

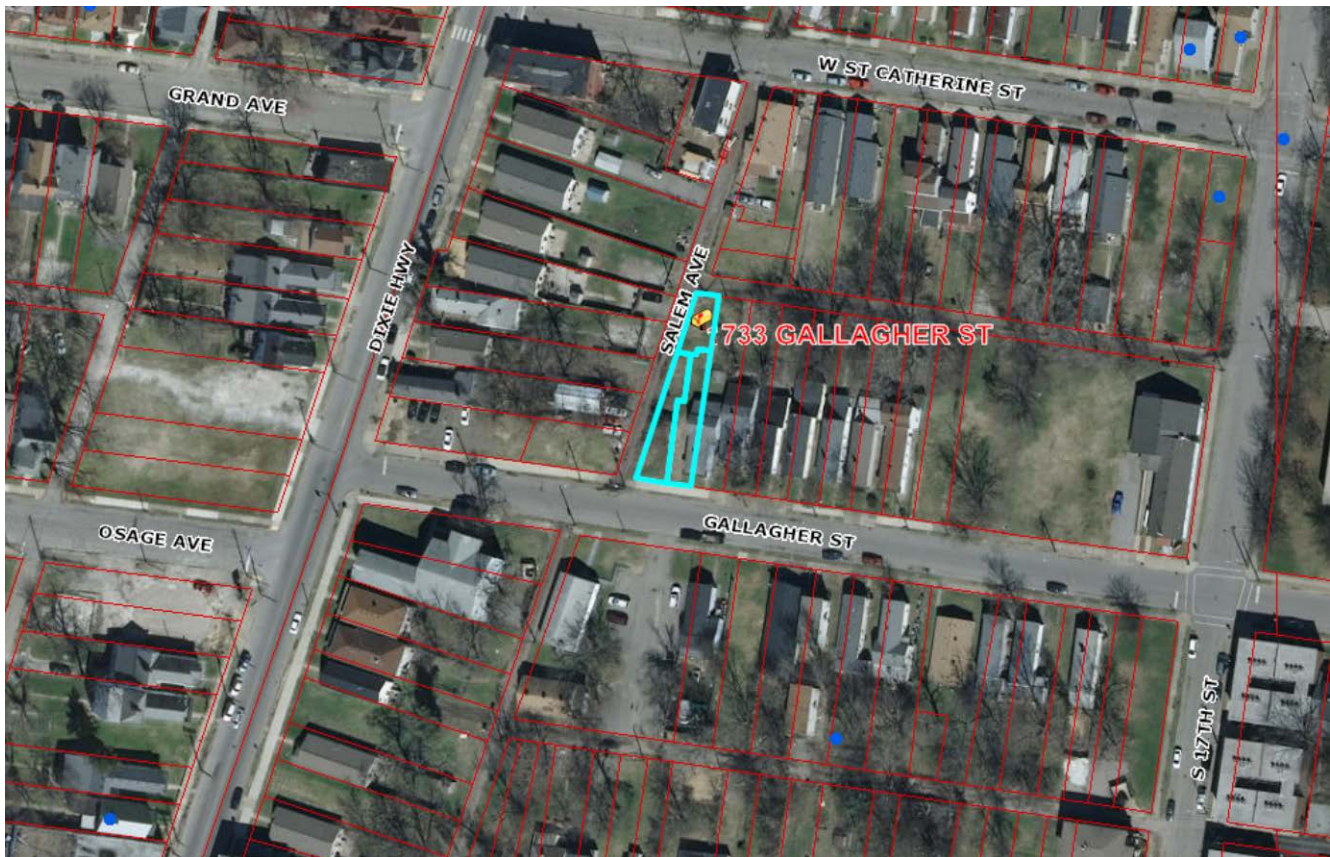
Landbank Authority
Staff Report
August 10, 2015



Resolution No.:	Resolution 14, Series 2015
Request:	Side Yard Purchase
Project Name:	N/A
Location:	1731, 1733, 1733-R Gallagher St.
Neighborhood:	California
Applicant:	Paul Vincent
Project Area/Size:	1731- 0.04ac, 1733-0.04ac, 1733 R-0.02ac
PVA Value:	1731-\$2140, 1733-\$490, 1733 R-\$0
Sale Price:	\$3.00
Council District:	6- David James
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Mr. Paul Vincent is requesting to purchase the lots at 1731, 1733 and 1733 R Gallagher St. for use as a side yard. The lots would be consolidated with his adjoining property. Mr. Vincent has provided the deed showing he is the owner the adjacent property. The lots have been in the Landbank for a combined total of 51 years.



Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 1 of 19

Case Summary / Background / Site Context

This case was continued from the July 13, 2015 Landbank meeting due to lack of a quorum.

The property will be consolidated to be on the same lot with the buyer's existing home at 1729 Gallagher St. and will be used as a side yard. Mr. Vincent would like to install a fence to discourage the illegal dumping and parking that's occurring on the lots, and to provide a larger area for his children to play.

The lot is located on Gallagher St. west of 17th St. and east of Dixie Hwy. It is surrounded by single-family residential with commercial buildings across the street and on the corners. The lots are zoned R-7 in the Traditional Neighborhood Form District (TNFD). Staff completed a site inspection and found the applicant's current residence in good order with no open maintenance cases, fines, or past due taxes. Staff also noted cars from a nearby business illegally parking on the lots.

Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)

The lots are located in the California Neighborhood. No additional requirements noted for buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of sale to Paul Vincent for \$3.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. All parcels shall be consolidated to be on the same lot with the buyer's residence at 1729 Gallagher St.
2. The lots shall continue to be used as a side yard.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Purchase application
2. Land development report
3. PVA Sheet
4. LOJIC Map
5. Site photos

Notification

The applicant was notified by phone on August 5, 2015 regarding the August 10, 2015 meeting.

The Landbank Authority was notified by e-mail on August 5, 2015.

Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 2 of 19

2. Land Development Report



Land Development Report

July 2, 2015 2:32 PM

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

Location

[Parcel ID:](#) 037D00140000
[Parcel LRSN:](#) 79438
[Address:](#) 1731 GALLAGHER ST

Zoning

[Zoning:](#) R7
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[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:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) NO

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Floodplain Ordinance Review Zone:](#) YES
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRMP Panel:](#) 21111C0040E
[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:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) Maple Street - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 6
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 4 of 19



Land Development Report

July 2, 2015 2:25 PM

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

Location

[Parcel ID:](#) 037D00130000
[Parcel LRSN:](#) 79455
[Address:](#) 1733 GALLAGHER ST

Zoning

[Zoning:](#) R7
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[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:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) NO

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Floodplain Ordinance Review Zone:](#) YES
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRI Panel:](#) 21111C0040E
[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:](#) Maple Street - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 6
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 5 of 19



Land Development Report

July 2, 2015 2:35 PM

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

Location

Parcel ID: 037D00120000
Parcel LRSN: 79217
Address: 1733 R GALLAGHER ST

Zoning

Zoning: R7
Form District: TRADITIONAL NEIGHBORHOOD
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: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0040E
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: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 6 of 19

3. PVA Information

JEFFERSON COUNTY PVA

1731 GALLAGHER ST

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202-2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	037D00140000
Land Value	\$2,140
Improvements Value	\$7,540
Assessed Value	\$9,680
Approximate Acreage	0.0435
Property Class	604 Exempt Local Gov't
Deed Book/Page	6712 0461
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 0



Details & Photos



Single family

0

Property Details

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame no sheath
Stories	1.00
Above Grade Sq Ft.	840 sq. ft.

Photos



JEFFERSON COUNTY PVA

1733 GALLAGHER ST

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202-2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	037D00130000
Land Value	\$490
Improvements Value	\$0
Assessed Value	\$490
Approximate Acreage	0.0385
Property Class	604 Exempt Local Gov't
Deed Book/Page	<u>6712 0461</u>
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 0

[Details & Photos](#)

0

[Property Details](#)[Property Sketch](#)

JEFFERSON COUNTY PVA

1733 R GALLAGHER ST

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202-2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	037D00120000
Land Value	\$0
Improvements Value	\$2,350
Assessed Value	\$2,350
Approximate Acreage	0.0232
Property Class	609 Exempt Other
Deed Book/Page	<u>7845 0453</u>
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 0



