

## 10. Bardstown Road Corridor

- Introduction: This planning area is composed of the frontage lots along Bardstown Road (US 62), from the Elizabethtown city limits to Upper Colesburg Road. This planning area is part of the Urban Area Planning Group.
- Existing Land Use: As might be expected along a major roadway corridor, this planning area is perceived as a commercial and industrial hub for the community. However, the Corridor is actually predominantly residential composed of single and multi-family development. The former rock quarry property on the north side of Bardstown Road was recently redeveloped as WACO Subdivision (48 Heavy Industrial lots), and Huntington Ridge Subdivision (7 Commercial lots) was developed recently on the south side of Bardstown Road. A variety of existing commercial land uses provides services and employment opportunities. The residential developments have increased the need for commercial land uses and other services such as a church, a daycare, and climate controlled storage.
- Natural Features: The terrain in this area varies from rolling to steeply sloped. The topography in general slopes towards the east. Often flat areas for development are created by grading. As an alternative to grading, development, particularly residential development, follows the existing contours.
- Transportation Features/Public Facilities: Bardstown Road is the major highway in east Hardin County, which acts as a major gateway into Elizabethtown from Nelson County. The MPO Transportation Plan includes, as a project on the list of Unscheduled Needs, the "Reconstruction of US 62 from Interstate-65 to Stovall Road". There is one school, an elementary school, in the area which is served by the Central Hardin Fire Department. There is currently no public sanitary sewer service in the area. The Regional Wastewater Facilities Plan proposes a series of regional pump stations to transport wastewater to the Elizabethtown system for treatment. This infrastructure will be constructed over the next twenty years of the plan as the need arises. As an interim measure, decentralized wastewater collection and treatment for this area may be installed until conveyance infrastructure is available. Construction of regional infrastructure may be driven by development pressure.
- Recommended Land Use and Development Criteria:
  - The recommended land use pattern for the Bardstown Road Corridor Planning Area is a mix use of residential with commercial and industrial.
  - Nearly one half (45%) of the 183 properties identified in this Planning Area are zoned for non-residential use. These properties should be reviewed upon development in order to insure orderly development that does not create stormwater drainage issues, noise or light pollution issues, or other concerns.

- Many lots or parcels, particularly those zoned for nonresidential use, have direct access to Bardstown Road. The mobility function of this high traffic roadway must be maintained with appropriate access management.
- As infrastructure allows, higher density development should be encouraged.
- Topographic features in particular areas of steep slopes should be considered during the development review process. Steep slope areas and other areas with natural limitations should be set aside from development and preserved.
- Nonresidential uses should be limited to those portions of the area that are immediately adjacent to Bardstown Road.
- As a primary gateway into the community, signs along the corridor should be aesthetically pleasing and promote Hardin County's unique character.