

January 2, 2023
Board of Zoning Adjustment **Case #22-CUP-0327**
514 West Liberty Street
Louisville, KY 40202
Attn: Ms. Clark

I am against the proposed zoning change at 4627 Dixie Highway to an Inpatient Drug and Alcohol Rehabilitation center. I am against it for the following reasons:

The Dixie Highway corridor has enough undesirable individuals that the neighbors have had to run off from their residential and commercial properties. This rehab center will bring more of them to the area. The Shively police and fire departments are overwhelmed trying to respond to the number of drug, alcohol and other criminal related runs as it is. They really don't need the additional 100-150 inpatient residents to be responsible for. It doesn't appear that ARC will have enough security people to independently take care of problems that may occur. They claim they will have one security person to oversee this site and have other employees trained who can deal with issues that arise. How can one person be responsible for 100-150 people that are having active addiction issues. They will have to rely upon Shively police and fire. The additional runs they will need to make will require additional personnel. Property taxes will need to be raised to pay for this additional fire and police that will need to be hired.

The addicts who will be housed in this facility will not be an asset to our community. In the meeting we attended ARC claims the residents won't be able to just leave the facility and wander our neighborhood. If a resident decides to leave the facility legally ARC can't prevent them from doing so. When they leave they will become another homeless and jobless drug addict in the area.

This facility is too close to residential housing and school bus stop. It is less than 1 mile from an elementary school. The background of these individuals isn't ideal to say the least and the potential of harm that can come to the children of the neighborhood. We have found out recently just the dust from fentanyl can kill a person quite quickly. Since this is the case it creates a potential hazard to our neighborhood children should these addicts obtain fentanyl..

The recreation area they have proposed will be an attractive nuisance. They were asked how they would prevent the neighborhood people from entering the recreation area. They claim they will have cameras. Cameras don't stop people from coming into an area and loitering. Their own drawings list areas for congregation. Again, Shively services will have to be relied upon when their security personnel can't handle it. Since the recreation area is planned to be near the houses this can be a problem for the noise that comes from playing sports like basketballs hitting the backboard, people talking and the lights. The lighting will create a light pollution nuisance for some neighbors due to the proximity of the residential housing.

They claim it will be an inpatient facility with no plans for it to have outpatient services. They can't know if that will be the case in the future. There isn't anything to prevent them from creating an outpatient facility or worse a homeless shelter since they wouldn't need to obtain another conditional use permit.

They claim suboxone will not be used at this facility however according to their own web page they do offer it at all of their outpatient facilities. Please see the following link <https://www.arccenters.com/treatment-options/outpatient-treatment/outpatient-treatment-centers/lexington-counseling-center/>

How do we know they won't change their policies and use it here?

They are already setting these people up for failure since they are just within a few doors from a liquor store and two motels that rent by the hour as well as the area being well known for drug usage.

The square footage of the building is approximately 30,000 square feet. If you divide that among 100-150 patients they propose it doesn't give much privacy. Within this 30,000 square feet this must include office space as well as meeting areas beside the patient dormitories. Are they just going to house these people like chickens in a chicken coop? This seems to be a bit inhumane to have this many people live in that amount of space.

I am worried it will reduce the residential property values. Most of ARC other clinics are in rural areas in Eastern KY. They aren't in metropolitan areas like this one. It will prevent people from purchasing property in the area because they don't want to live near a drug clinic. The publication Journal of Sustainable Real Estate article states when a drug rehabilitation center that treats opiate addiction patients the residential areas will decrease property values by 17%. <https://www.tandfonline.com/doi/abs/10.1080/10835547.2014.12091865>

There is already an outpatient drug clinic less than ¼ of a mile from this proposed facility. How many undesirables can you attract to one area? Is our neighborhood becoming just a dumping ground of drug addicts?

I gathered opposition petition signatures of the neighbors in this area and submitted it to your office. I have tried to summarize all of the neighbors reasons why we don't want this facility to be in our neighborhood. I think it is clear that we don't want this in our neighborhood due to the reasons cited above.

Many of these issues ARC and nor anyone else can know for certain what the outcome will be. We aren't willing to take the chances with how it will affect our already drug affected neighborhood. We don't see anything positive only negative this place can bring to our neighborhood. This is just a halfway house on steroids.

Kim Hutchison