

**John Flynn on behalf of
The Property Group LLC**
Feb 23, 2026

Dalton Loveless
Associate Planner
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300
Louisville, KY 40202

Re: Conditional Use Permit Justification Statement — 6014 Robinhood Lane, Louisville, KY

Dear Mr. Loveless:

This letter is submitted in response to Item 2 of your correspondence requesting a **Conditional Use Permit Justification Statement** addressing compliance with the standards of review and lettered requirements set forth in Chapter 4, Part 2 of the Land Development Code. The subject property, located at **6014 Robinhood Lane**, is proposed to be used as a **transitional residence** designed to provide stable, supervised housing for individuals whose housing stability has been interrupted by life circumstances such as economic hardship, family disruption, recovery transitions, or other destabilizing events.

Project Overview

The proposed use is a small-scale, residentially compatible transitional housing environment intended to operate in a manner consistent with the character, density, and design of the surrounding neighborhood. The residence will function as a structured living environment emphasizing personal responsibility, community integration, and reintegration into independent living.

Compliance with Conditional Use Permit Standards

1. Compatibility with Surrounding Area

The use is residential in nature and therefore consistent with the existing neighborhood character. No exterior alterations inconsistent with nearby homes are proposed. Occupancy levels will be maintained within reasonable residential limits to ensure that the property functions visually and operationally as a single-family residence.

2. No Adverse Impact on Public Health, Safety, or Welfare

The residence will be managed under clear operational guidelines, including supervision protocols, occupancy standards, and maintenance procedures. The property will meet all applicable building, fire, and safety codes. The structured nature of transitional housing promotes stability, reduces homelessness risk, and enhances community welfare by providing residents with a safe and monitored living environment.

3. Traffic and Parking

Traffic generation is expected to be comparable to or less than a typical single-family dwelling. Residents generally maintain structured schedules, and no commercial activity or public visitation is anticipated. Existing driveway and street parking capacity are adequate to serve the use.

4. Infrastructure and Services

The property is served by existing utilities, sanitation, emergency services, and transportation infrastructure. The proposed use does not require additional public facilities or infrastructure expansion.

5. Environmental and Neighborhood Impacts

The use does not introduce noise, lighting, odor, or operational characteristics beyond those typical of residential occupancy. Landscaping and property maintenance will be upheld to neighborhood standards to ensure continued visual compatibility.

6. Conformance with Comprehensive Planning Principles

Transitional housing aligns with planning goals that encourage stable housing opportunities, reduce displacement, and promote community reintegration. Such residences are widely recognized as essential components of balanced housing ecosystems because they help individuals move from instability to self-sufficiency, thereby strengthening neighborhoods overall.

Community Benefit Statement

Transitional residences serve an important social function by bridging the gap between crisis housing and permanent housing. By providing structured support in a residential setting, they reduce recidivism into homelessness, decrease strain on emergency services, and foster productive, stable community members. The proposed use therefore represents not only a compatible land use but also a positive civic contribution.

Conclusion

For the reasons outlined above, the proposed transitional residence at 6014 Robinhood Lane satisfies the applicable standards for approval of a Conditional Use Permit under Chapter 4, Part 2 of the Land Development Code. The use is residential in character, compatible with surrounding properties, and beneficial to the broader community. Accordingly, approval of the requested permit is respectfully requested.

Should you require any additional information, clarification, or supporting documentation, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'John Flynn', is written over a light yellow rectangular background.

John Flynn

for MKM Realty

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