

COPY OF NEIGHBORHOOD MEETING NOTICE

August 10, 2017

«Name»:

A conditional use permit pre-application for short-term rental use was filed with the department of Louisville Metro Planning & Design Services on August 7, 2017; a short-term rental is a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days.

In accordance with the procedures of Louisville Metro Planning and Design Services, I have been directed to invite you to discuss this permit before a formal application can be filed. This will be an informal, one-hour meeting to give you the opportunity to review the proposed permit with me, Bobby Simpson. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this permit will be held at my residence on:

Date and Time:

Thursday, August 17, 2017 at 6:30 PM

Location:

**1391 S 2ND ST
Louisville, KY 40208**

This meeting will last for one hour during which I will explain the conditional use permit for short-term rental use as well as discuss any concerns you may have with this filing. I strongly encourage you to attend this meeting to share your thoughts.

Sincerely,

Bobby Simpson

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List of adjoining property owners (APOs) who received the neighborhood meeting notice

No.	Name	STREET ADDRESS	CITY	STATE	ZIP
1	JAMES PRIEST & COLLEEN RYAN	1385 S 3RD ST	LOUISVILLE	KY	40208
2	DAVID MCNEASE & LARRY ASKINS	1391 S 3RD ST	LOUISVILLE	KY	40208
3	WILLIAM BRUMFIELD & MARY NELL	1382 S 2ND ST	LOUISVILLE	KY	40208
4	DONALD RISEN	609 BROOKS VALLEY RD	BROOKS	KY	40109
5	HIGH IQ LLC	1464 S 3RD ST	LOUISVILLE	KY	40208
6	DAVID SLOAN	848 S 2ND ST., APT 2	LOUISVILLE	KY	40203
7	JOHANNA BOS	PO BOX 5265	LOUISVILLE	KY	40255
8	JOSHUA LYNN	1387 S 2ND ST	LOUISVILLE	KY	40208
9	CAROLINE MARTINSON	1393 S 2ND ST	LOUISVILLE	KY	40208
10	SHREEJI MAHARAJ LLC	1506 S SHELBY ST	LOUISVILLE	KY	40217
11	1382 S 1ST STREET LLC	4012 DUPONT CIR UNIT 215	LOUISVILLE	KY	40207
12	PHILIP JONES	1390 S 1ST ST	LOUISVILLE	KY	40208
13	JOSEPH DICK	1392 S 1ST ST	LOUISVILLE	KY	40208
14	PAUL FUSSENEGGER & CATHERINE REED	1394 S 1ST ST	LOUISVILLE	KY	40208
15	KENNETH PLOTNIK	607 W ORMSBY AVE	LOUISVILLE	KY	40203
16	SKYLAR GRAUDICK	1375 S 1ST ST	LOUISVILLE	KY	40208
17	TCS HOMES LLC	3849 CANE RUN RD	LOUISVILLE	KY	40211
18	ERIC & REBECCA POE	1379 S 1ST ST	LOUISVILLE	KY	40208
19	PHILLIP & MARY REED	7622 OLD SALEM RD	LOUISVILLE	KY	40242

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17 CUP 1060

Neighborhood Meeting - Attendance Sheet

1391 S 2ND ST

August 17, 2017

Name	Street Address	Zip	Phone	Email	Initials (if attended)
JAMES PRIEST & COLLEEN RYAN	1385 S 3RD ST	40208			
DAVID MCNEASE & LARRY ASKINS	1391 S 3RD ST	40208			
WILLIAM BRUMFIELD & MARY NELL	1382 S 2ND ST	40208			
DONALD RISEN	609 BROOKS VALLEY RD	40109			
HIGH IQ LLC	1464 S 3RD ST	40208			
DAVID SLOAN	848 S 2ND ST., APT 2	40203			
JOHANNA BOS	PO BOX 5265	40255			
JOSHUA LYNN	1387 S 2ND ST	40208			
CAROLINE MARTINSON	1393 S 2ND ST	40208	502-586-5010	Caroline.martinson@KCTCS.edu	Wm
SHREEJI MAHARAJ LLC	1506 S SHELBY ST	40217			
1382 S 1ST STREET LLC	4012 DUPONT CIR UNIT 215	40207			
PHILIP JONES	1390 S 1ST ST	40208			
JOSEPH DICK	1392 S 1ST ST	40208			
PAUL FUSSENEGGER & CATHERINE REED	1394 S 1ST ST	40208			
KENNETH PLOTNIK	607 W ORMSBY AVE	40203			
SKYLAR GRAUDICK	1375 S 1ST ST	40208			
TCS HOMES LLC	3849 CANE RUN RD	40211			
ERIC & REBECCA POE	1379 S 1ST ST	40208			
PHILLIP & MARY REED	7622 OLD SALEM RD	40242			

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Summary/Minutes of Neighborhood Meeting

jhernandez-jh@outlook.com

From: Bobby Simpson <simp6205@me.com>
Sent: August 22, 2017 9:10 AM
To: beth.jones@louisvilleky.gov
Cc: jhernandez-jh@outlook.com
Subject: CUP Neighborhood Meeting for Short Term Rental Use of 1391 S. 2nd St. (40208) and Next Steps
Attachments: Attendance Sheet - 1391 S 2ND ST (08.17.2017).pdf; Meeting Notification - Letters (Mailed on 08.10.2017).pdf; Meeting Notification - Recipients (08.10.2017).pdf; FINAL - CUP Meeting Presentation.pdf

Beth: Hope all is well with you. Javier and I conducted the CUP Neighborhood Meeting on August 17, 2017, at 6:30 p.m. The following are the minutes from the meeting:

6:30p - Brief meet and greet.

