



## **Zoning Staff Report**

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

<b>Docket No:</b>	<b>2025Z-58</b>
Owner/Applicant:	Korey Kearney
Rezone:	R-2 to B-1
Location	Landis Ln
Parcel:	069-000-00-036C
Legislative Body:	Mt. Washington
Size:	5.0737 acres more or less
Purpose:	Indoor Commercial Recreation
Comprehensive Plan:	Commercial

#### **Countywide Criteria**

##### Environmental

1. The property is not in the flood plain.

##### Compatibility and Character

1. The proposed development is in character with 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 City Street and will be subject to Mt. Washington encroachment requirements.

#### **Development Area Criteria**

2. Development is in character with surrounding uses.

##### **Utilities & Services**

1. Property is served by public sewer and water utilities.

#### **Future Land Use Map: Mixed Use**

##### Intended Land Uses

1. Regional Commercial & Neighborhood Commercial
  - a. Retail & Services
  - b. Dining & Entertainment
  - c. Professional & Business Offices
2. Health & Medical Services
3. Public Uses
4. Supportive Uses (must support or serve an intended use):
  - a. Townhomes, Patio Homes, Two-Family Dwellings & Multi-Family Dwellings (if integrated into a mixed-use development)
  - b. Parks & Natural Areas

#### **Current Land Use**

This property is currently vacant.

#### **B-1 Setbacks and Buffers**

Front: 50

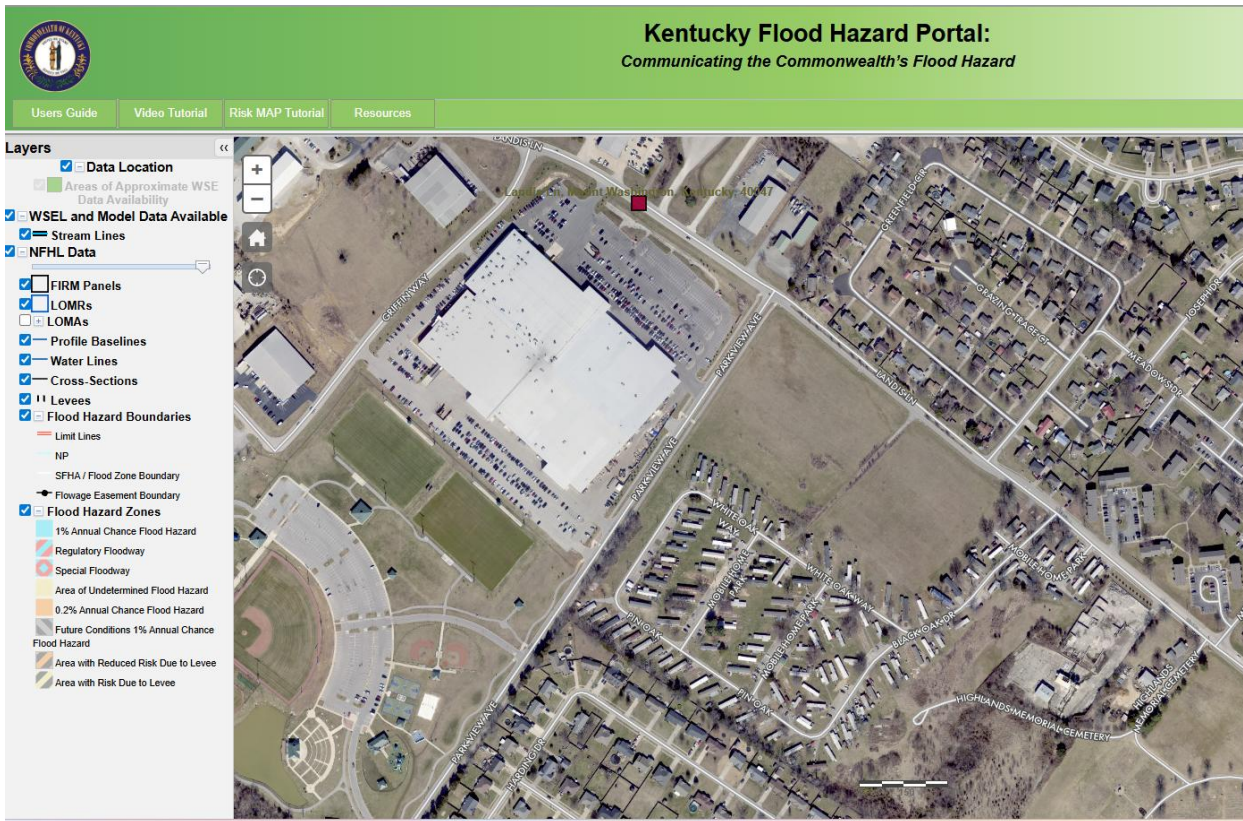
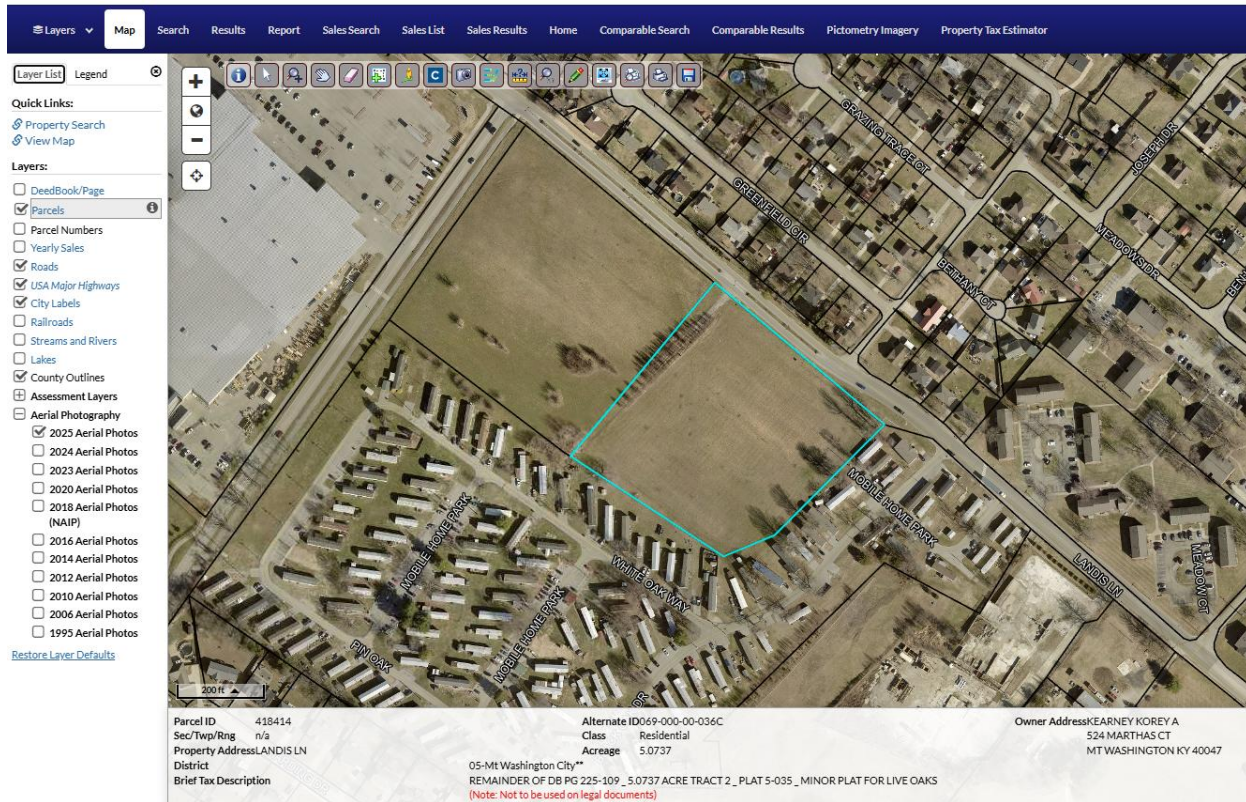
Side: 25

