



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.
2. 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

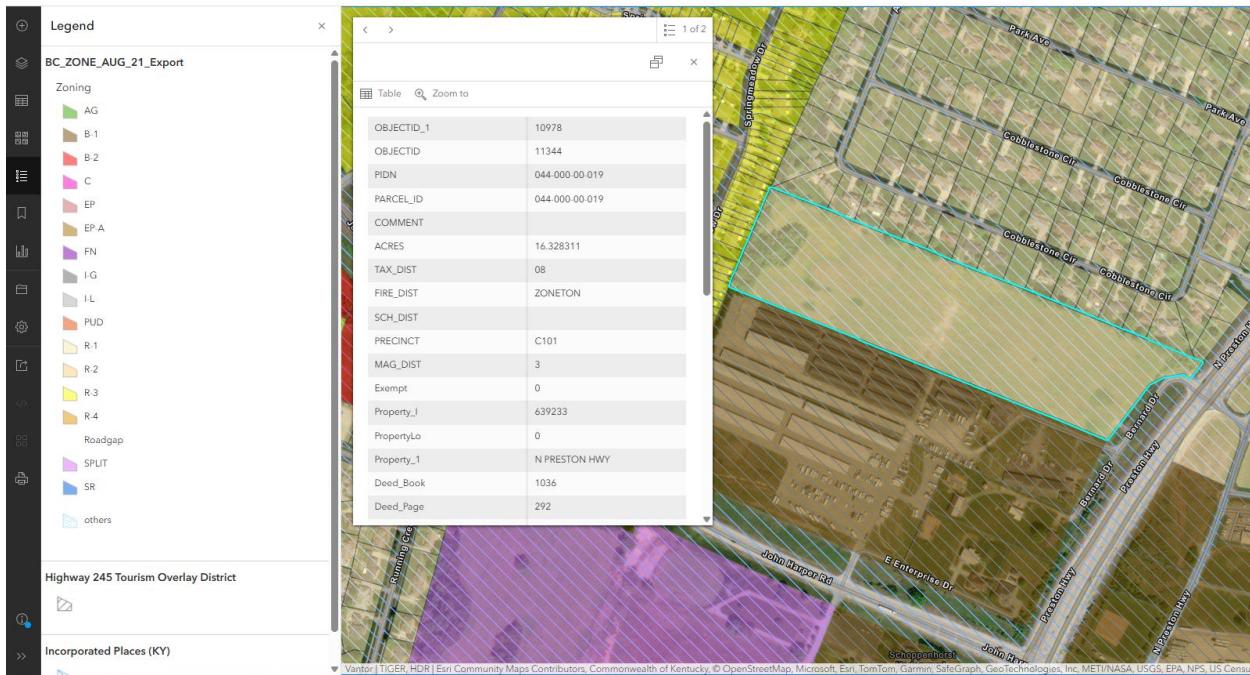
3. Maximum building height: no building shall exceed three (3) stories or 45 feet in height.

Buffering will not be required.

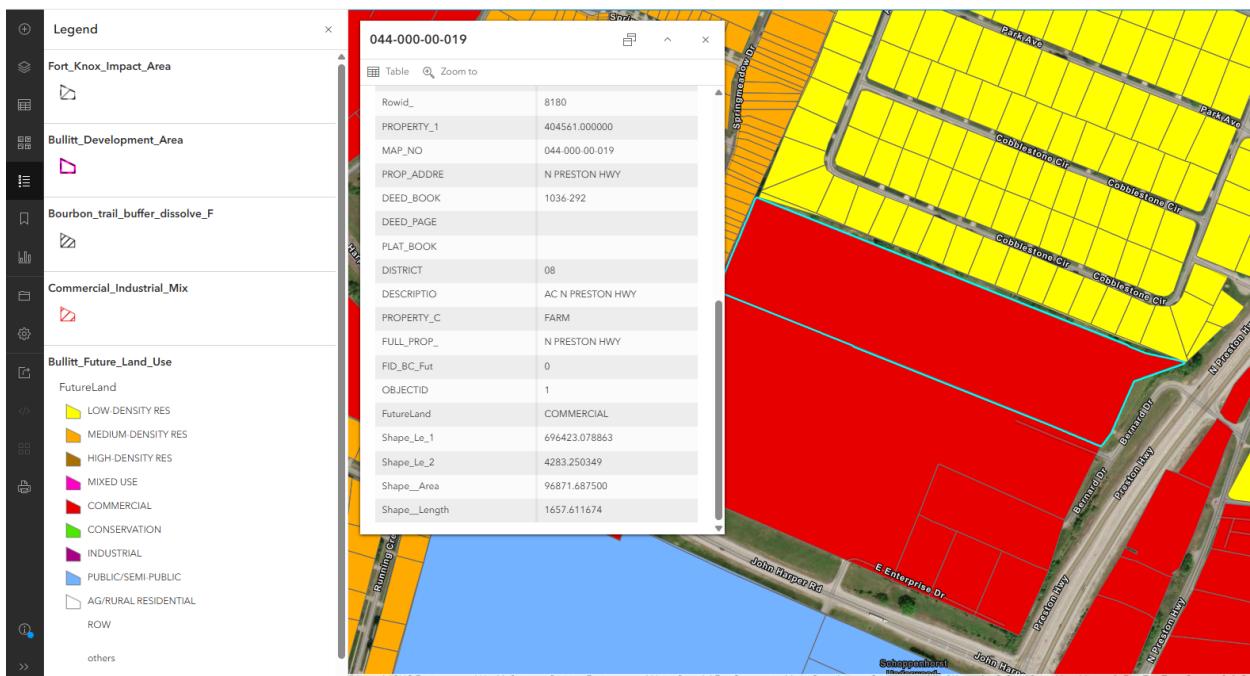
Lot Size

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



Layers: DeedBook/Page Parcels Parcel Numbers Yearly Sales Roads USA Major Highways City Labels County 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

Restore Layer Defaults

Feature data: 404561
MILES FAMILY PROPERTIES LLC
N PRESTON HWY
16.00 Acres
View Record | Pictometry Imagery | Google Maps

Precinct ID: 404561
Sec/Twp/Rng: n3
Property Address: PRESTON HWY
District: 08-Pioneer Village City**
Brief Tax Description: AC N PRESTON HWY
(Note: Not to be used on legal documents)

Kentucky Flood Hazard Portal:
Communicating the Commonwealth's Flood Hazard

University of Kentucky

Users Guide | Video Tutorial | Risk MAP Tutorial | Resources

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

PANEL 21029C0066G eff. 10/16/2025

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.