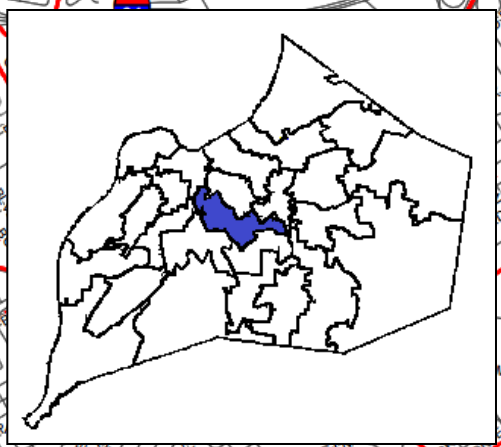
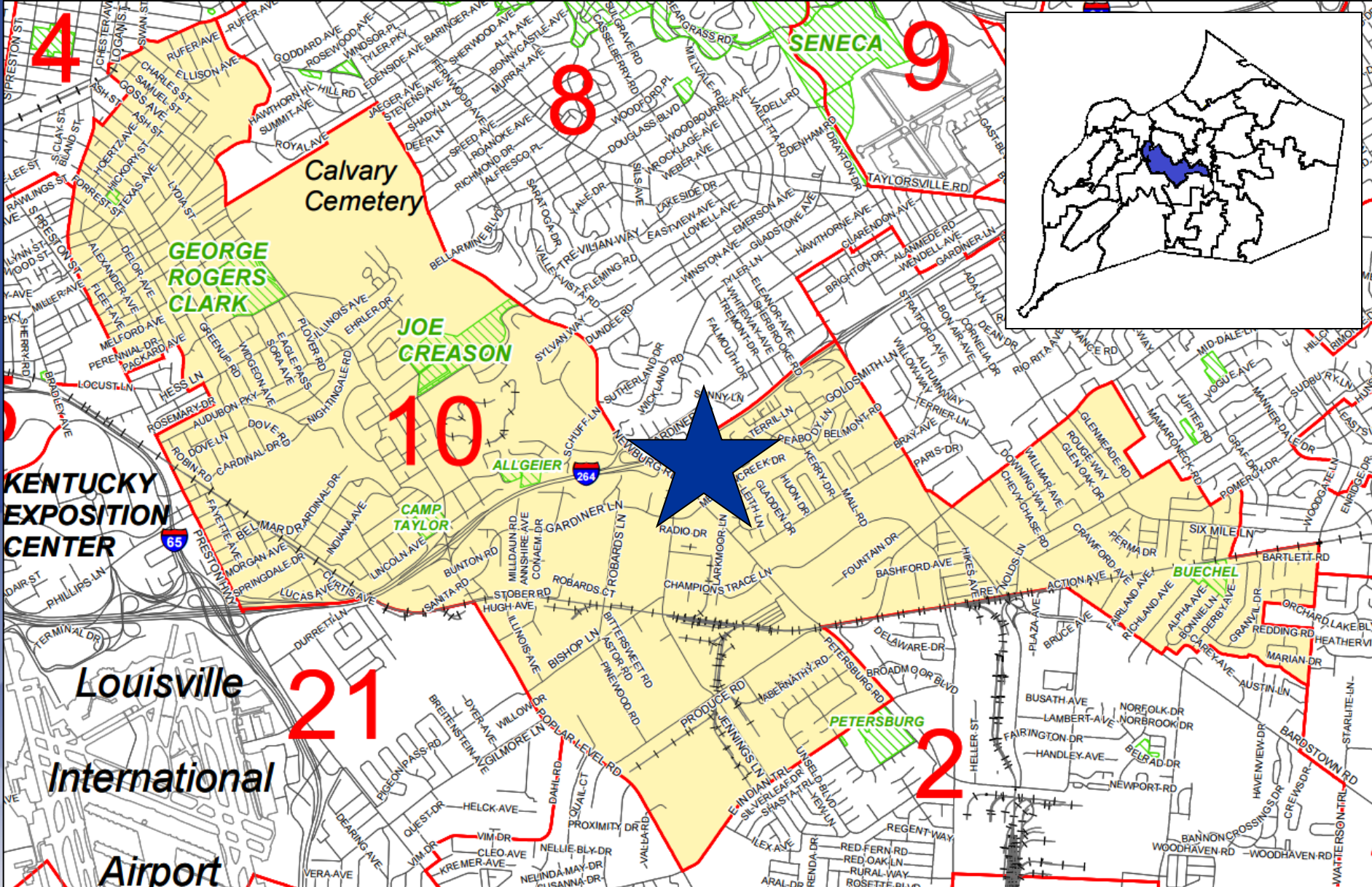


