



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

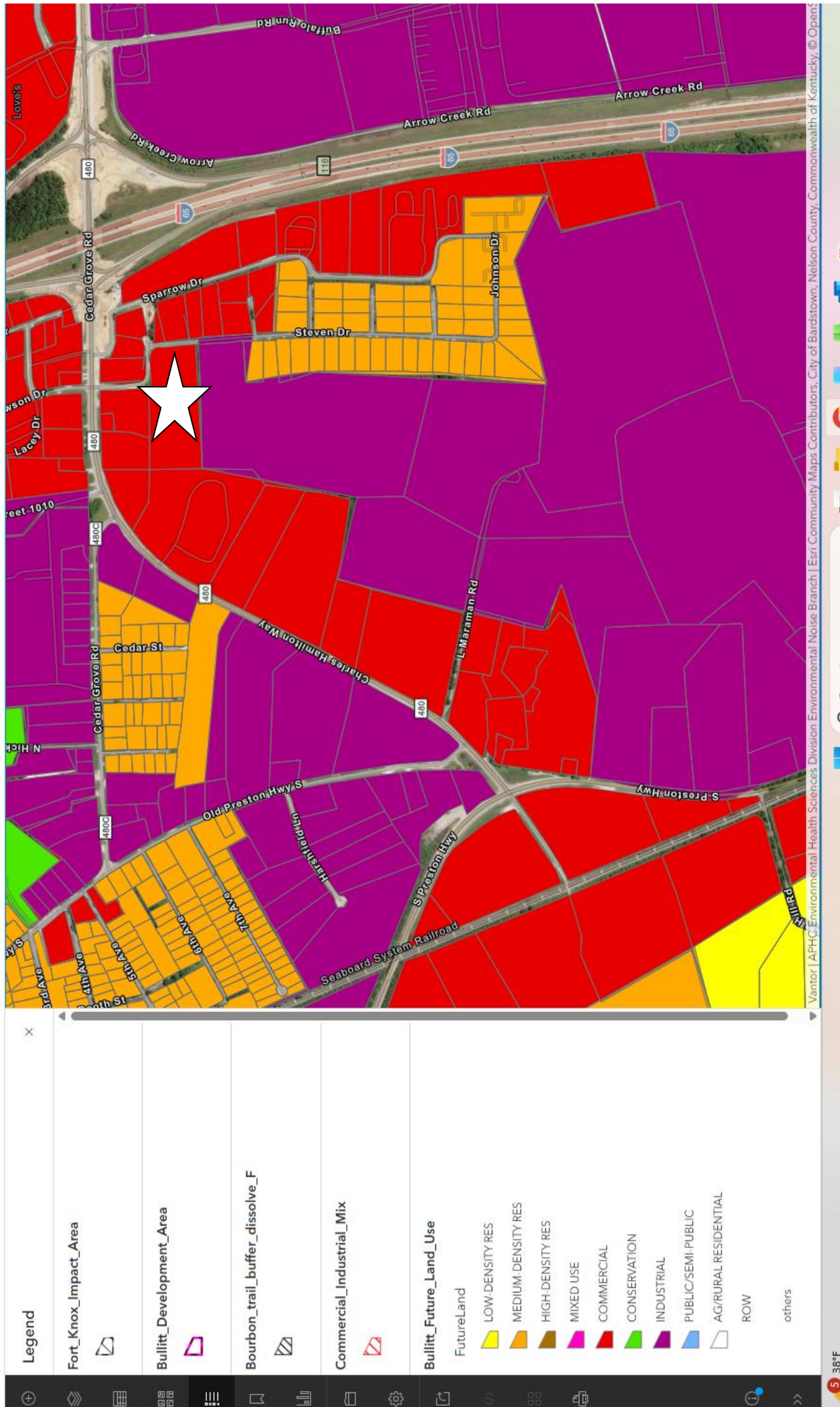
2026Z-7: M&R Investment Realty LLC

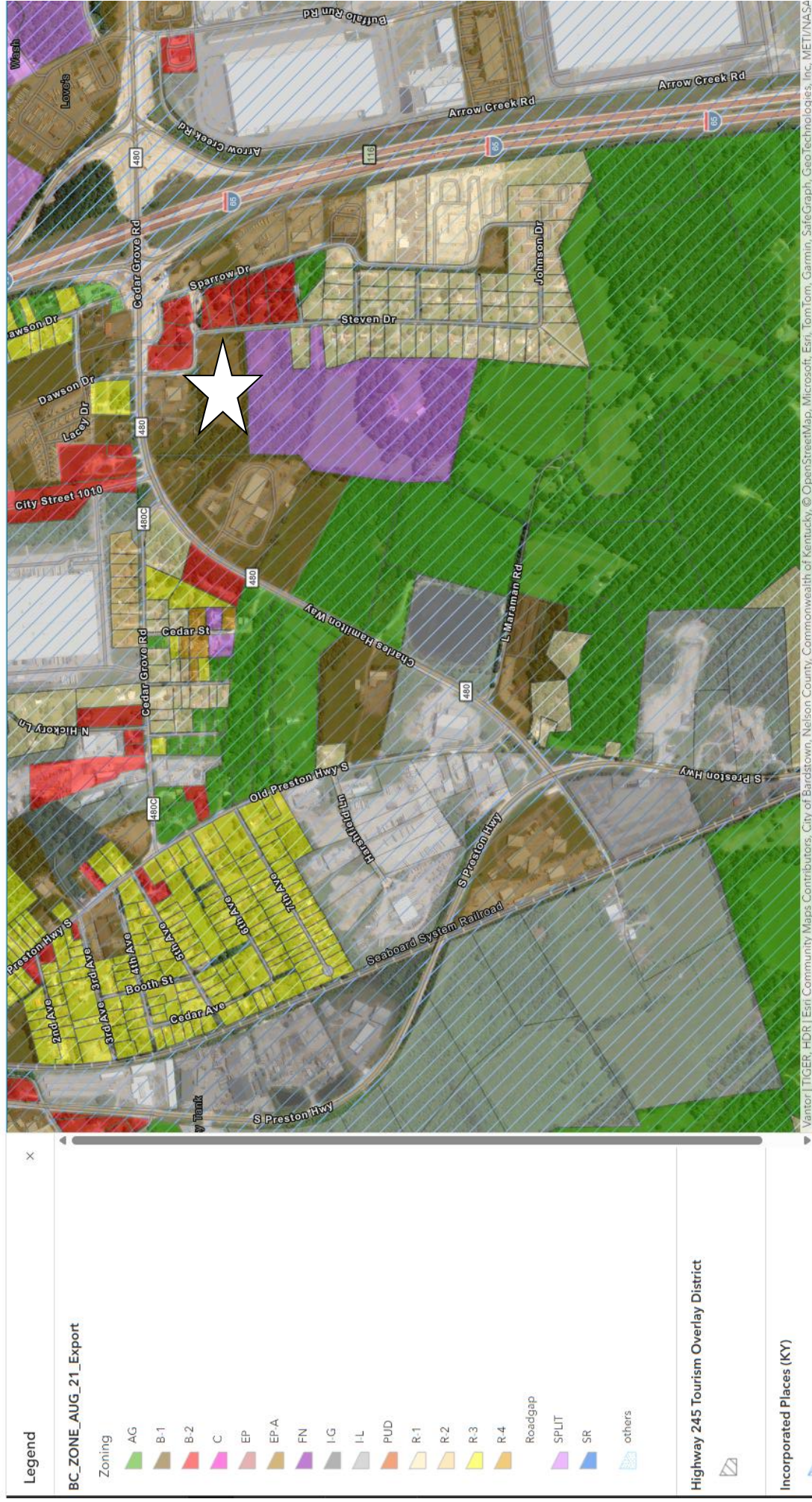
2026Z-8: Joyce Ann Swihart

2026Z-9: Kevin and Melissa Mooney

2026Z-10: Raymond T. Schaaf Jr.

2045 Bullitt County Comprehensive Plan







Kentucky Flood Hazard Portal:

