

1. East Urban Area

- **Introduction:** This planning area is located within the Urban Area Planning Group from Step 3 above. Bordered to the west and north by the City of Elizabethtown and Interstate-65, respectively; the East Urban Area extends east beyond Upper Colesburg Road and is bordered by the Bluegrass Parkway to the south. Most of the residential developments which exist today were developed in the mid 1950's and 1970's, which include Lincoln Meadows, Mockingbird Hills and Hilldale Subdivisions. Bentcreek, Den Ang, Magnolia Forrest, Huntington Ridge and Santa Fe Subdivisions are the newer residential developments since 1995.
- **Existing Land Use:** The majority of this Planning Area is considered developed. A 281 acre site located off Upper Colesburg Road, adjacent to Interstate-65, is the site of Santa Fe Subdivision, an approved 156 lot development currently under construction.
- **Natural Features:** This area has a gently rolling terrain with few if any environmental constraints to development. There are flood hazards associated with the drainage area of Valley Creek and the Valley Creek Reservoir No. 3.
- **Transportation Features/Public Facilities:** This area, and the north half of the East Hardin Area, has a relatively low level of accessibility. To the west, two bridges are located over Interstate-65, at Bardstown and Tunnel Hill Roads – providing access to Elizabethtown. An underpass exists to the north, under Interstate-65 leading into the community of Colesburg. To the south, two means of access exist to cross the Bluegrass Parkway - the bridge on Younger's Creek Road (KY 583) and an underpass along Miller Road. Nelson County, to the east, is accessed by a bridge on Bardstown Road and a bridge on the Bluegrass Parkway – crossing over the Rolling Fork River. In all, six accesses exist for the more than 15,000 acres and 1,825 parcels – which includes the area east of Elizabethtown, between Interstate-65 and north of the Bluegrass Parkway (Planning Areas 1, 10, and the northern part of 20). Bardstown Road (US 62) is the one major highway servicing this Planning Area. A total of 70 county maintained subdivision streets exist within this Urban Area, which provides access to nearly 1,000 residential lots – many of which are located in one of the more than 27 subdivisions. These subdivisions and the remaining lots are served by the Central Hardin Fire District and the Lincoln Trail Elementary School. The Regional Wastewater Facilities Plan proposes 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 pressures.

- Recommended Land Use and Development Criteria:
 - The recommended land use pattern for the East Urban Area is predominately urban residential.
 - In order to address concerns community wide relating to urban sprawl and farmland/open space preservation, a decrease in residential lots sizes is recommended.
 - Redevelopment of existing lots or infill development should be primarily residential use of a similar type and density as that in the surrounding area except where higher densities can be reasonably accommodated.
 - Due to the relative lack of accessibility within this area and connections to other areas, those connections currently existing should be preserved and enhanced through access limitations (preserving traffic flow) and the requirement, where possible, of roadway interconnectivity between developments.
 - If and when public sanitary sewer service is provided to this area, higher residential densities should not only be encouraged, but also required.