



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-54
Owner/ Applicant:	DP KY Real Estate Holding LLC
Rezone:	R-2 to B-1
Location	Mayflower Rd
Parcel:	052-000-00-007A
Legislative Body:	Hillview
Size:	1.063 acres more or less
Purpose:	Retail/Office
Comprehensive Plan	Commercial

Countywide Criteria

Environmental

1. The property is not in the flood plain.
2. The area is served by Utilities

Compatibility and Character

1. Development should be compatible with the density, land uses (including those with hazardous materials or superfund sites), noise levels, and character of surrounding sites.
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 Hillview encroachment requirements.

Development Area Criteria

1. Redevelopment of existing lots or infill development should be prioritized over outward expansion.
2. Development should reflect a suburban or urban density to minimize the cost of extending utilities.

Utilities & Services

1. Development is served by public sewer and water utilities.
2. Development will be served by Zoneton Fire

Future Land Use Map: Commercial

Intended Land Uses

1. Regional Commercial & Neighborhood Commercial
 - a. Retail & Services
 - b. Dining & Entertainment
 - c. Professional & Business Offices
2. Multi-Family Dwellings (typically about 14+ units per acre)
3. Health & Medical Services
4. Public Uses
5. Parks & Natural Areas
6. Supportive Uses (must support or serve an intended use):
 - a. Townhomes, Patio Homes and Two-Family Dwellings (if integrated into a mixed use development)

Compatibility & Character

Current Land Use

This portion of the property is currently vacant.

B-2 Setbacks and Buffers

Front: 0

Side: 0

Rear: 0

Buffering will be required along adjacent residential zoning.

Lot Size Section 5.702

c- There shall be no minimum area or lot width requirements within the “B-2” zone.

d- There shall be no minimum front, side or rear yard requirements in this zone

e- There shall be no height limitations in this zone.

← → ↺ beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=1720043337&KeyValue=411892

PVA Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... KY Kentucky's Incorpor... Ky KCOJ Docket Instrument Inquiry Protected Are

qPublic.net™ Bullitt County, KY PVA

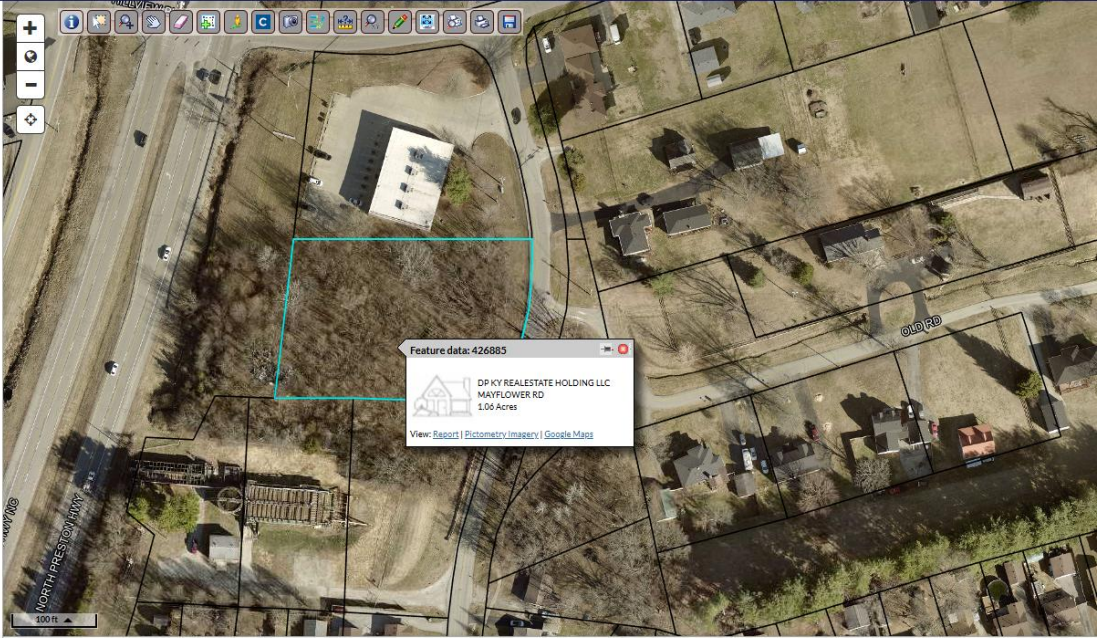
Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Layer List Legend

Quick Links:
Property Search
View Map

Layers:
☐ DeedBook/Page
☒ Parcels
☐ Parcel Numbers
☐ Yearly Sales
☒ Roads
☒ USA Major Highways
☒ City 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: 426885