Details & Photos

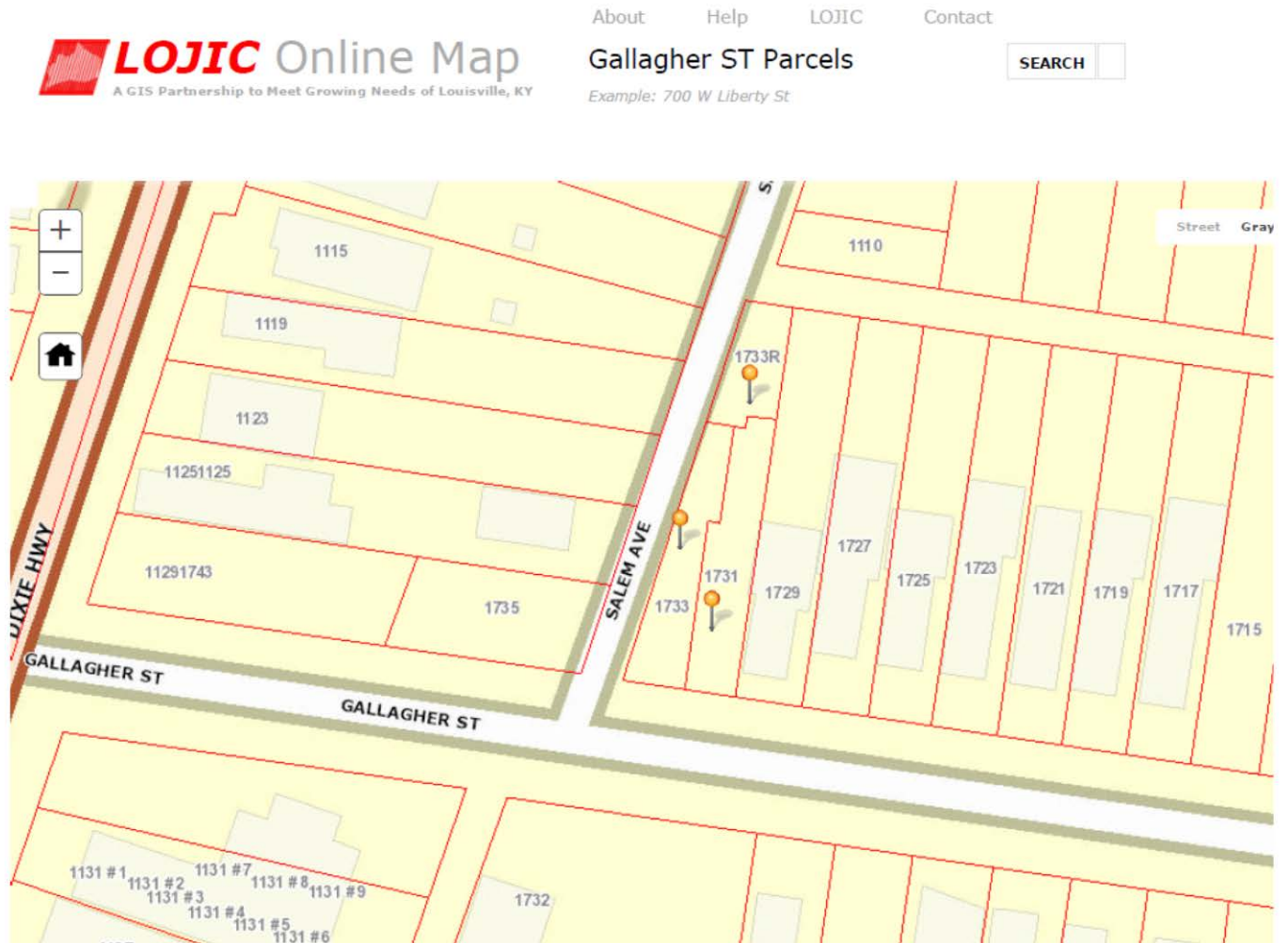
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Property Details

Property Sketch



4. LOJIC Map



Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 10 of 19

5. Site Photos

Front view-Gallagher St. lots



Gallagher St.-view west



Gallagher St-view east



Gallagher-view across the street



1729 Gallagher St-adjacent property east of subject (applicant's residence)



Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 15 of 19

L:\VPPA\DISPOSITION\LANDBANK\2015\1731 Gallagher ST

Gallagher St.-side view of lots



View-rear towards Gallagher St



Gallagher St- view of lots and adjacent property



Landbank Meeting Date: August 10, 2015
Property Address: 1731, 1733, 1733 R Gallagher St.
Page 18 of 19

Applicant's current residence-before & after photos

Before



After

