

**NOTICE OF DEVELOPMENT APPLICATION
FILED WITH OFFICE OF PLANNING
NEIGHBORHOOD MEETING NOTIFICATION**

Today's Date

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 7th District

A Conditional Use Permit application to provide a non- owner-occupied short term rental at the address below was filed with the department of Louisville Metro Office of Planning on February 25th, 2026.

ADDRESS: 2313 Branning Rd
CASE NO: 26-CUPPA-0031
CASE MANAGER: Mollie Share
CASE MANAGER EMAIL: mollie.share@louisvilleky.gov
COUNCIL DISTRICT: 7
APPLICANT: Natalya Whitaker

In accordance with the procedures of Louisville Metro Office of Planning, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant or its representative. We encourage you to attend this meeting and to share your thoughts. 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 application will be held on:
DATE: April 9, 2026 @ 6 pm
LOCATION: 2313 Branning rd Louisville KY, 40222

Natalya Whitaker is the primary point of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. The contact information is below:

Name: Natalya Whitaker
Email: natalyaw@gmail.com

If you have questions about this application, or would like to view the case file, please visit <http://louisvilleky.gov/government/planning-design> or contact Louisville Metro Planning & Design Services at:

Metro Development Center
444 S 5th St, 3rd Floor
Louisville, KY 40202
(502) 574-6230

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(Add Lojic Map + After the Neighborhood Meeting) Subject Site:



Neighborhood Meeting Summary

Short-Term Rental Conditional Use Permit Application

Jefferson County, Louisville, Kentucky

Date of Meeting: April 10, 2026



1. Meeting Overview

A neighborhood meeting was held in connection with a Conditional Use Permit application for a short-term rental property located in Jefferson County, Louisville, Kentucky. The property is situated directly behind the applicants' personal residence, and the applicants (property owners) were present throughout the meeting. Multiple neighbors attended and participated in discussion. The meeting lasted approximately one hour. At the conclusion of the meeting, the applicants explained the next steps in the permitting process, and all attendees departed.

2. Property & Applicant Background

Key facts presented by the applicants:

- The short-term rental property is located directly behind the applicants' primary personal residence, allowing for on-site owner oversight.
- The applicants have operated short-term rentals since 2017 across multiple locations, and previously operated a short-term rental at this property between 2021 and 2023 without incident.
- A professional property manager will be engaged to manage the rental.
- The applicants maintain the strictest guest vetting policies available on VRBO and Airbnb, including identity verification and guest rating requirements.

3. Neighbor Concerns & Applicant Responses

The following concerns were raised by neighbors in attendance, along with the applicants' responses:

3.1 Property Values

Concern: Neighbors expressed concern that a short-term rental could negatively impact surrounding property values.

Response: The applicants addressed this concern and noted their track record as responsible operators. The property is well-maintained and owner-supervised.

3.2 Precedent for Additional Short-Term Rentals

Concern: Neighbors were concerned that approval could set a precedent encouraging more short-term rentals in the neighborhood.

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Response: The applicants explained that Jefferson County's 600-meter proximity rule means that approval of this permit would actually prevent any additional short-term rentals from being permitted within that radius, thereby limiting—not expanding—the number of STRs in the immediate area.

3.3 Unknown/Transient Guests

Concern: Neighbors expressed concern about the presence of unknown or transient individuals who are unfamiliar to the community.

Response: The applicants explained their strict guest vetting procedures, which include government-issued ID verification and guest review/rating requirements through both VRBO and Airbnb platforms. The applicants' seven-plus years of short-term rental experience was cited as evidence of their ability to manage guest quality effectively. Additionally, owner presence on the adjacent property provides an added layer of oversight.

3.4 Parking

Concern: Neighbors raised concerns about guest parking and potential spillover onto the street.

Response: The applicants confirmed that adequate on-site parking is available and that guests will not need to use the street for parking. A limit of two vehicles per rental will be enforced—comparable to what would be expected with a long-term tenant.

3.5 Increased Traffic

Concern: Neighbors were concerned about additional traffic volume in the area resulting from short-term rental guests.

Response: The applicants noted that a short-term rental would not generate more traffic than would be produced by a standard long-term tenant occupying the same property.

3.6 Number of Vehicles

Concern: Neighbors expressed concern about multiple vehicles associated with short-term rental guests.

Response: The applicants stated that a maximum of two vehicles per rental will be allowed, which is consistent with typical long-term tenancy and would not create a concentration of vehicles beyond what neighbors would otherwise expect.

3.7 Access / Shared Driveway

Concern: Some neighbors noted that the rental property does not have its own independent driveway and that access requires passing around the applicants' personal residence.

Response: This concern was noted by the applicants. As the access route passes through the applicants' own property, it is within their control and authority to manage.

3.8 Noise

Concern: The neighbor immediately adjacent to the rental property expressed concern about noise and proximity of guests to her property. Neighbors behind the property similarly raised concerns about noise.

Response: The applicants acknowledged this as a valid concern. The immediately adjacent neighbor indicated she was otherwise comfortable with the rental proceeding. The applicants noted that noise was not a recurring issue during their prior short-term rental operations at this property between 2021 and 2023. Following the meeting, the applicants discussed the possibility of installing a fence and establishing boundaries to further limit guest proximity to the neighboring property, as a proactive measure of respect.

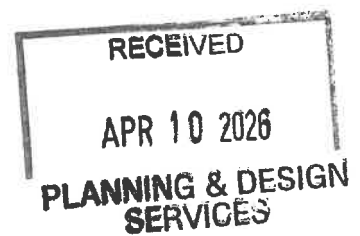
4. Meeting Outcome & Next Steps

All neighbor concerns were heard and addressed in good faith. The applicants reiterated their established history of responsible short-term rental management since 2017 across multiple properties, including prior operation of this specific property between 2021 and 2023, and their commitment to maintaining a safe, quiet, and well-managed property. At the close of the meeting, the applicants outlined the next steps in the Conditional Use Permit process. The meeting concluded after approximately one hour, with all attendees departing.

Submitted by: Property Owners / Applicants

Date: April 10, 2026

Re: Conditional Use Permit Application — Short-Term Rental, Jefferson County, Louisville, KY



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