

2. North Glendale Urban Area

- **Introduction:** This planning area, located in the Urban Area Planning Group, is located south of Elizabethtown, positioned between the CSX railroad and Interstate-65 and extending to the Glendale Industrial Property, on the south side of Glendale-Hodgenville Road (KY 222). This area reflects a new expansion of the Urban Growth Sector reflected in the prior comprehensive plan. The expansion is based on the development trends of the past 10 years and anticipated growth associated with the Glendale Industrial Property.
- **Existing Land Use:** Given the strategic location of this area an assumption might be that the land use pattern is mixed or weighed toward nonresidential use. In fact, only four properties are zoned for non-residential in this planning area. On the other hand, however, abundant residential growth has occurred since 1995, totaling more than 500 single family lots. The new residential subdivisions, with street construction in this area, include Monterey Subdivision (75 lots), Four Seasons, Section 4 (54 lots), Brentwood (PD-1 Project with 85 lots), Serene Oaks (85 lots), Settlers Crest (45 lots), Beckley Woods (PD-1 Project with 88 lots), Oxmoor Village (28 lots), Andover Pointe Estates (30 lots) and Whistling Oaks (14 lots).
- **Natural Features:** This area has a gently rolling terrain with few if any environmental constraints to development. There are flood hazards associated with the East Rhudes Creek and Rose Run drainage areas.
- **Transportation Features/Public Facilities:** The primary North/South and East/West arterials in this planning area are New Glendale Road (KY 1136) and Glendale-Hodgenville Road (KY 222). East Rhudes Creek Road provides access across Interstate-65. The extension of Ring Road (KY 3005) and interchange with Western Kentucky Parkway will provide a new access to this planning area. The East Hardin Middle School, Central Hardin Fire Service District and Glendale Fire Service Districts serve this planning 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.
- **Recommended Land Use and Development Criteria:**
 - The recommended land use pattern for the North Glendale Urban Area is predominantly 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.
- Non-residential development opportunities will become available with the completion of the Ring Road extension and the interchange with Western Kentucky Parkway. Such uses should be Interchange or Convenience Commercial uses.
- A "Target Area", or area worthy of more specific guidance in this planning area, is located on the south side of Glendale Hodgenville Road West (KY 222) east of Glendale and north of the Glendale Industrial Property. This target area is recommended as a transitional area for the expansion of the Glendale commercial area to the area adjacent to the industrial property.
- The access to the "target area" can be improved with the upgrading of Jagers Road and the construction of a loop street to connect to KY 222 at the Mud Splash Road intersection.