

26. Industrial Park

- Introduction: This area, part of the Industrial Area Planning Group, is located to the south of the Elizabethtown city limits and extends south to the Western Kentucky Parkway and the west boundary is a portion of Bacon Creek Road and the Elizabethtown Memorial Gardens. It contains the previous railroad stop named Gaithers.
- 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.
- Natural Features: This planning area is characterized by open fields that are gently rolling to flat with the Valley Creek drainage area and associated flood hazards crossing near the middle of the area. There are no other particular constraints to development.
- Transportation Features/Public Facilities: This planning area is served by several less notable county roads but the extension of Ring Road will provide an important roadway to this planning area with the construction of an interchange with Western Kentucky Parkway. The railroad also crosses this planning area and can provide rail service. It is also the location of an electrical substation and the Hardin County Road Department. This area is served by the Central Hardin Fire Department. The Elizabethtown Wastewater Treatment Plant is located just outside of this planning area on the south side of the Western Kentucky Parkway on Gaither Station Road. 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:
 - This planning area has been designated as an area for the expansion of the industrial park located in Elizabethtown. As such, industrial uses are recommended.
 - Also recommended for this area are commercial uses that support industrial land use.
 - Residential uses are discouraged and should only be allowed in limited or extraordinary circumstances.
 - 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 intense development.
- Once Ring Road is extended to this planning area and on to the Western Kentucky Parkway, this planning area will serve as a major gateway to the community. As such, 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.