



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2026Z-01
Owner/Applicant:	Miles Family Properties
Rezone:	R-1 to R-3
Location	N Preston Hwy.
Parcel	044-000-00-019
Legislative Body:	Pioneer Village
Size:	16.29 acres more or less
Purpose:	R-3 Residential
Comprehensive Plan	Commercial

Countywide Criteria

Environmental

1. The property is not in the Flood Plain. Compatibility and Character

Compatibility and Character

1. Approximate residential density to the north is 3 units per acre.
Approximate density to the west is 9 residential units per acre.
3. There are no known historic sites on the property.

Utilities and Services

1. Utility services are available in the general area
2. Zoneton Fire Dept. will serve the development.

Transportation

1. Primary access is from Preston highway, a state road.

Development Area Criteria

Compatibility and Character

1. This could reasonably be considered infill/redevelopment of an existing lot.
2. Low to medium density residential development would be consistent with surrounding neighborhoods.

Future Land Use Map Criteria

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)

Current Land Use

The property is currently vacant.

Setbacks and Buffers

2. Yard Requirements:

- a. Front Yard: 30 feet from right-of-way line
- b. Side Yard: =18 feet with the short side being 10% of the total lot width
- c. Rear Yard: A minimum of 25 feet

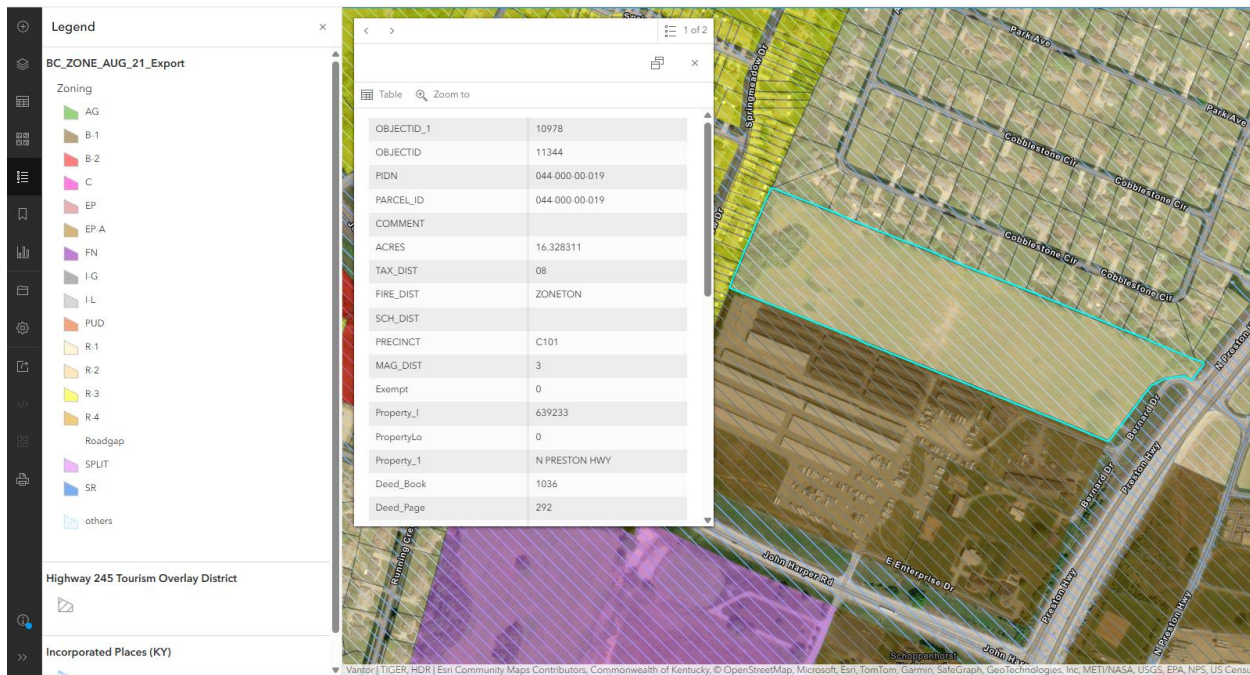
3. Maximum building height: no building shall exceed three (3) stories or 45 feet in height.

Buffering will not be required.

