

Vacant & Public Property Administration

Staff Report

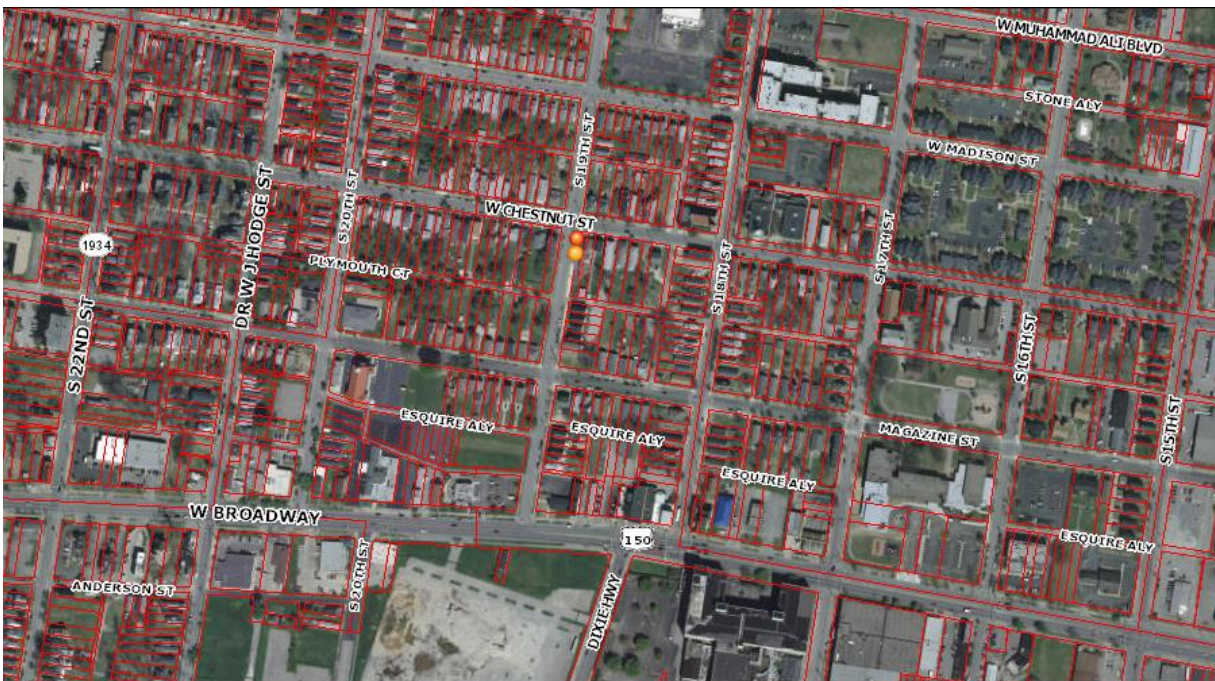
November 9, 2015



Urban Renewal Res: No. 5, Series 2015
Request: Side Yard Resolution
Project Name: Russell Side Yard Program
Location: 609 S 19th Street, 613 S 19th Street
Neighborhood: Russell
Applicant: Vacant & Public Property Administration
Project Area/Size: see table below
PVA Value: see table below
Sale Price: 1.00 (per property)
Council District: 4 – David Tandy
Case Manager: Joshua Watkins, Real Estate Coordinator

Request

The Vacant & Public Property Administration seeks a resolution approving the sale of the following properties: 609 and 613 S 19th Street as side yards. The subject lots are 730 (609 S 19th St), 1530 (613 S 19th St) sq. ft. located in the Russell neighborhood. The Urban Renewal Commission acquired these lots through private acquisition in 95' (609 S 19th Street) and 93' (613 S 19th Street) for a total of 20 and 22 years respectively.



609 & 613 S 19th Street



0 200 400ft

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Louisville Metro, MSD, LWC & PVA © 2015
This map is not a legal document and should only be used for general reference and identification.

