Re: Conditional Use Permit Request – South Louisville Professional Housing

Property Address: 4519 S 6th St, Louisville, KY 40214

To whom it may concern,

I am respectfully requesting approval for a conditional use permit to operate as a professionally managed short-term, mid-term, and long-term residential property.

The intent of this property is not to operate as a vacation or party rental, but rather safe, quiet, and professionally managed accommodation for travel nurses, healthcare professionals, corporate travelers, or other temporary workforce residents.

Many traveling professionals relocate from other cities & states without established local support systems. This property is intended on providing a stable residential environment where professionals can feel welcome while they contribute to Louisville's healthcare system, workforce, local economy & communities.

In respect to the concerns, we will keep the neighborhood characteristics & safety by:

- Vetting all guests
- Design designated parking
- Limit occupancy
- Ensure ongoing efforts to maintain residential appearance & character

Although we focus on long-term stays, we would like to provide flexibility to offer short-term stays, if possible.

The property will be maintained & supported by us, local & experienced management companies for a comfortable stay to reduce disruption and to hear out concerns of our neighbors.

Thank you for considering this request.

Sincerely,

Melanie Tang

Re: Conditional Use Permit Justification Statement – South Louisville Professional Housing

Property Address: 4519 S 6th St, Louisville, KY 40214

Request:
I am requesting approval of a Conditional Use Permit to allow a Non-Owner-Occupied Short-Term Rental at the subject property.

PROJECT DESCRIPTION

The subject property is an existing single-family residence located at 4519 S 6th St. The proposed use will allow the property to operate as a professionally managed furnished accommodation serving temporary residents, including traveling healthcare professionals, travel nurses, corporate travelers, and relocating families.

The proposed use will maintain the residential appearance and character of the property while providing a needed housing option for individuals temporarily residing in the Louisville area.

COMPLIANCE WITH CONDITIONAL USE PERMIT STANDARDS OF REVIEW

The proposed Conditional Use Permit complies within the Land Develop Code for the following reasons:

1. Compatibility with surrounding properties
    a. The proposed use will remain residential in appearance and operation. No exterior modifications are proposed that would alter the residential character of the neighborhood. The property will continue to function as a dwelling and will be maintained in a manner consistent with surrounding residential properties.
    b. We understand the concerns expressed regarding neighborhood stability and are committed to operating the property in a manner that minimizes impact on adjacent residents.
2. Impact on public facilities and services
    a. The proposed use is not to create demands on public facilities or services beyond those typically associated with residential occupancy. Guests will utilize existing public infrastructure, utilities, and services already available to the property.
3. Traffic and parking
    a. The property contains off street parking accommodations to serve guests and reduce reliance on street parking. Part of this project includes renovation to the driveway to allow parking spaces. Parking requirements are going to be

communicated and have limits that prohibit parking practices that interfere with neighboring properties or public rights-of-ways.

4. Preservation of neighborhood character
    a. The applicant intends to operate the property as professionally managed furnished housing with an emphasis on responsible occupancy and longer stays whenever possible. The operations are not intended to function as an event venue or party destination.
    b. The preserve neighborhood character, the property will operate under the following standard:
        i. No parties or events permitted
        ii. Enforcing quiet hours
        iii. Maintain occupancy limits
        iv. Guests will be verified with background and booking platforms
        v. A local contact will be responsible for responding to concerns
        vi. Property will be regularly maintained and monitored.
5. Community benefit:
    a. The proposed use will provide temporary housing for individuals who contribute to the Louisville Community including healthcare professionals, traveling nurses, contractors, and other workforce residents. Many of these individuals relocate from outside the area and require housing that is not readily available through traditional long-term rental options. We hope this property will address a need for professionally managed housing while supporting local employers, healthcare facilities, and workforce development.
6. Conclusion
    a. The proposed Conditional Use Permit satisfies the applicable standards of review by maintaining the residential character of the property, minimizing impacts on neighboring properties, providing adequate parking, and implementing operational standards designed to ensure responsible management. For these reasons, the applicant respectfully requests approval of the Conditional Use Permit.