



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-37
Owner:	Field of Grace Independent Baptist Church
Applicant:	ACK Holdings, LLC
Rezone:	AG to R-3
Location	6275 S Preston Hwy
Parcel:	048-000-00-017A
Legislative Body:	Shepherdsville
Size:	13.29 Acres more or less
Purpose:	67 lot Residential Subdivision
Comprehensive Plan	Commercial

Countywide Criteria

Environmental

1. The property is not in the flood plain.
5. Detention basins are noted on the site plan. Drainage will be reviewed and approved by the City of Shepherdsville as part of the site plan approval.

Compatibility and Character

1. Overall density is higher than adjoining properties but a similar subdivision, Helen Heights is located approximately ½ mile north.
2. There are no known historic sites on the property.

Utilities and Services

1. Utilities are available in the area

Transportation

1. S. Preston is a state road that should have sufficient capacity for the project. Ingress/Egress will be reviewed and approved by KYTC District 5 staff.
2. ROW is sufficient.
3. There is only one access point shown.

Development Area Criteria

Compatibility and Character

2. Development has an urban Density minimizing extension of utilities.

Utilities and Services

1. Utilities are available in the general area. Shepherdsville provides sewer services approximately ½ mile north.
2. Fire Hydrant location will be review by the Fire Department as part of site plan approval.

Future Land Use Map Commercial Criteria

- 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.

R-3 Setbacks and Buffers

Front: 30

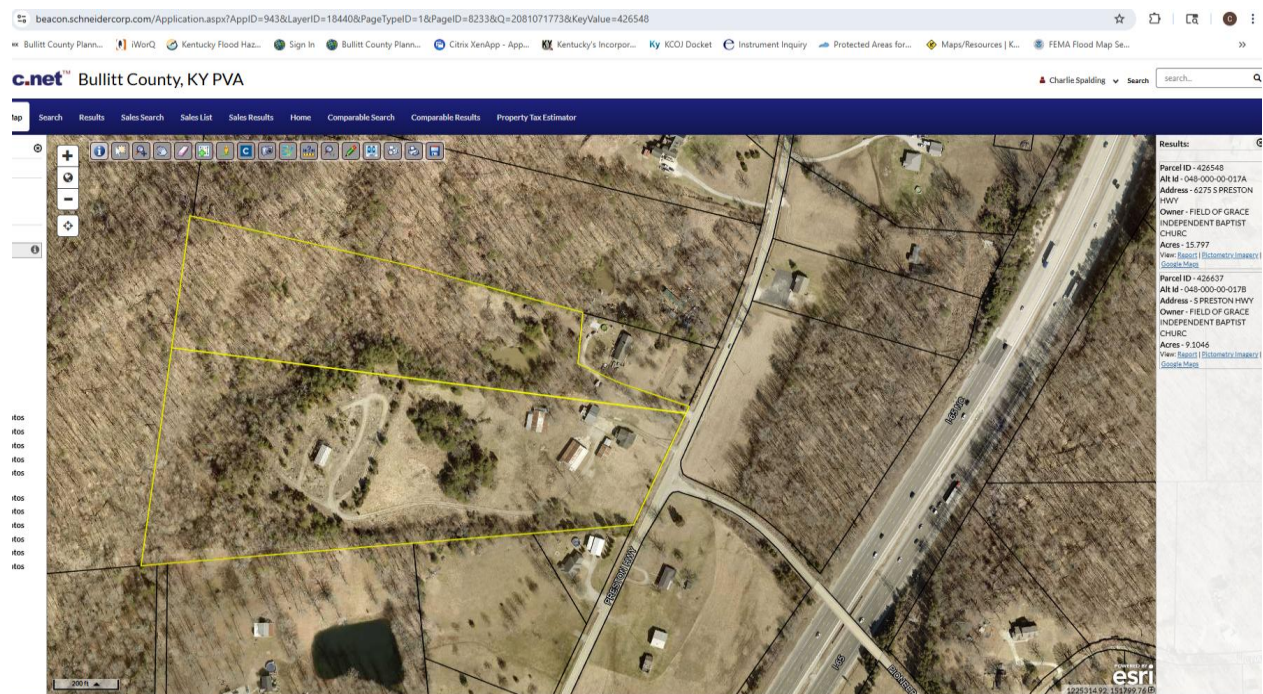
Side: =18

Rear: 25

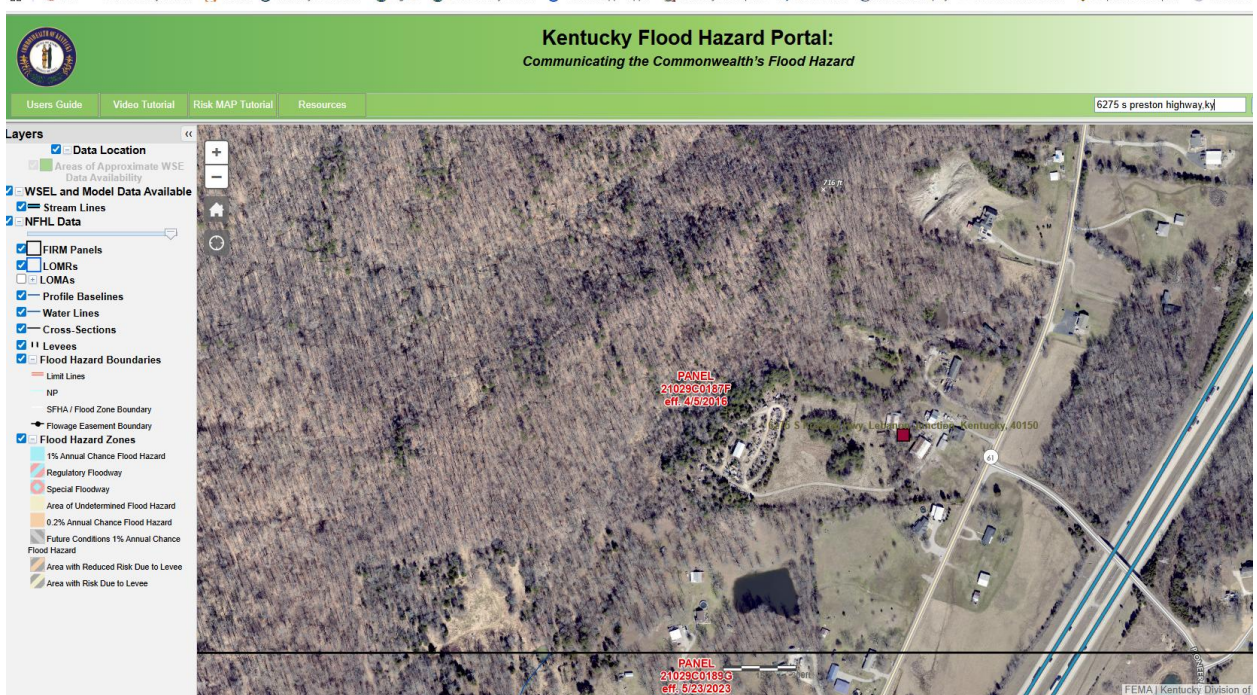
Buffering will not be required adjacent to residential zoning.

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.







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

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.

LfE – Lenberg Carpenter: 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.