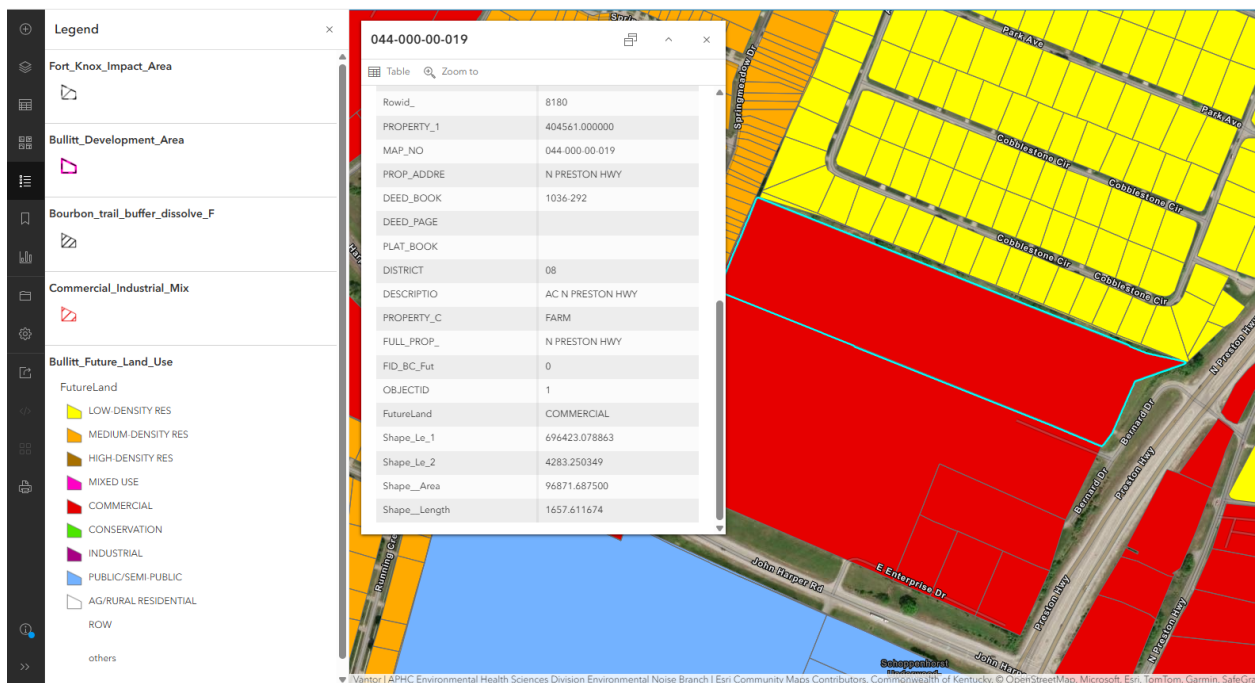
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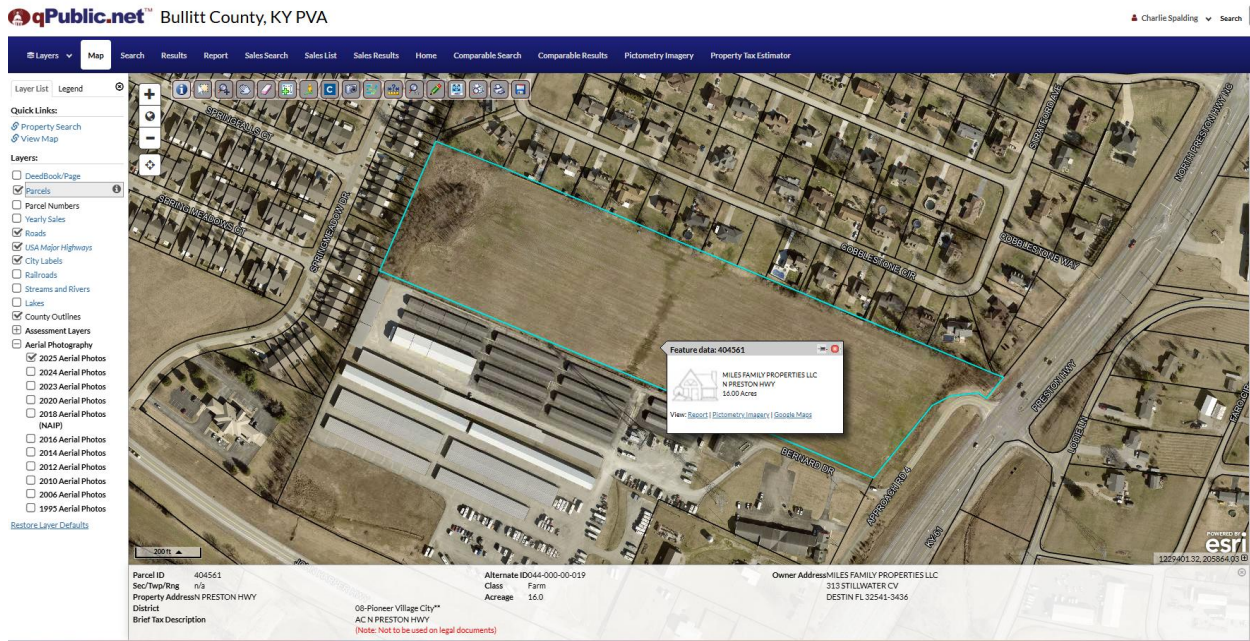
1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.
2. Every two-family and multi-family dwelling shall be located on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

Bullitt County Kentucky Zoning Classification



2045 Bullitt County Comprehensive Plan





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



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.

CrC – 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.