

27. Glendale Junction (I-65)

- Introduction: This planning area is located at the interchange of Interstate 65 and KY 222 and extends south to Gilead Church Road (KY 1136), adjacent to the interstate. The east side of this area includes the frontage properties on South Dixie Highway (US 31W), a depth of approximately 1,200 feet.
- Existing land use: This planning area is primarily composed of Interstate related commercial activities. Truck stops, service stations, restaurants, hotel and vehicle repair shops are the existing types of land use activities.
- Natural Features: This rather small area is relatively flat and has no constraints on development.
- Transportation Features/Public Facilities: There are currently plans to reconstruct the interchange of KY 222 and Interstate 65. The reconstruction of the interchange will improve the traffic flow in this planning area and provide an important step in the development of the Glendale Industrial Property which is close by. Wastewater disposal is currently managed with on-site systems and package treatment plants. Development of the Glendale industrial property will more than likely provide public sanitary sewer service to this area. 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:
 - The recommended land use pattern for the Glendale Junction planning area is the expansion of the interstate related businesses and the creation of industrial park type developments.
 - Residential development within this area is discouraged.
 - If and when public sanitary sewer service is made available to this area all uses should be required to connect.
 - As perhaps the most prominent entry area into the community, development within the area should be attractive and signage limited to provide an aesthetically pleasing development environment.
 - A Target Area along Interstate 65 and US 31W is established with an overlay district as presented in the Industrial Element of the Comprehensive Plan. This overlay district is designed to maintain the viability of the Glendale Industrial Property and establishes development standards for activities along the interstate.

- Light industrial activities in industrial parks such as warehousing are also appropriate in this planning area because of the need for interstate access.
- A unifying theme for signage, lighting, access standards, landscaping and other site development standards is recommended in order to improve the quality of development in the area.