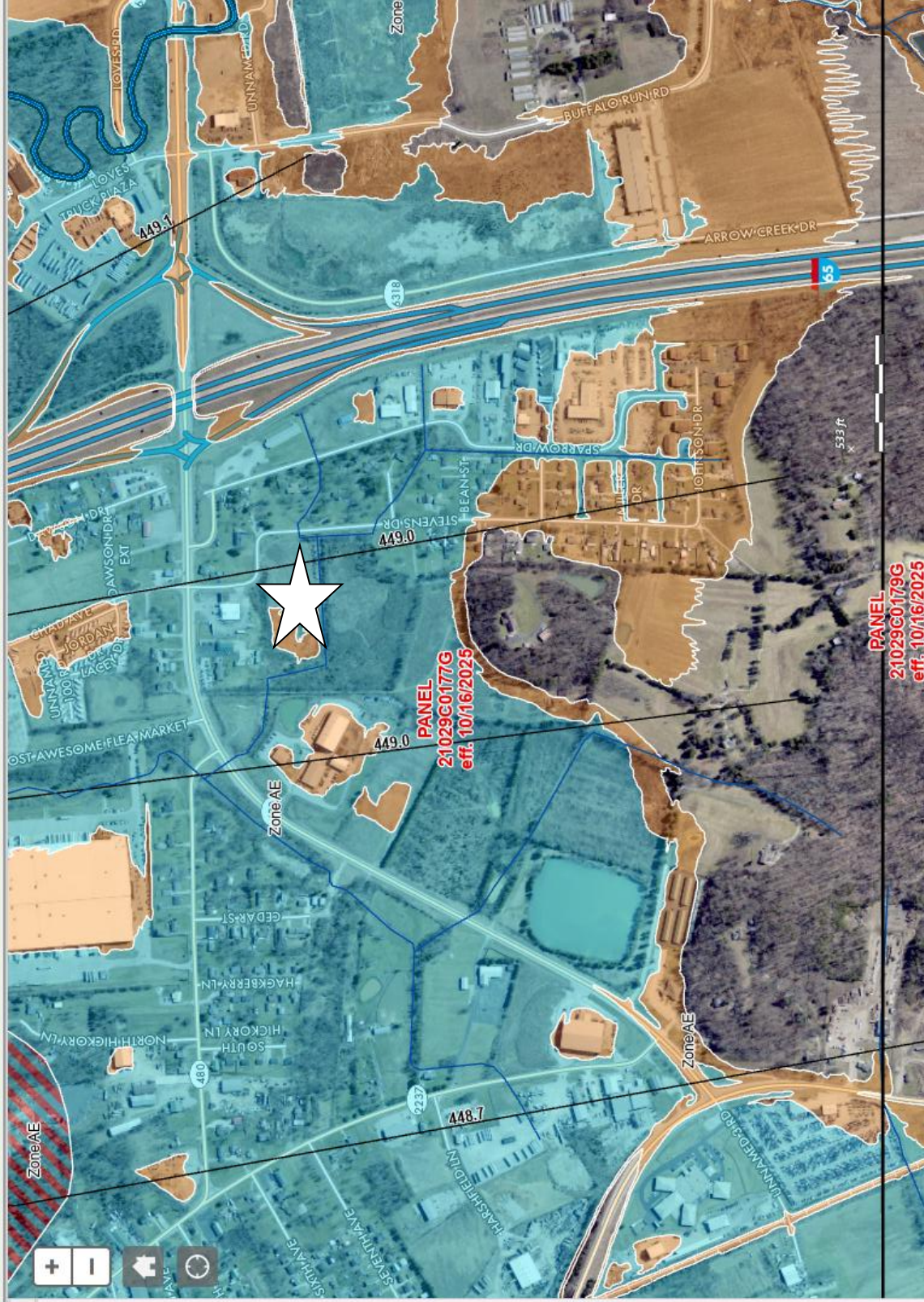
Communicating the Commonwealth's Flood Hazard

Layers

- ☒ Data Location
- ☐ Areas of Approximate WSE Data Availability
- ☒ WSEL and Model Data Available
- ☒ Stream Lines
- ☒ NFHL Data

<input checked="" type="checkbox"/>	FIRM Panels
<input checked="" type="checkbox"/>	LOWRs
<input type="checkbox"/> +	LOMA's
<input checked="" type="checkbox"/> —	Profile Baselines
<input checked="" type="checkbox"/> —	Water Lines
<input checked="" type="checkbox"/> —	Cross-Sections
<input checked="" type="checkbox"/>	Levees
<input checked="" type="checkbox"/> -	Flood Hazard Boundaries

 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
 Area with Reduced Risk Due to Levee
 Area with Risk Due to Levee



