

7. Glendale Rural Village

- **Introduction:** This historical railroad community has maintained its character and economic viability as a tourist and commercial destination and numerous festivals are held here each year. This village is located in southern Hardin County, to the west of Interstate-65 at the intersection of State Roads 222 and 1136.
- **Existing Land Use:** A majority of the properties identified in this Rural Village are designated residential and are located on small lots in a traditional design with platted alleys. The B-2 Tourist and Convenience Commercial District uses located along Main Street and Bell Avenue account for the remaining land uses.
- **Natural Features:** This rather small area is relatively flat and has no constraints on development. There are flood hazards associated with the Rose Run water feature.
- **Transportation Features/Public Facilities:** This village is the location of a school, fire department, post office, churches, restaurants and a variety of commercial businesses including retail stores such as antique shops and other tourist attractions. The railroad remains an active and significant feature with two at grade road crossings. This community utilizes on-site septic systems for wastewater disposal. 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
- **Recommended Land Use and Development Criteria:**
 - The recommended land use patterns for the Glendale Rural Village is expansion of the existing mix of residential and tourist related commercial development that maintains the traditional character, architectural style, visual character and the aesthetically pleasing environment of this community.
 - Access control measures are encouraged in the commercial area of this village in order to maintain orderly traffic flow.
 - Sign controls that recognize and enhance the cultural, historic and aesthetic nature of the community are encouraged.
 - Residential development should occur from the center of the community out in an orderly fashion in order to best use available infrastructure.
 - Adjacent to the Glendale Rural Village to the southeast is the 1,551 acre Glendale Industrial Property which will influence the vicinity when it is developed. Development should be mindful of the impacts, both positive and negative that will occur. Transitional land use techniques may need to be applied.

- Parking should be addressed as part of any new development or redevelopment proposals.
- Opportunities for shared parking arrangements should be identified and encouraged.
- Where practical, public parking lots and on-street parking areas should be provided and clearly marked and signed.
- Existing public parking should also be clearly marked and signed with uniform and attractive signage in order to effectively designate these areas and direct the public to them.