



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:**2026Z-7**

Owner/Applicant:

M&R Investment Realty LLC

Rezone:

B-1 to I-L

Location

327 Steven Dr.

Parcel:

046-NW0-05-004

Legislative Body:

City of Shepherdsville

Size:

5.976 Acres more or less

Purpose:

Warehousing

Comprehensive Plan:

Commercial

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*****

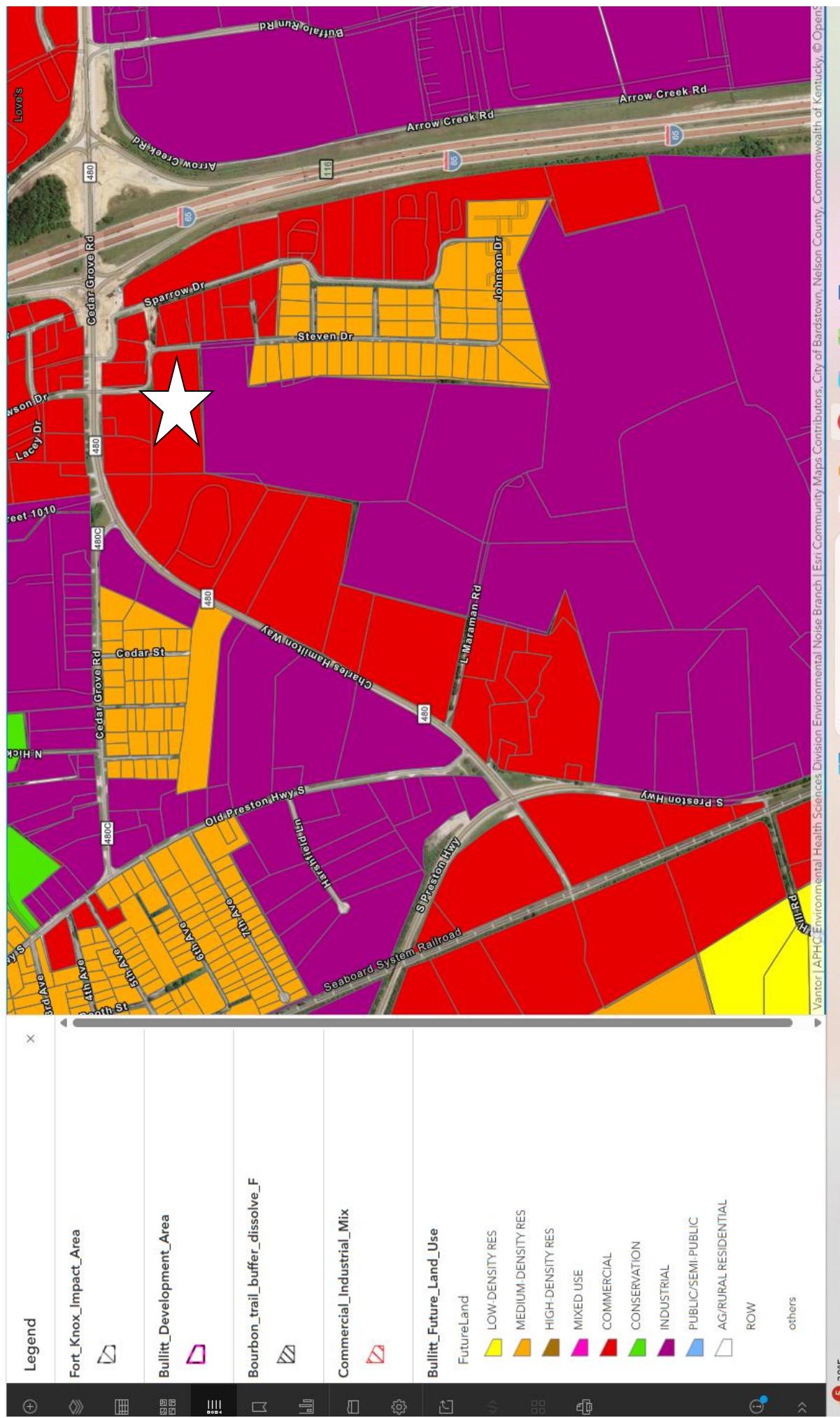
2026Z-6: David Maraman

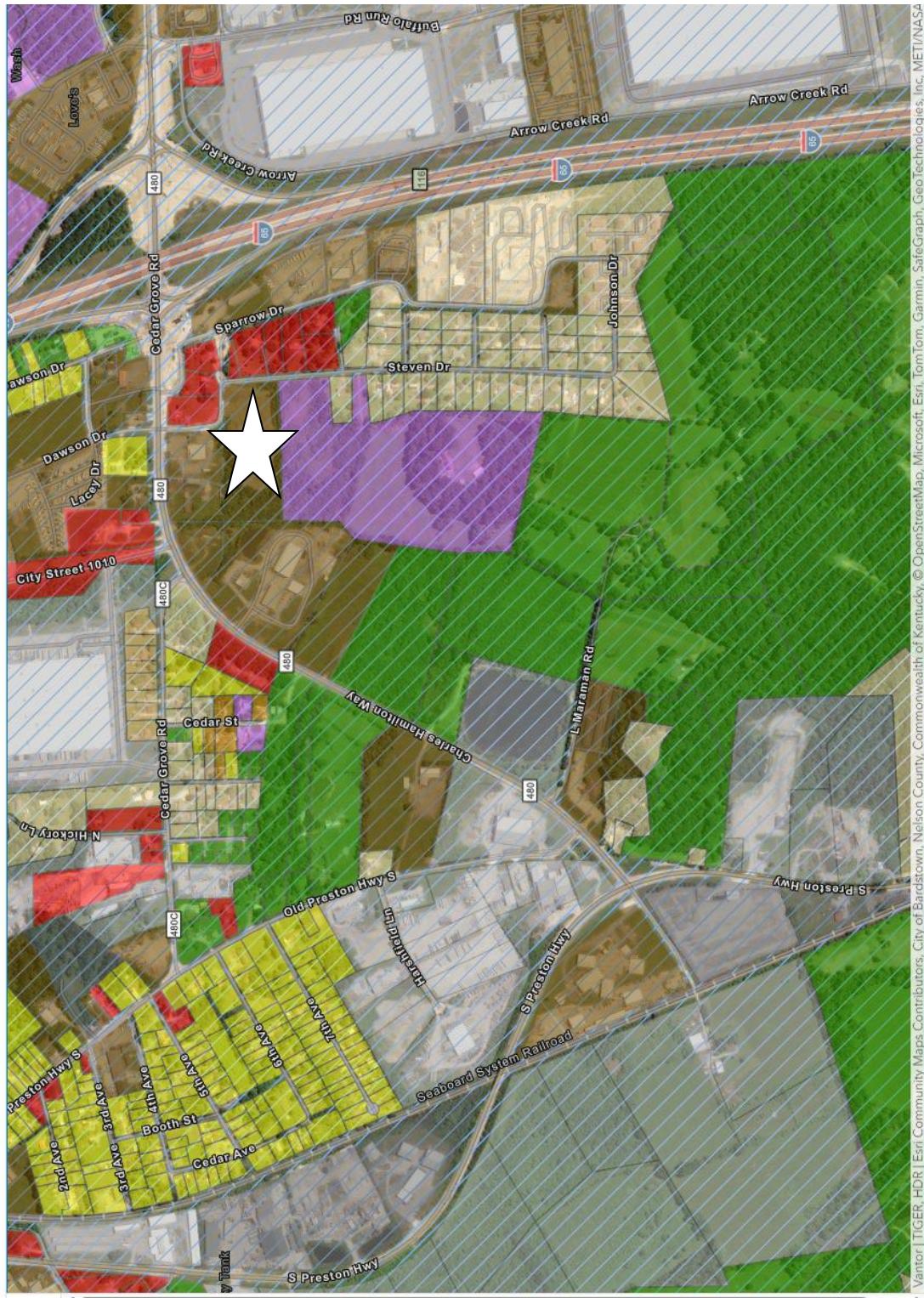
2026Z-7: M&R Investment Realty LLC

2026Z-8: Joyce Ann Swihart

2026Z-9: Kevin and Melissa Mooney

2026Z-10: Raymond T. Schaaf Jr.