Meeting Date: November 9, 2015
Property Addresses: 609 S 19th Street and 613 S 19th Street

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L:\VPPA\DISPOSITION\URBAN RENEWAL\Russell Side Yard Resolution

Case Summary / Background / Site Context

The Russell Side Yard Program is a continuation of the Vacant & Public Property Administration's Rsquared Initiative. The program aims to transfer non-buildable lots to the adjoining property owners who are in good standing with Louisville Metro Government. Visual inspections confirmed that each of the subject properties would be suitable for a side yard conveyance and due diligence found the respective adjoining owners in good standing. The chart below provides information on the sites selected, zoning, square footage, PVA total value, and the price in accordance with our interim pricing policy.

Count	Address	Owner	Zoning	Square_Feet	PVA Total Value	Side Yard Price
1	609 S 19 th Street	Urban Renewal	R6	730	\$100.00	1.00
2	613 S 19 th Street	Urban Renewal	R6	1530	\$1300.00	1.00
			Totals	2260 sq ft	\$1400.00	\$2.00

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

The subject properties are located within the Russell neighborhood and there are no other requirements or relevant ordinances that prohibit the use as a side yard.

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board approves the subject properties for side yard conveyance. The approval is also based on the following conditions:

1. The purchasers agree to use the property as a side yard and consolidate the Urban Renewal property with their current property.

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. Land Development Report
2. PVA Data Sheet
3. Logic Map (Parcel View)
4. Site photos

Notification

The Urban Renewal Commission was notified by e-mail on November 02, 2015.

1. Land Development Report



Land Development Report

October 30, 2015 4:47 PM

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

Location

[Parcel ID:](#) 001E00750000
[Parcel LRSN:](#) 56810
[Address:](#) 609 S 19TH ST

Zoning

[Zoning:](#) R8
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) RUSSELL SUBDIVISION
[Proposed Subdivision Docket #:](#) 10-004-04
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) RUSSELL
[Urban Renewal:](#) YES
[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:](#) NO
[Conveyance Zone Review 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:](#) NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

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

Location

[Parcel ID:](#) 001E01690000
[Parcel LRSN:](#) 58984
[Address:](#) MULTIPLE ADDRESSES

Zoning

[Zoning:](#) R8
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) RUSSELL SUBDIVISION
[Proposed Subdivision Docket #:](#) 10-004-94
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) RUSSELL
[Urban Renewal:](#) YES
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) YES - MULTIPLE

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
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Services

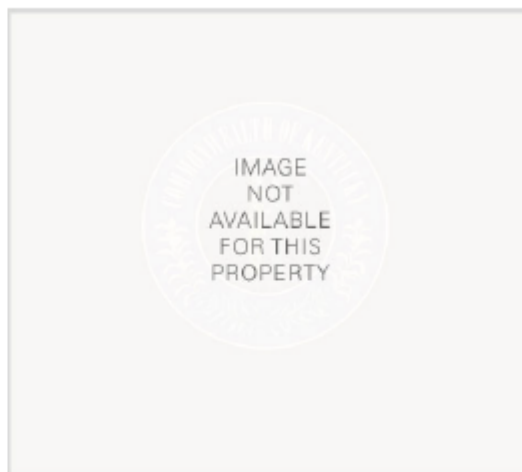
[Municipality:](#) LOUISVILLE
[Council District:](#) 4
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

2. PVA Data Sheet

JEFFERSON COUNTY PVA

609 S 19TH ST

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202- 2343
Owner	URBAN RENEWAL AND COMMUNITY DEVELOPM
Parcel ID	001E00750000
Land Value	\$100
Improvements Value	\$0
Assessed Value	\$100
Approximate Acreage	0.0153
Property Class	620 Exempt Metro Government
Deed Book/Page	6581 0005
District Number	100023
Old District	02
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



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
6581 0005	\$1,000	04/20/1995	GOATLEY LORENZO R