**17ZONE1068**  
**2300 HIKES LANE**

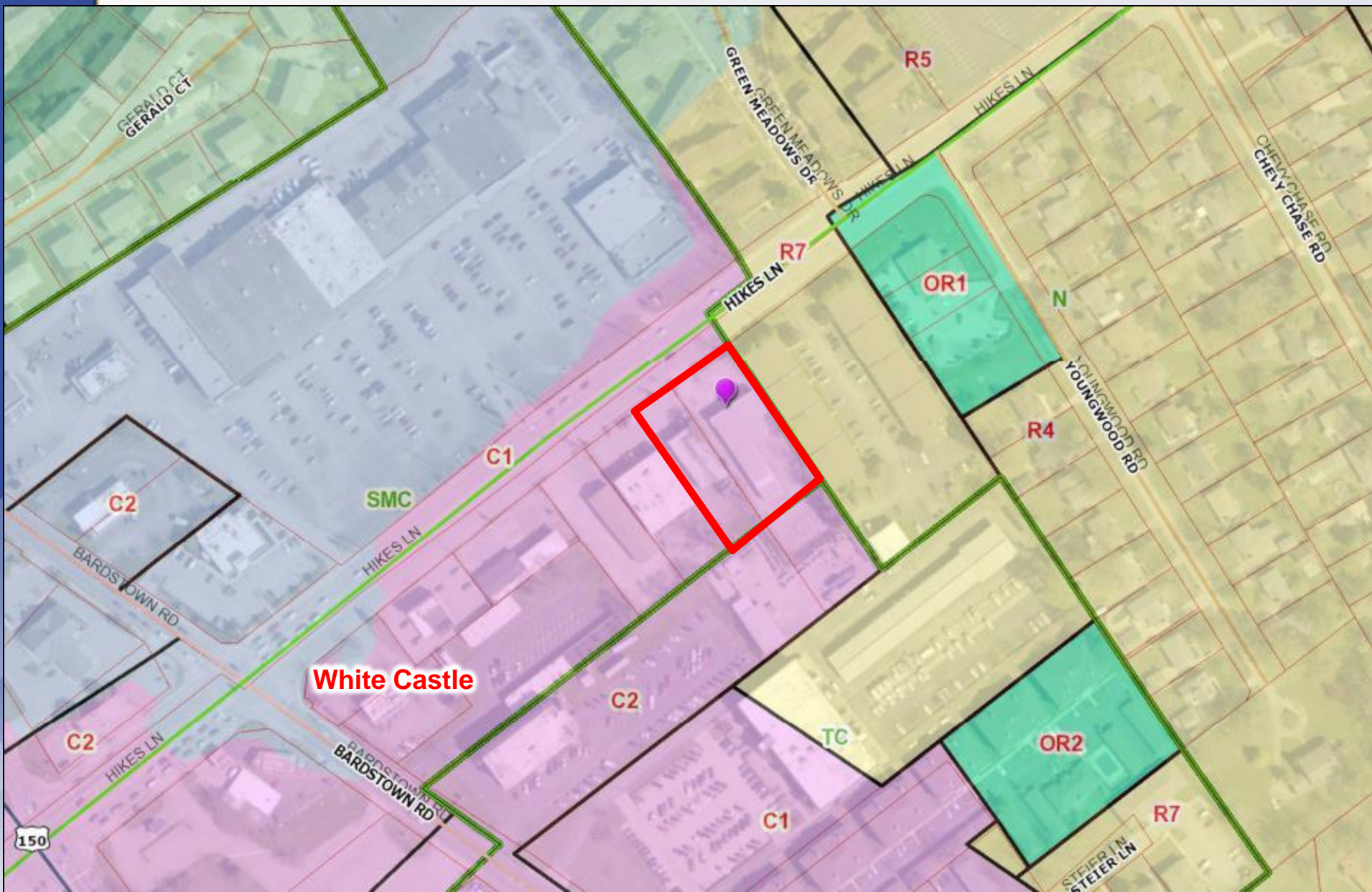


**Planning & Zoning Committee**  
**February 26, 2019**













# Request(s)

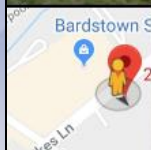
- Change-in-Zoning from C-1 to C-2
- Detailed District Development Plan

# Case Summary

- Existing auto service station and retail
- C-2 to accommodate the existing 2 bay auto service station
- Proposed auto sales
- No additions or expansions to existing structures