Legend

BC_ZONE_AUG_21_Export

Zoning	AG	B-1	B-2	C	EP	EPA	FN	I-G	I-L	PUD	R-1	R-2	R-3	R-4	Roadgap	SPLIT	SR	others
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Highway 245 Tourism Overlay District



Incorporated Places (KY)



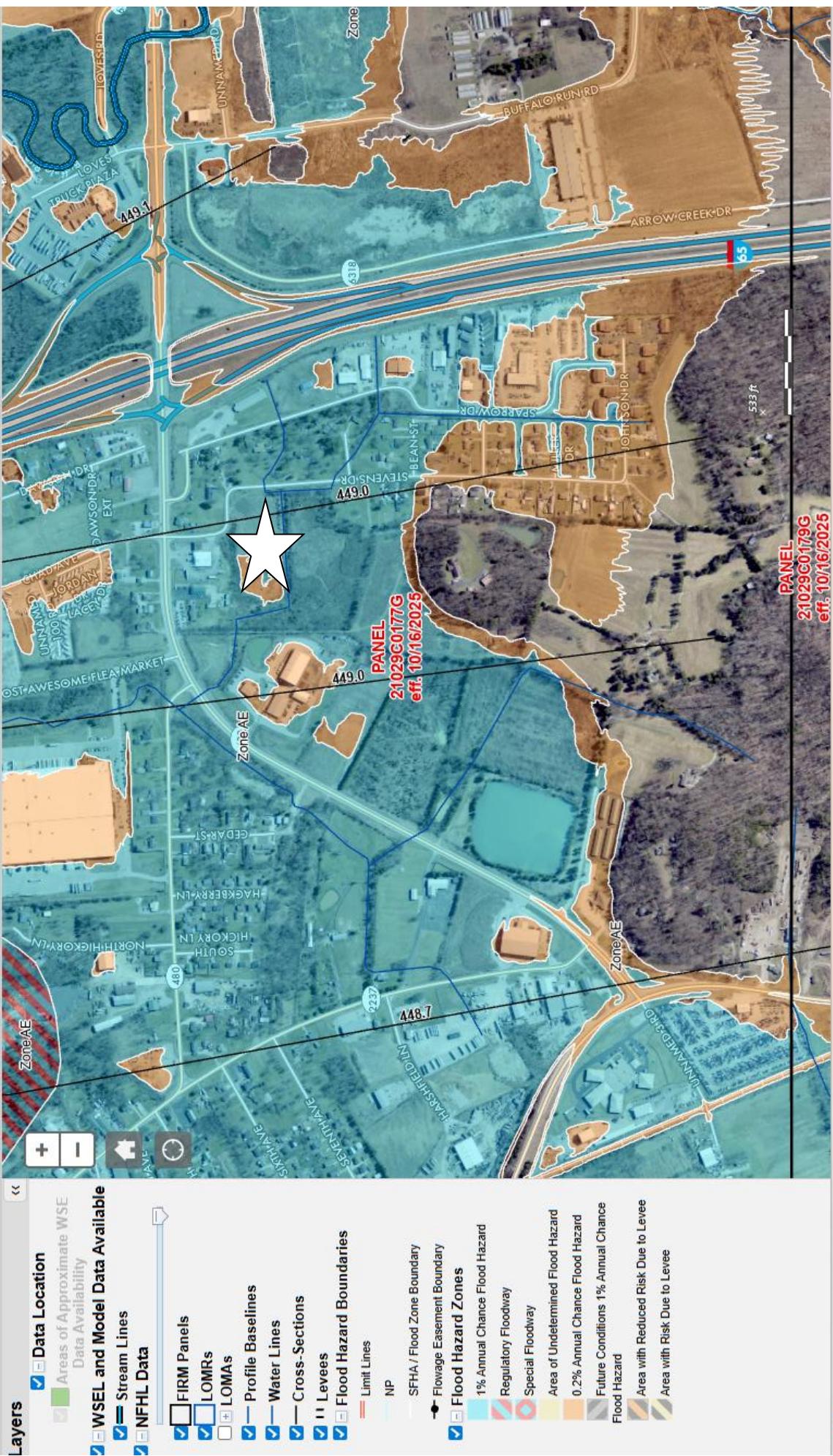
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Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard



Users Guide Video Tutorial Risk MAP Tutorial Resources



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 lsited 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.