

25. Glendale Industrial Area

- Introduction: This Industrial Area Planning Group consists primarily of the Glendale Industrial Property owned by Hardin County that is located between Interstate-65 and the railroad south of Glendale-Hodgenville Road (KY 222). The planning area extends south to the Nolin River and extends west across the railroad tracks and approaches New Glendale Road.
- Existing Land Use: The property in this planning area is largely undeveloped. The existing land use activity is predominately agriculture with only limited residential use and the Glendale Children's Home.
- Natural Features: This area is relatively flat sloping towards the south and the flood hazard area associated with the Nolin River. Other than the flood hazard area which is well delineated there are few constraints for development.
- Transportation Features/Public Facilities: This area has existing access to Interstate-65 with improved access to be provided as part of the development process of the property owned by Hardin County. Two state roads, KY 222 and KY 1136, also provide road access. The CSX Railroad crosses the planning area from the north to the south. This planning area is located in the fire service district served by the Glendale Fire Department. The Regional Wastewater Facilities Plan proposes to collect wastewater at a Regional pumping station for transport to the Elizabethtown Wastewater Treatment Plant. This infrastructure is anticipated to be installed to serve this planning area within the next ten years. As an interim measure, decentralized wastewater collection and treatment for this area may be installed until conveyance infrastructure is available. The recommendations of that plan should be reviewed carefully to determine issues and opportunities.
- Recommended Land Use and Development Criteria:
 - As established by the Kentucky State Legislature, the Glendale Industrial Property is to be use for a single major industrial use.
 - The land uses must provide for the protection of the economical viability of the properties to be used for industrial activities.
 - As part of the development review process for any use locating within this planning area, issues such as traffic flow, lighting, signage, and stormwater management should be carefully reviewed.
 - Public sanitary sewers service should be extended to this planning area prior to development for the property owned by Hardin County.