# Site Photos-Subject Property



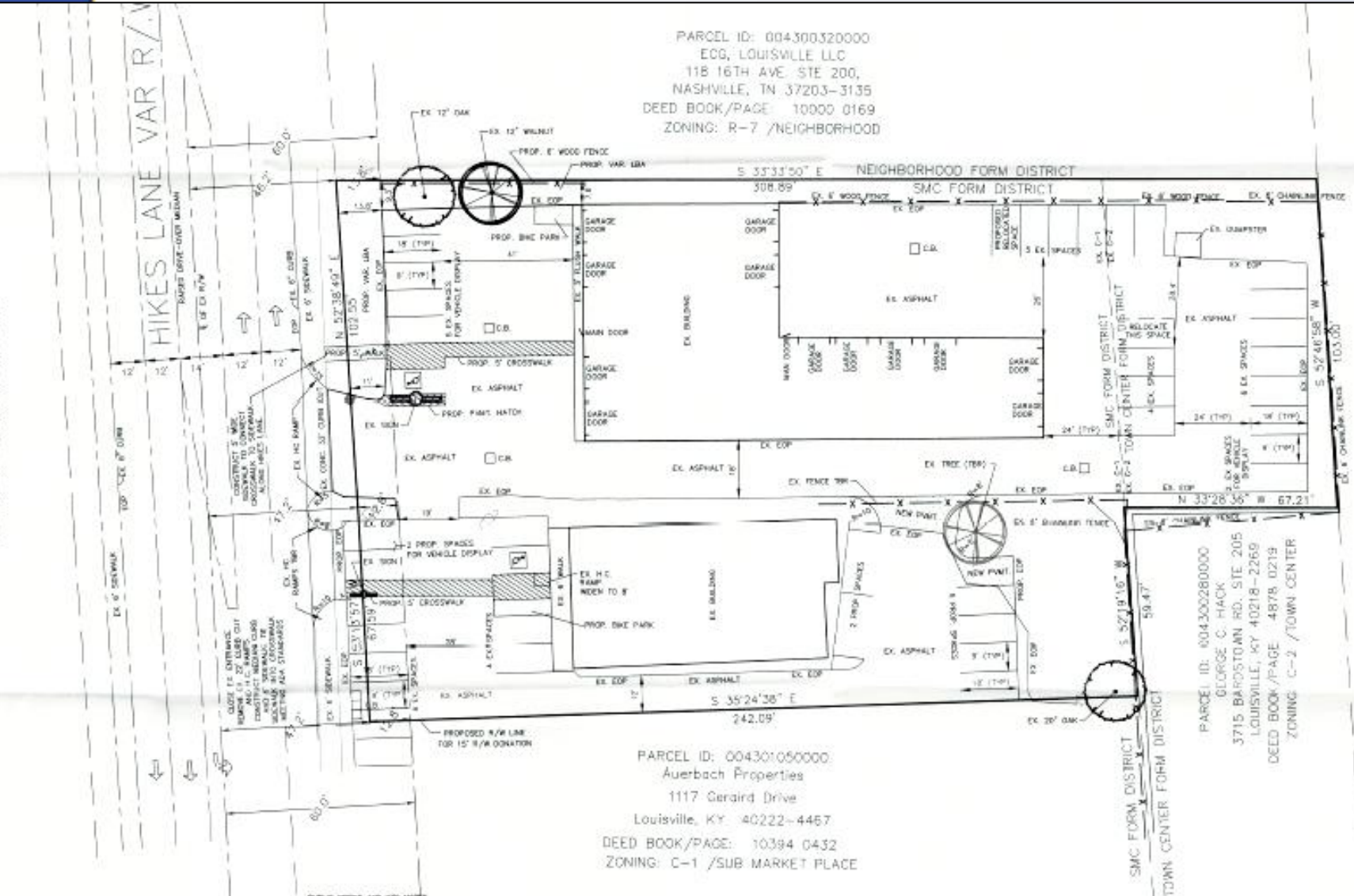
# Applicant's Development Plan

PARCEL ID: 004300320000  
 ECG, LOUISVILLE LLC  
 118 16TH AVE STE 200,  
 NASHVILLE, TN 37203-3135  
 DEED BOOK/PAGE: 10000 0169  
 ZONING: R-7 /NEIGHBORHOOD

PARCEL ID: 004301050000  
 Auerbach Properties  
 1117 Gerard Drive  
 Louisville, KY 40222-4467  
 DEED BOOK/PAGE: 10384 0432  
 ZONING: C-1 /SUB MARKET PLACE

PARCEL ID: 004300270000  
 SOUTH CENTRAL BELL TEL  
 P.O. BOX 7207  
 BEDMINSTER, NJ 07921-7207  
 DEED BOOK/PAGE: 4476 0575  
 ZONING: R-4 /TOWN CENTER

PARCEL ID: 004300280000  
 GEORGE C. HACK  
 3715 BARSTOWN RD, SITE 205  
 LOUISVILLE, KY 40218-2269  
 DEED BOOK/PAGE: 4878 0219  
 ZONING: C-2 /TOWN CENTER





# Public Meetings

- Neighborhood Meeting on 8/3/2018
  - Conducted by the applicant, 2 people attended the meeting
- LD&T meeting on 12/13/2018
- Planning Commission public hearing on 1/24/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from C-1 to C-2 with a vote of 9-0 (one member was not present).