

Landbank Authority

Staff Report

September 12, 2016



Resolution No.:	Resolution 14, Series 2016
Request:	Side Yard
Project Name:	N/A
Location:	420 N. 24 th Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Emma Karrer
Project Area/Size:	2400 sf. (lot)
PVA Value:	\$2500
Sale Price:	\$1.00
Council District:	5 – Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Emma Karrer is requesting to purchase the unimproved lot at 420 N. 24th Street for use as a side yard. The lot would be consolidated with her adjoining property at 418 N. 24th Street. The lot has been in the sales inventory for 10 months and was acquired by the Landbank through Metro foreclosure. The structure was demolished by Metro in August 2016.



Resolution No. 14, Series 2016

Landbank Meeting Date: September 12, 2016

Property Address: 420 N. 24th Street

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Case Summary / Background / Site Context

The lot is located on 24th Street south of St. Xavier Street and North of Cleveland Ave. It is surrounded by single-family residential with a 10 acre religious facility located across the street. The subject lot is zoned R6 and is located in the Traditional Neighborhood Form District (TNFD).

The lot sits adjacent to property owned by the applicant at 418 N. 24th Street. Staff completed a site inspection and found the applicant's current property in good order with no open maintenance cases, fines, or past due taxes.

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

The lot is located in the Portland Neighborhood. No additional requirements noted for buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Emma Karrer for \$1.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will consolidate the lot with their current residence at 418 N. 24th Street within 6 months of the transfer deed.
2. The property 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. Logic Parcel Map
5. Site Photos

Notification

The applicant was notified by phone on September 1, 2016 that their presence at the September 12th meeting was requested.

The Landbank Authority was notified by email on September 2, 2016.

2. Land Development Report



Land Development Report

August 26, 2016 9:55 AM

About LDC

Location

Parcel ID: 004H00980000
Parcel LRSN: 28820
Address: 420 N 24TH ST

Zoning

Zoning: R6
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E
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: CSO019 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. PVA Data

Property Details | Jefferson County PVA - Part 28820

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JEFFERSON COUNTY PVA

420 N 24TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE AND
JEFFERSON COUNTY LAND

Parcel ID 004H00980000

Land Value \$2,500

Improvements Value \$17,540

Assessed Value \$20,040

Approximate Acreage 0.0535

Property Class 620 Exempt Metro Government

Deed Book/Page 10501 0092

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 100101 / PORTLAND EAST

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
10501 0092	\$10,000	11/19/2015	SAUNDERS AMY S & ROBERT L
9065 0295	\$6,500	07/05/2007	MITCHELL WM E & MARY A
4364 0570 (N/A Online)	\$0	01/01/1970	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: 08/24/2016.

<https://jeffersonpva.ky.gov/property-search/property-details/28820/?StrtNum=420&Single=1>

8/26/2016

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4. Lojic Map Parcel View



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5. Site Photos

Front View- 420 N. 24th Street



Front View-420 N. 24th Street

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View Across Street- 24th Street



Street View North-24th Street

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Street View South-24th Street



Front View-418 N. 24th Street

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Side View-418 N. 24th Street

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Side View-418 N. 24th Street

