

**NOTICE OF DEVELOPMENT APPLICATION FILED WITH PLANNING & DESIGN
SERVICE
NEIGHBORHOOD MEETING NOTIFICATION**

December 13, 2022

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 5th District.

A Conditional Use Permit application to provide short-term rentals at the address below was filed with the department of Louisville Metro Planning & Design Services on October 14, 2022.

ADDRESS: 125 Northwestern Parkway, Louisville, Kentucky 40212
CASE NO: 22-CUPPA-0312
CASE MANAGER: Amy Brooks
COUNCIL DISTRICT: 5
APPLICANT: Angela Hite
ATTORNEY: N/A

Amy Brooks; 502-574-8215; Amy.Brooks@louisvilleky.gov

In accordance with the procedures of Louisville Metro Planning & Design Services, 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: January 9th, 2023 @ 7:30pm
LOCATION: 326 Northwestern Parkway, Louisville, Kentucky 40212

Angela Hite 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:

Angela Hite
Lotuspropertygroupllc@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 Street, 3rd Floor Louisville, KY 40202
(502) 574-6230

- Richmond Benjamin K: lives here
- 18. 409 Northwestern Parkway
 - Louisville Metro Parks: 1297 Trevilian Way Louisville Kentucky 40213-1556
- 19. 523 Northwestern Parkway
 - Louisville Metro Parks: 1297 Trevilian Way Louisville Kentucky 40213-1556
- 20. 4439 Parker Avenue (unit 1/2/3/4)
 - Garrett Doris L: 4447 Seven Pines Drive Grand Prairie Texas 75052-1677
 - Current Resident, 4439 Parker Ave, Unit 1, Louisville KY 42012
 - Current Resident, 4439 Parker Ave, Unit 2 Louisville KY 42012
 - Current Resident, 4439 Parker Ave Unit 3, Louisville KY 42012
 - Current Resident, 4439 Parker Ave Unit 4, Louisville KY 42012
- 21. 4508 Parker Avenue
 - Culbreath Robert/Marva: lives here

125 Northwestern Parkway, Louisville, KY 40212

Tier 1

1. 122 Northwestern Parkway
 - Al Uqdah Yaha Diya: lives here
2. 123 Northwestern Parkway
 - James Herbert Jr/Barbara Jean: lives here
3. 124 Northwestern Parkway
 - McGill Dwyanne/Debora: lives here
4. 127 Northwestern Parkway
 - Elliot Natalie Michelle: lives here
5. 114 N Longworth Avenue
 - Blakey Keith: lives here
6. 116 N Longworth Avenue
 - M & L Capital LLC: 3935 Nanz Avenue Louisville Kentucky 40107-4937
 - Current Resident, 116 N. Longworth Ave., Louisville KY 40212

Tier 2

7. 110 N Longworth Avenue
 - Housing Partnership INC: 1512 Crums Lane STE Louisville Kentucky 40216-3870
 - Current Resident, 110 N. Longworth Ave., Louisville KY 40212
8. 112 N Longworth Avenue
 - Johnson Vernon: lives here
9. 115 N Longworth Avenue
 - Cavanaugh Chester/Brenda J: lives here
10. 117 N Longworth Avenue
 - 117 North Longworth Avenue Land Trust: PO Box 20025 Louisville Kentucky 40250-0025
 - Current Resident, 117 N. Longworth Ave., Louisville KY 40212

11. 118 N Longworth Avenue
 - Thompson Alford D/Helen L: lives here
12. 119 N Longworth Avenue
 - Winston Family Revocable Trust: 10123 Summit Park Place Apt 101 Louisville Kentucky 40241-3844
 - Current Resident, 119 N. Longworth Ave., Louisville KY 40212
13. 120 Northwestern Parkway
 - Gibson George A: lives here
14. 121 Northwestern Parkway
 - Tinsley Loretta O: lives here
15. 128 Northwestern Parkway
 - Lewis Morris C/Vanita A King: lives here
16. 129 Northwestern Parkway
 - Akeley Wyeth M: lives here
17. 460 Northwestern Parkway
 - City of Louisville Shawnee Golf Course
18. 103 Fontaine Landing Ct
 - Payton Jerry L/Amanda Mabson: lives here

