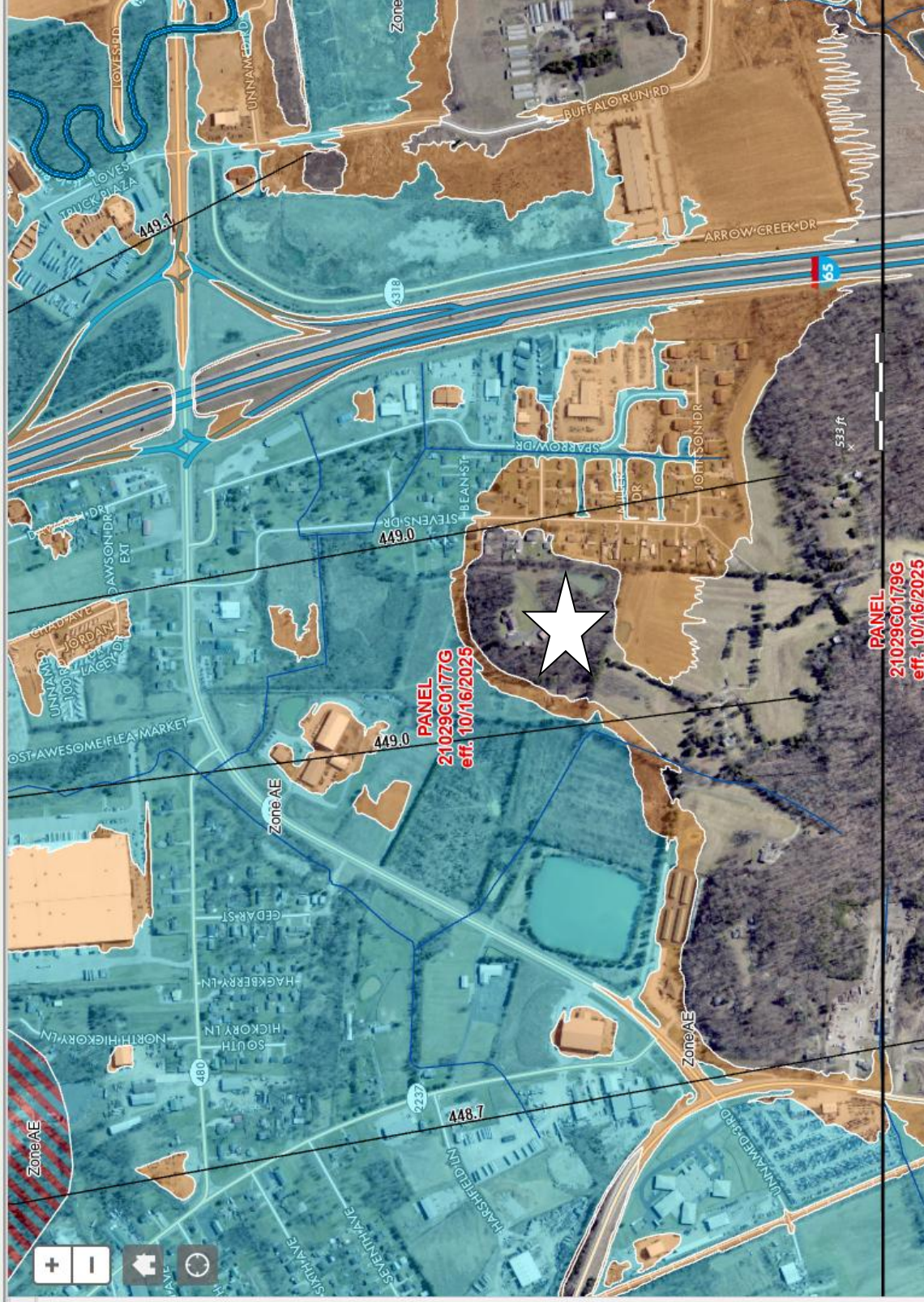
Communicating the Commonwealth's Flood Hazard

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
 Flood Hazard
 Area with Reduced Risk Due to Levee
 Area with Risk Due to Levee



With Detailed NRCS Soils Data



Kentucky Soil Types Present

Mc - McGary Silt Loam - Poorly drained clayey soils. Deep, poorly drained clay, silty clay, and silty clay loam and loam soils of the flood plains and stream terraces with moderate to high productivity potential.

MbD3 – Markland Silty Clay is listed as moderately well drained

TrD – Trappist 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

La- Lawrence Silt Loam-Poorly drained soils with a fragipan. Poorly drained silt loam soils with a fragipan on nearly level uplands and stream terraces and moderate productivity potential.

TrC- Trappist 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.

OtB – Otwell 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.