

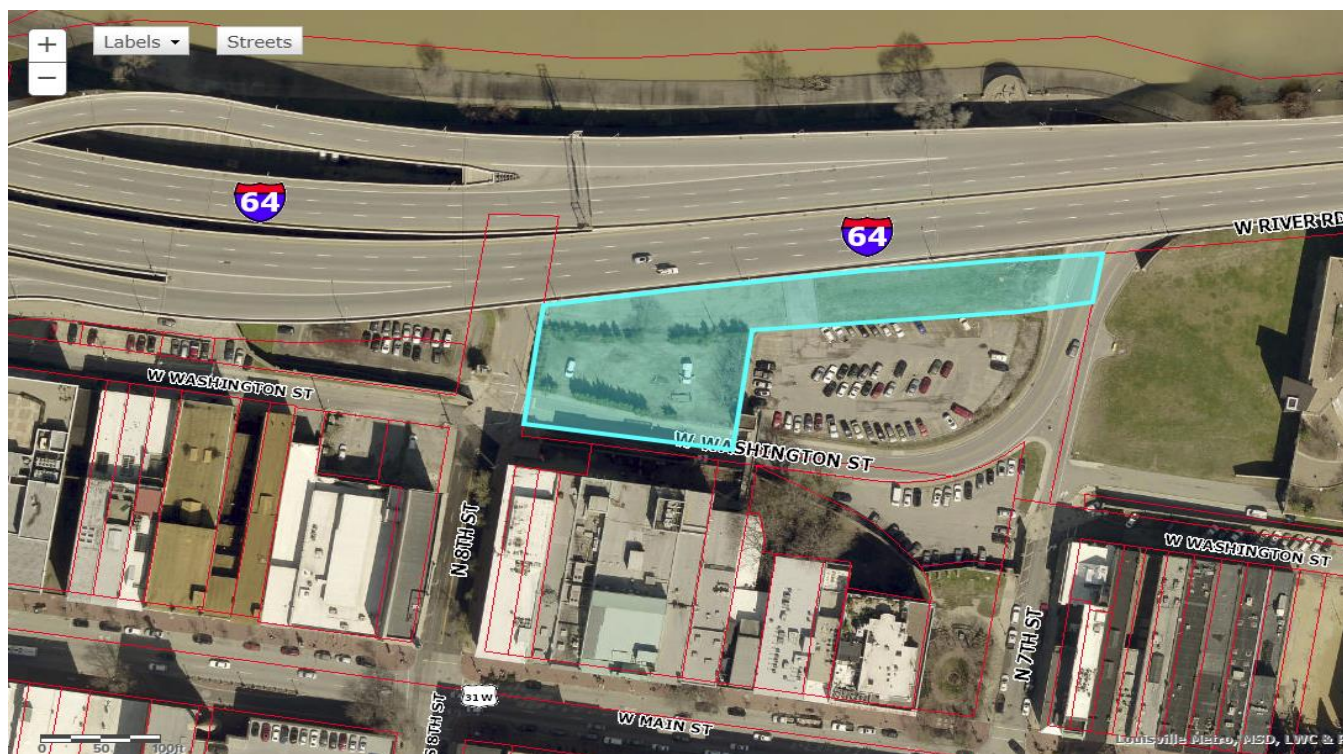
Urban Renewal Commission
Staff Report
June 11, 2018



Resolution No.:	Resolution 3, Series 2018
Request:	Right of Entry (Consent and Release Form)
Project Name:	N/A (MSD Sewer Repairs)
Location:	731 W. Washington Street
Neighborhood:	Central Business District
Owner:	Urban Renewal & Community Development Agency of Louisville
Applicant:	Metropolitan Sewer District
Project Area/Size:	39,151 sq. ft. (lot)
Assessed Value:	\$4,568,120.00
Sale Price:	N/A
Council District:	4 – Barbara Sexton Smith
Case Manager:	Latondra Yates, Property & Leasing Supervisor

Request

Louisville/Jefferson County Metropolitan Sewer District (“MSD”) is requesting execution of a Consent and Release Form to perform emergency repairs.



Case Summary / Background / Site Context

Due to emergency repairs required in the 84" Ohio River Interceptor in Main St. between 4th and 7th Streets, MSD requests rights to utilize the property to establish a temporary pumping system along the north side of the property. Work will include clearing trees and shrubs as needed. The fence will be removed during installation of the piping, but will be replaced in kind when the emergency repairs have been completed, and piping removed from the property. The construction period is anticipated to be six (6) months.

The site is located on W. Washington St. between 8th and 9th Streets to the west and east. It's zoned C-3, in the Downtown Form District. It's bordered by River Road to the north and commercial across West Washington Street. to the south, including the Science Center and Fort Nelson Park. It falls under the Waterfront Urban Renewal Plan.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the execution of the MSD Consent and Release Form with no proposed conditions at this time.

The Applicant agrees to the above terms and conditions by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

1. PVA Data Sheet
2. Land Development Report
3. Site Photos
4. Project Map

Notification

The Applicant was notified of the meeting and their requested attendance by phone and email on June 4, 2018.

1. PVA Data Sheet

6/7/2018

Property Details | Jefferson County PVA - Part 41841

JEFFERSON COUNTY PVA

731 W WASHINGTON ST

Mailing Address 745 W MAIN ST STE 300,
LOUISVILLE, KY 40202-2675

Owner URBAN RENEWAL &
COMMUNITY DEVELOPMEN

Parcel ID 015D00530000

Land Value \$4,568,120

Improvements Value \$113,350

Assessed Value \$4,681,470

Approximate Acreage 0.8988

Property Class 660 EXEMPT PARKING

Deed Book/Page 4307 0494 (N/A Online)

District Number 100023

Old District 03

Fire District City of Louisville

School District Jefferson County

Neighborhood 11 / COM CENTRAL BUS
DISTRICT

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [🔗](#)



Sales History

Deed Book/Page	Price	Date	Previous Owner
4307 0494 (N/A Online)	\$0	09/01/1969	OWNER UNKNOWN

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 06/06/2018.

2. Land Development Report



Land Development Report

June 7, 2018 8:09 PM

[About](#) [LDC](#)

Location

Parcel ID: 015D00530000
Parcel LRSN: 41841
Address: 731 W WASHINGTON ST

Zoning

Zoning: (C3)
Form District: DOWNTOWN
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: WATERFRONT REVIEW, WEST MAIN-MARKET
Historic Preservation District: WEST MAIN STREET
National Register District: WEST MAIN STREET
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0025E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

3. Site Photos

A. *Subject site, 731 W. Washington Street*



B. *Subject site, from River Road and Washington Street*



4. Project Map