Rear: 30

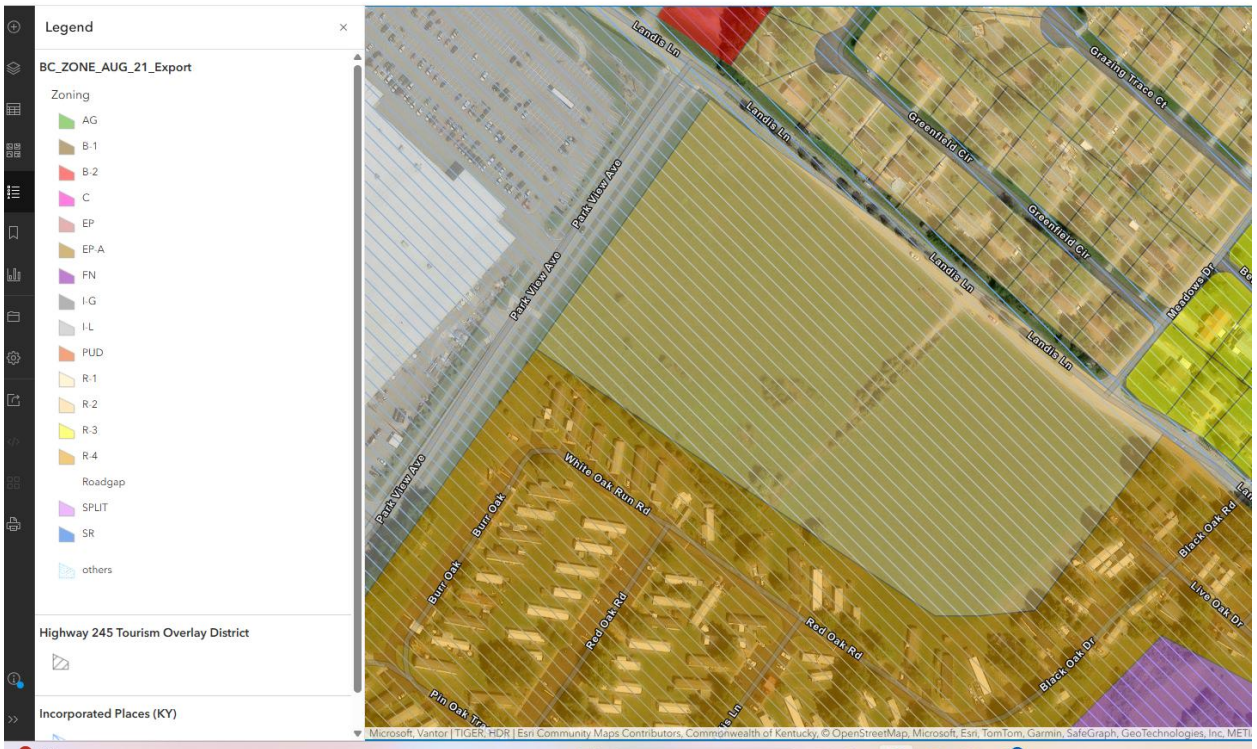
**Buffering will be required along adjacent residential zoning.**