DP KY REAL ESTATE HOLDING LLC
MAYFLOWER RD
1.06 Acres

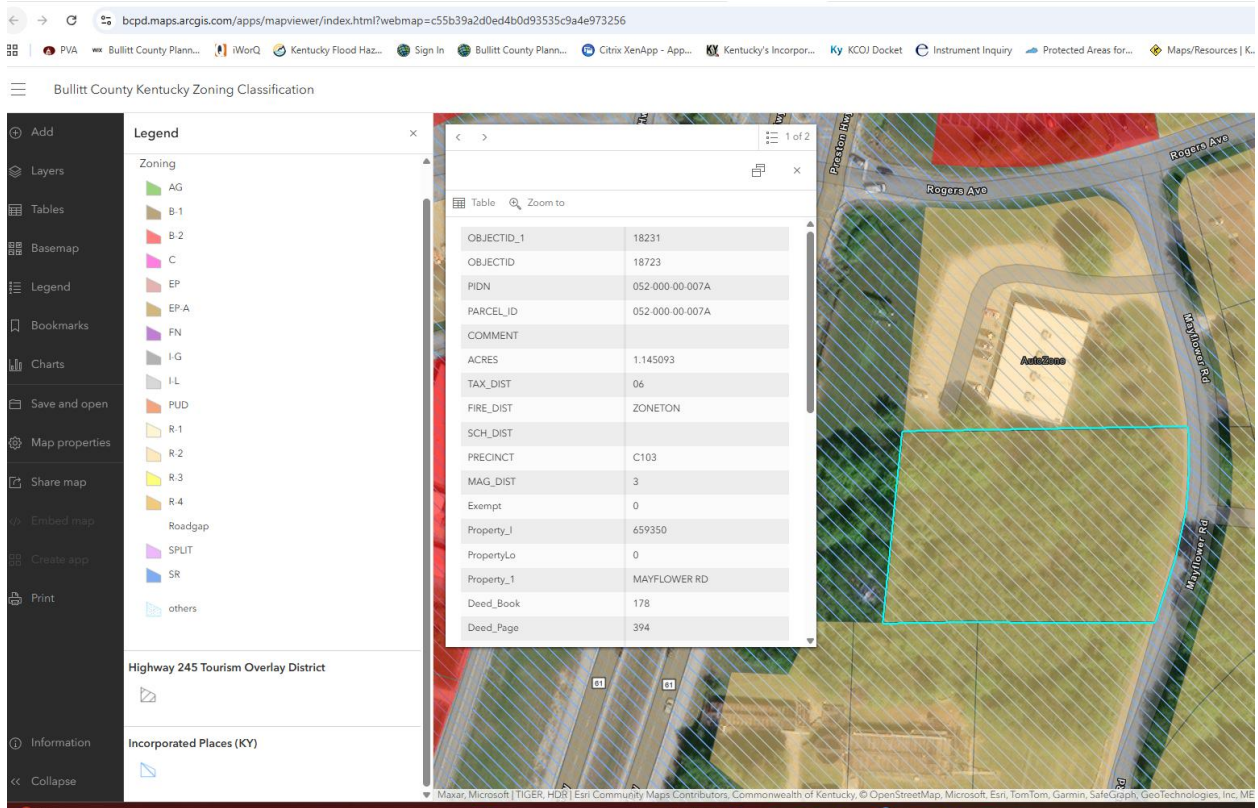
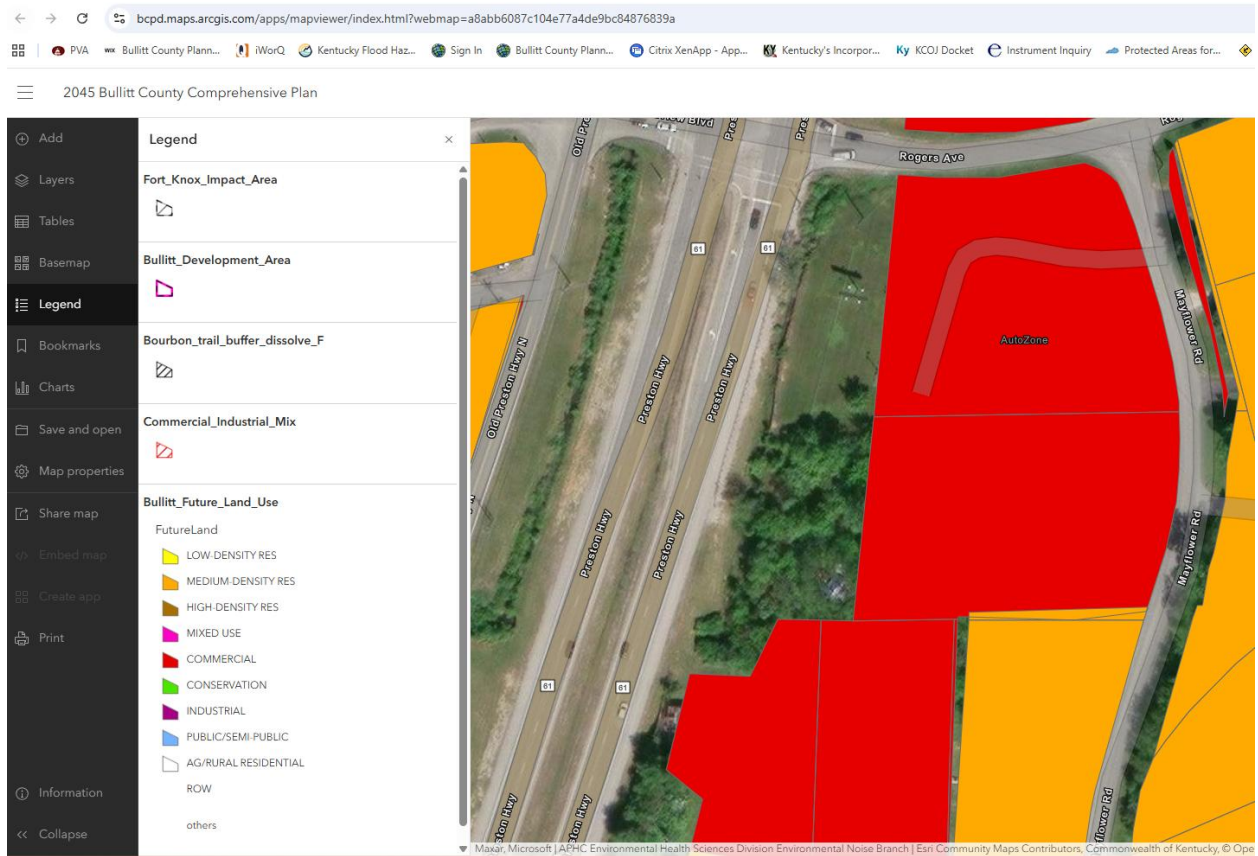
View: Report | Pictometry Imagery | Google Maps