6:40p - Bobby Simpson officially opened the CUP Neighborhood Meeting. One person attended: Caroline Martinson of 1393 S. 2nd Street [see attached Attendance Sheet]. Bobby provided Caroline a copy of the presentation for reference and to retain [see attached August 17, 2017 Presentation].

6:45p - Bobby introduced Javier Hernandez and both proceeded to explain the Short Term Rental (STR) and CUP concept and process to Caroline. Bobby explained the derivation of the STR ordinance and discussed its requirements. Javier explained the nature of the 1391 STR project and its contours. Javier explained that the 1391 residence will be placed on the Expedia-owned website HomeAway, which is a STR site dedicated to whole-home rentals. Bobby emphasized the importance of maintaining a quiet and family-oriented STR. In Javier and Bobby's assessment, HomeAway appeared to cater more to families and others seeking to enjoy a more family-oriented experience offered by whole-home rentals. Javier and Bobby reiterated their decision not to offer individual rooms for STR use.

Bobby and Javier then discussed the various community events that presented the greatest opportunities for a STR. There was a general discussion about the various "feeders" for STR referrals through HomeAway, such as downtown corporations seeking to house prospective employees and short term medical school residents at local downtown hospitals or at the University of Louisville.

The sole question that Caroline posed was whether an approved CUP attaches to a property and passes with the title to a new owner? Bobby committed to researching the question and responding with an answer within ten days.

Ultimately, Bobby and Javier emphasized they were committed to the CUP process to insure that they were complying with all regulations related to STR use of the property.

7:45p - The meeting concluded.

Please note the other attached required documents per your instruction [attached copy of First and Second Tier Property Owner Mailing List and copy of Meeting Notification Letter sent to each First and Second Tier property owner].

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Lastly, please let me know the best days and times of the week (preferably this week or early next week) that you are available to meet about next steps.

If you have any questions or further instructions for us, please contact me at your convenience.

Thanks.

Bobby Simpson
502.553.3577

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1391 S 2ND ST – Conditional Use Permit Meeting

For Short-Term Rental Use

Date / Time: August 17, 2017 / 6:30PM

Hosted By: Bobby Simpson & Javier Hernandez

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The Plan

What we need to do:

- Obtain a CUP so that 1391 S 2ND ST can be a STR host
 - ✓ Because the dwelling is in Zone TNZD, a CUP is required

How will we use our STR status:

- Utilizing established online STR platforms (e.g., HomeAway, Trip Advisor, etc.), 1391 S 2ND ST will be a part of the more than 1,300² active STR hosts in Louisville
- Unlike some other hosts, 1391 S 2ND ST is following regulatory requirements and complying with all Metro Council ordinances related to STRs (as of February 3, 2017, 87 of the roughly 1,300 active STR hosts were registered²)
- Unlike some other hosts, 1391 S 2ND ST will not offer individual rooms for rent; rather, the entire home will be available to approved travelers

² Ott, Chris. "SUNDAY EDITION | Louisville Takes Lenient Approach to Enforcing New Airbnb Rules." Home - WDRB 41 Louisville News, WDRB News., 10 Feb. 2017, www.wdrb.com/story/34478319/sunday-edition-louisville-takes-lenient-approach-to-enforcing-new-airbnb-rules.

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17 CUP 1060

Louisville's Annual Festivals & Events⁴

In addition to some of its top attractions – Louisville Mega Cavern, Louisville Slugger Museum, Kentucky Derby Museum, Muhammad Ali Museum, KFC YUM! Center, Churchill Downs, Bourbon Trail Tour to Jim Beam, Derby City's Distillery and Museum, Copper and King's Brandy Distillery, and more – Louisville is becoming known for its annual festivals and events (see list below).

August:

- Brew at the Zoo
- NSRA Street Rod Nationals Plus
- Kentucky State Fair
- World Championship Horse Show

September:

- WorldFest
- IdeaFestival
- Jeffersontown Gaslight Festival
- Kentucky Bluegrass & Bourbon Experience
- Louisville Brewfest
- Louisville Pride Festival
- Mayor's Hike, Bike and Paddle
- National Jug Band Jubilee
- NuLu Festival
- VinylFest

October:

- Garvin Gate Blues Festival
- St. James Art Fair
- Jack O'Lantern Spectacular
- Louder Than Life
- World's Largest Halloween Party at the Zoo
- Ironman Louisville

November:

- Festival of Trees and Lights
- Light Up Louisville
- North American Livestock Exposition & Championship Rodeo

December:

- Bardstown Road Aglow
- Holiday In the City
- Christmas Gifts and Décor Show

February:

- Bourbon Classic
- National Farm Machinery Show
- Tailspin Ale Fest

March:

- Humana Festival of New American Plays
- Itchin to Pick

April:

- Cherokee Triangle Art Fair
- Kentucky Derby Festival
- Thunder Over Louisville
- Kentucky Derby Festival Marathon/Mini Marathon

May:

- Kentucky Oaks
- Kentucky Derby
- Kentucky Reggae Festival
- Mayor's Hike, Bike & Paddle

June:

- Old Fashioned Fortnight
- Derby City Comic Con
- Kentucky Bourbon Affair
- Whiskey Live
- Kentuckiana Pride Festival
- Kentucky Shakespeare Festival

July:

- Blues, Brews & BBQ Festival
- Forecastle
- Jane Austen Festival
- World Championship of Dainty
- Lebowski Fest
- Waterfront Independence Festival

⁴<https://www.gotolouisville.com/events-calendar/annual-events/>

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