**Lot Size Section 5.501**

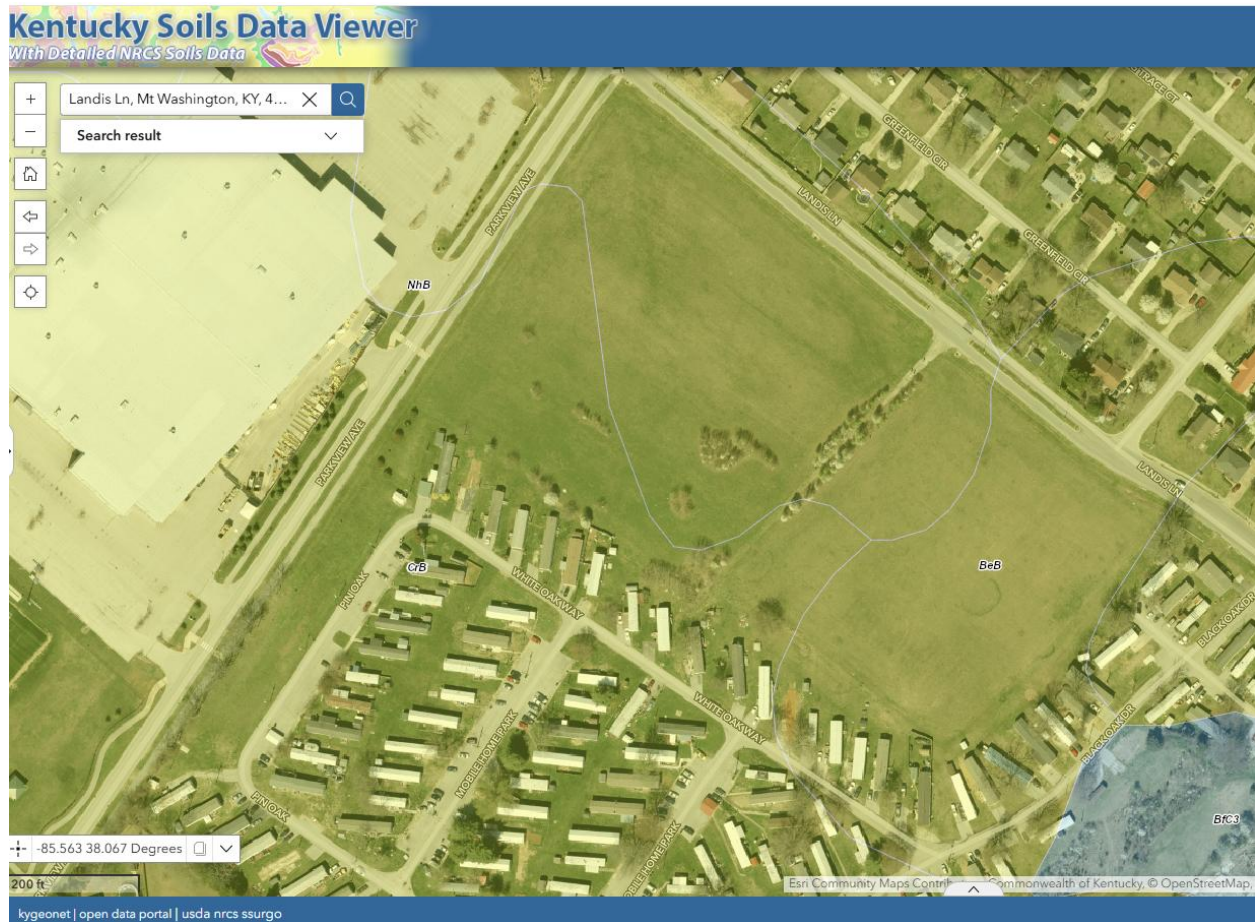
Where serviced by sanitary sewers, a minimum of 6,000 square feet for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.







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



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.

BeB – Beasley 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.

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.