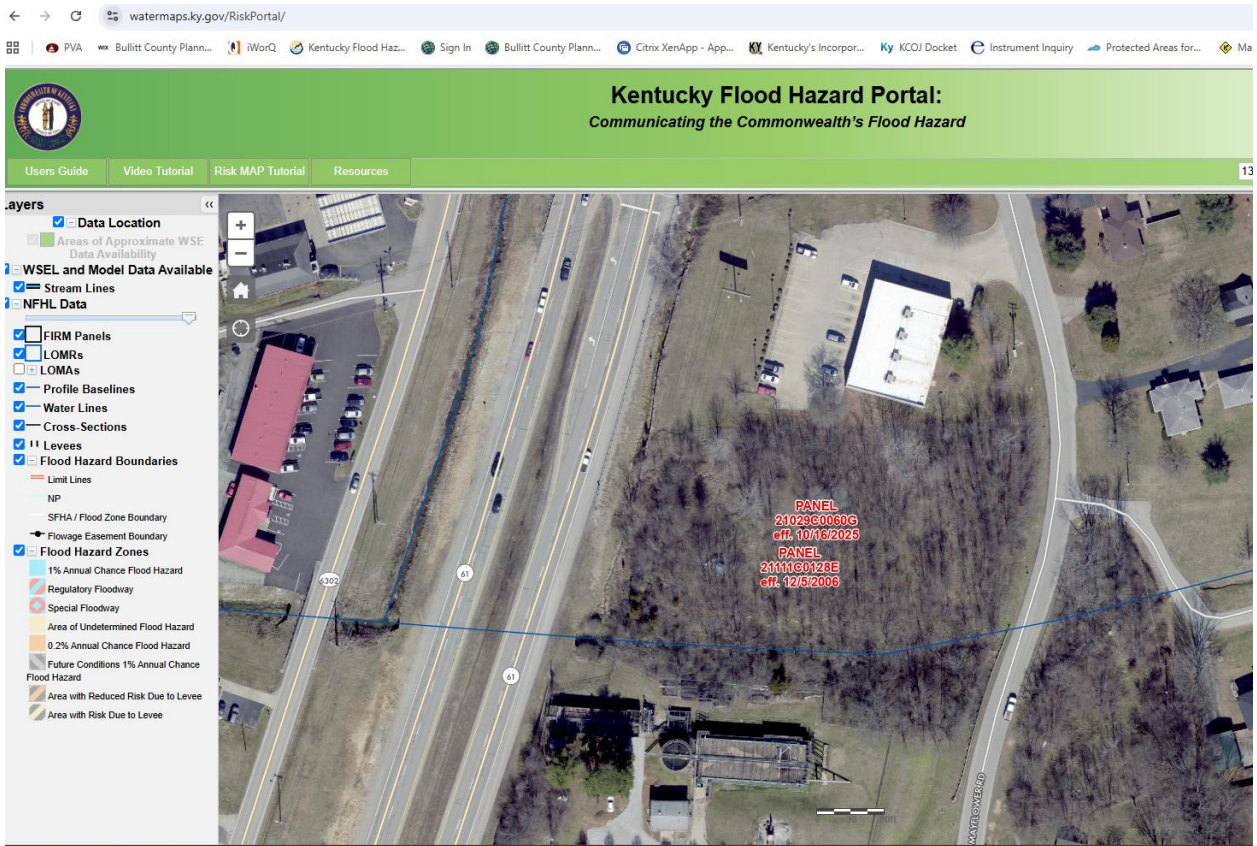
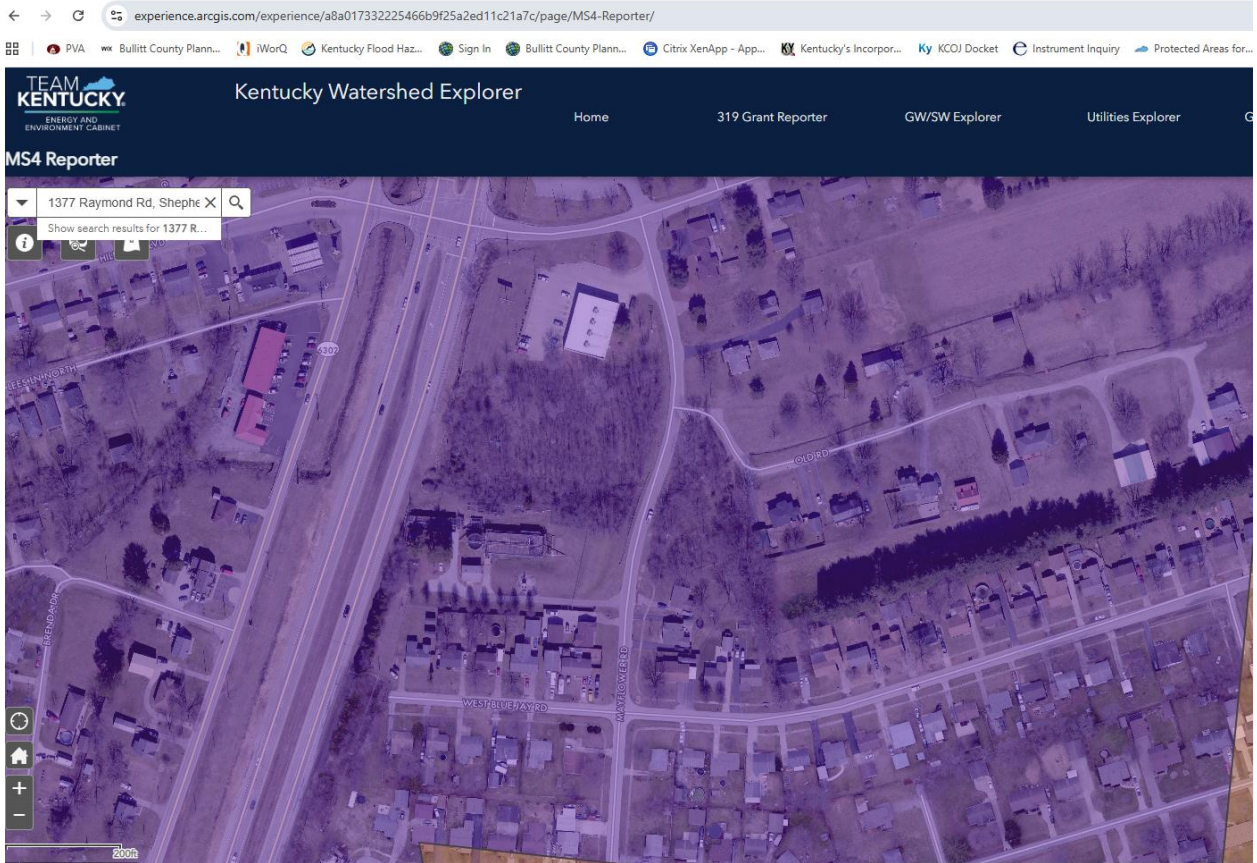
Parcel ID 426885
Sec/Twp/Rng n/a
Property Address MAYFLOWER RD
District
Brief Tax Description