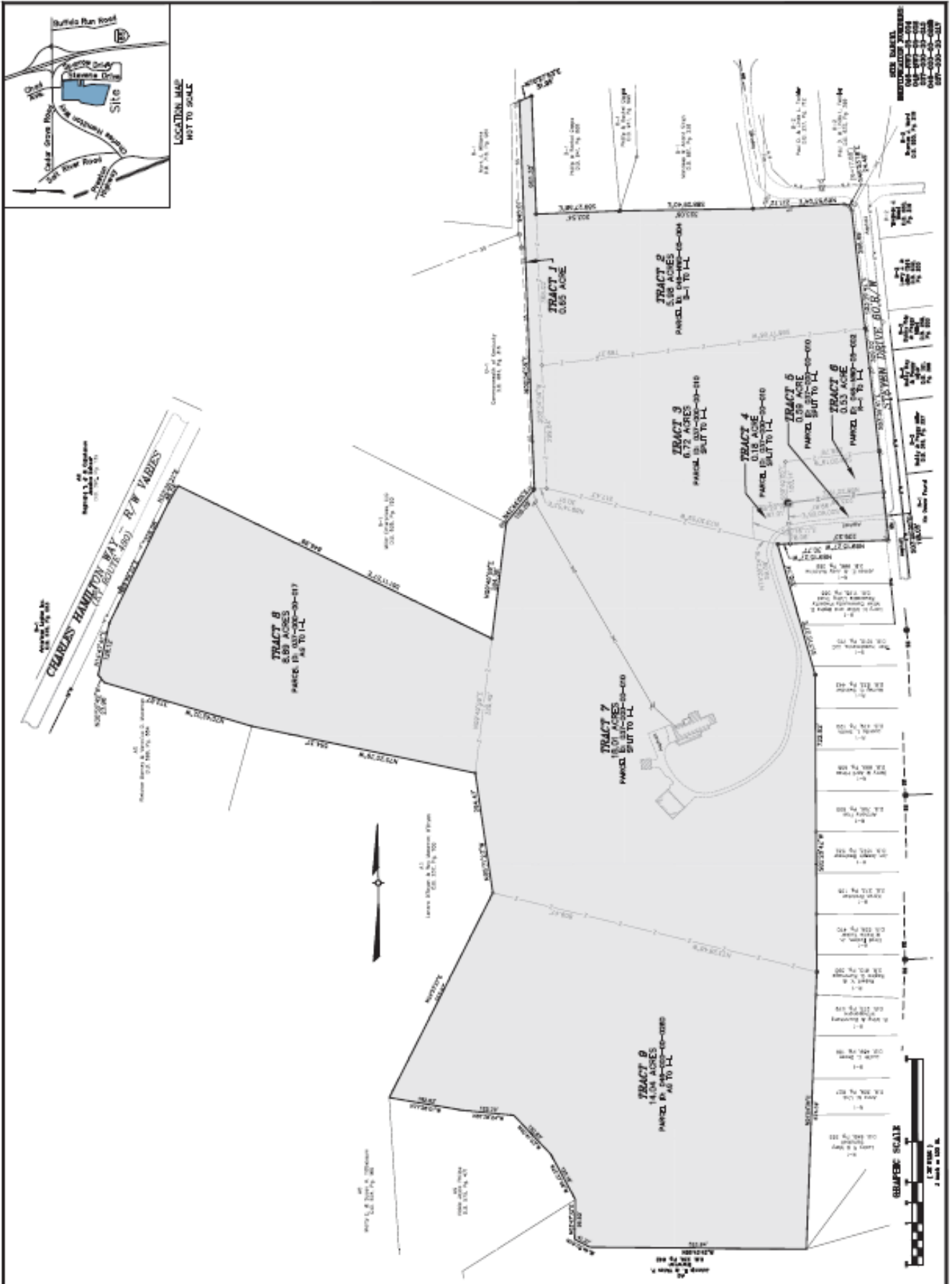
CELANO GROVE WEST
INDUSTRIAL PARK
DEVELOPMENT PLAN
200 GRANDVIEW DRIVE
FT. WORTH, TX 76107

LODGE ENGINEERING & SURVEYING, INC.
200 GRANDVIEW DRIVE
FT. WORTH, TX 76107
TEL: 817.342.1234
FAX: 817.342.1235
WWW.LODGE-ENG.COM

PROJECT DATA
DATE: 10/15/2010
DRAWN BY: J. L. LUTHE
CHECKED BY: J. L. LUTHE
APPROVED BY: J. L. LUTHE

DESIGNER'S SEAL
SURVEYOR'S SEAL

NO. 1	DATE	REVISION



NEW EXISTING

NO.	DESCRIPTION	DATE
1	EXISTING	10/15/2010
2	EXISTING	10/15/2010
3	EXISTING	10/15/2010
4	EXISTING	10/15/2010
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6	EXISTING	10/15/2010
7	EXISTING	10/15/2010
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100	EXISTING	10/15/2010



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.