JEFFERSON COUNTY PVA

613 S 19TH ST

Mailing Address 444 S 5TH ST FL 5,
LOUISVILLE, KY 40202-
2343

Owner URBAN RENEWAL AND
COMMUNITY DEVELOPM

Parcel ID 001E01690000

Land Value \$1,300

Improvements Value \$0

Assessed Value \$1,300

Approximate Acreage 0.0367

Property Class 620 Exempt Metro
Government

Deed Book/Page 6351 0420

District Number 100023

Old District 02

Fire District City of Louisville

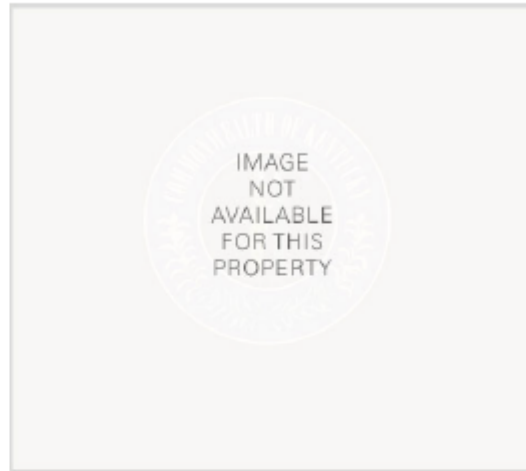
School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
6351 0420	\$1,300	08/31/1993	SHANNON LAURA

3. Lojic Map (Parcel View)



4. Site Photos

Facing W Chestnut Street



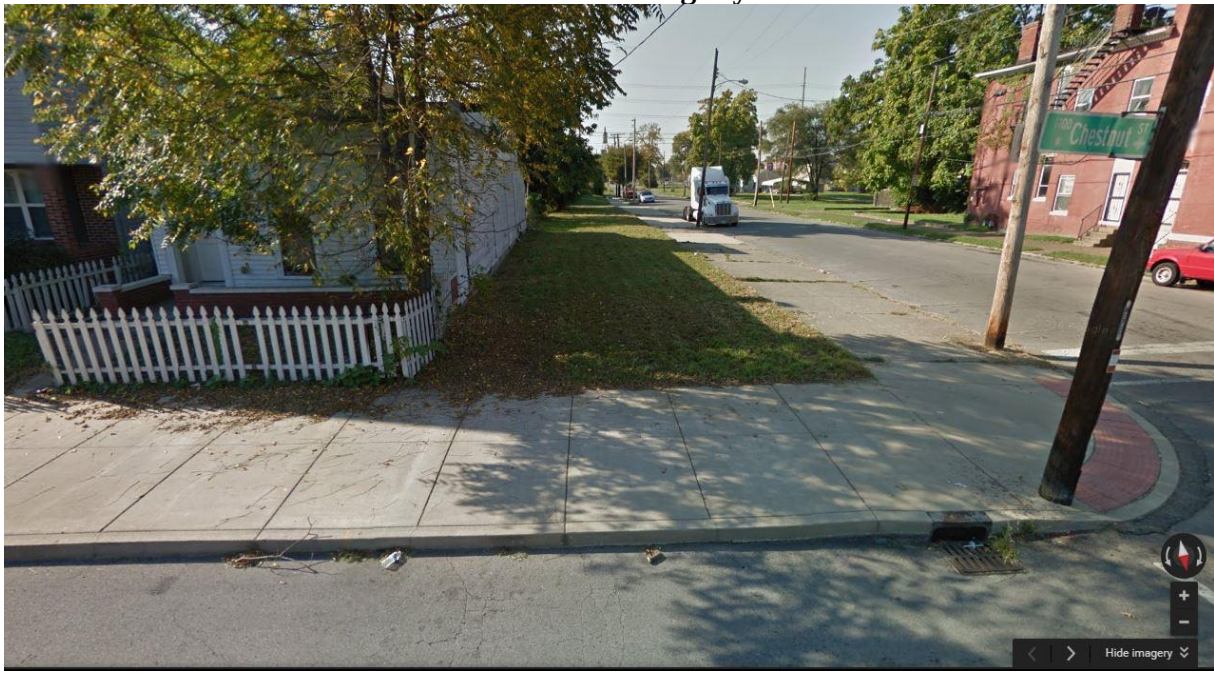
Facing S 19th Street & Plymouth CT



East of 19th Street



Chestnut Facing Plymouth Ct



Intersection of Chestnut & 19th



View From Chestnut & 19th Street Intersection