Alternate ID 052-000-00-007A
Class Commercial
Acreage 1.063

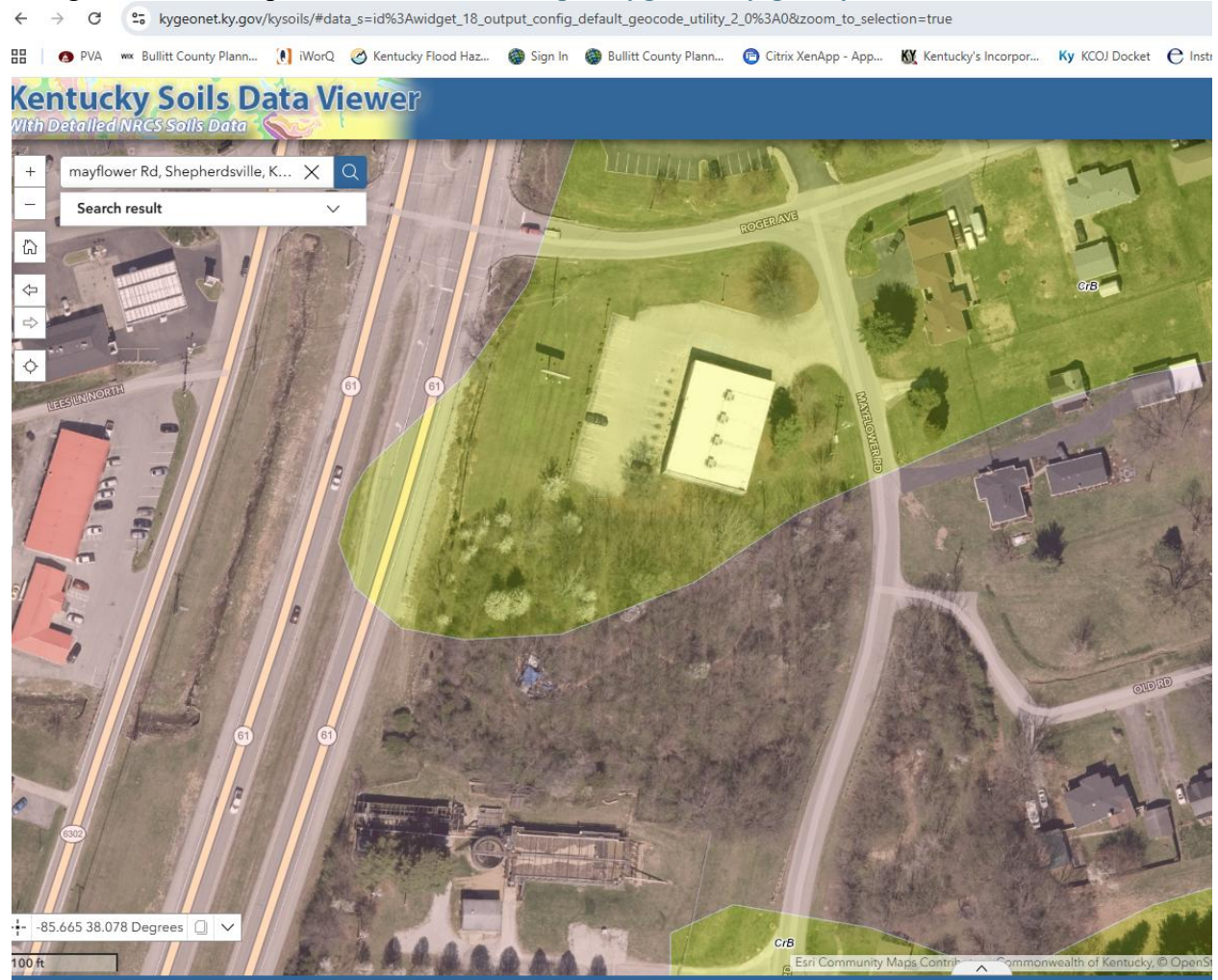
Owner Address DP KY REAL ESTATE HOLDING LLC
5806 LIGHTPOST DR
COLUMBIA MO 65201-2919

06-Hillview City**
1.063 ACRE TRACT_DB PG 1078-192_PLAT ON PAGE 503 OF DB PG 427-499





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.

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.