Neighbor's Concerns -

- **Housing Crisis** - The neighborhood needs homes for families to purchase. They want to see the house be sold to a family
 - Both properties do belong to a family, my family specifically. It is my priority to keep these homes in our family as my late father passed away in one of our homes and I am keeping my promise to continue their legacy and to create generational wealth for our lineage.
 - In addition to keeping these properties within the family, my grandmother was big on welcoming others into her home for solace, warmth, and comfort. Obtaining the conditional use permit and using our properties to welcome guests on both a short and long term basis will continue to honor my late grandmother while also giving us the opportunity to partner and support small businesses in Louisville which is a priority for my family as my grandparents purchased these homes before I was born and they were able to do so as they were business owners in Louisville themselves.
 - The housing market has changed in terms of securing affordable housing. A number of people do not qualify for an apartment because of their credit score or the income qualifications. We intend for our properties to solve this issue as we can welcome guests without the additional stress of a credit check and/ or income qualification process. To help offset vacancies, we will be offering extremely discounted rates for individuals that need housing accommodations.
 - We also intend to partner with:
 - Insurance companies to provide housing for displaced residents that need long-term accommodations due to floods, fires, etc.
 - Professionals traveling to Louisville for nursing work, conferences, and conventions
 - Responsible travelers visiting the area to experience all of the attractions that Louisville has to offer
 - Lastly, this is an amazing opportunity for people to see that the West End of Louisville is a beautiful place to visit. I would love the opportunity to help in changing the negative perception that people have with the area by showcasing all of the positives that the West End has to offer such as strong family and community values, beautiful nature to experience with all of the nearby parks and trails, and the rich history that was cultivated in the city of Louisville.

- **Parties**
 - We value and respect our properties, which we have the same expectation for all potential guests. We absolutely will not tolerate any parties; thus, there are a number of protocols in place to prevent this occurrence.
 - Specifically, we call out in our listing rules that no parties and/or events are allowed. Guests must read and agree to these rules by providing a codeword that we intentionally hide within our rules to ensure that the guest truly took the time to review our rules and regulations.

- Every guest (excluding underage children) must submit a copy of their ID so that we are aware of who has direct access to the property at all times. We also use this guest information to do additional security screening which includes using artificial intelligence to scan a potential guest's recent social media posts to ensure that there is no intention of throwing an event and/or party during their stay.
- We have invested in the following software to properly protect our property from unauthorized events and/ or parties:
 - Doorbell cameras on every exterior door to monitor who is coming in and out of the property at all times to ensure that there are no unregistered people on the property.
 - Indoor noise sensors that will alert us within minutes of sustained noise levels, not instantaneous noises like door slamming, so that we are notified if there are inconsiderate music and/or noise levels.
 - Remote alarm system with window sensors that we can control remotely to ensure that guests are not using non-traditional ways (such as opening a window) to sneak additional individuals into the unit.
 - Automated door locks that we can change the passcode after every guest and also during a stay in case we need to revoke access to the property due to rule infractions.
- **Damage to Airbnb property and/or neighbors**
 - There are rules and regulations in place that all guests must agree to before booking which includes no parties and/or events onsite, being respectful and considerate of both the neighborhood and surrounding neighbors, and reporting any accidental damages such as broken glass and/or spills.
 - Also, I have invested in hiring an experienced short-term rental strategist who is knowledgeable and experienced in obtaining short-term rental host liability insurance as well as Aircover which is a specific insurance program that protects property owners, their cleaning staff, and property in the rare event of any damages or stolen items.
- **Excessive traffic in neighborhood**
 - The neighbors expressed during our meeting that they are concerned about excessive traffic due to the short-term rental. According to the Kentucky occupancy guidelines, at no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals except where the licensed property is in excess of two acres. Thus, I made sure to include the following rule regarding occupancy for both of my listings stating, "The maximum occupancy of this short-term rental unit is 2 adults / 2 children per bedroom. Please include all overnight guests on the reservation when booking. Guests not included on the reservation are not permitted on property and the reservation will be canceled if there are unauthorized guests on the property."

- Also, each property is only allowed 3 vehicles for each reservation to make sure that there are no parking issues as they have access to the driveway to safely park their vehicles.