

Landbank Authority

Staff Report

June 13, 2018



Resolution No.:	Resolution 29, Series 2018
Request:	Single-Family New Construction
Project Name:	N/A
Location:	1041 South 8 th Street
Neighborhood:	Limerick
Owner:	Louisville and Jefferson County Landbank Authority, Inc.
Applicant:	Equity Trust Co. FBO Kelly Johnson IRA
PVA Value:	\$3,250.00
Sale Price:	\$500.00
Council District:	6 – David James
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Kelly Johnson, through Equity Trust Co. FBO Kelly Johnson IRA, is requesting to purchase the unimproved lot at 1041 South 8th Street to build a new single-family home. The property has been in the sales inventory for six (6) months and was acquired by the Landbank Authority through a Metro Surplus Resolution.



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Case Summary / Background / Site Context

Mr. Johnson plans to build a single-family home to sell or rent out to a qualified tenant. Construction costs are estimated at \$69,223.00 and the Applicant has shown proof of funds for the purchase and construction of the property. The sale price of the property is \$500.00 in accordance with the Landbank's Budget Rate Policy.

The lot at 1041 South 8th Street is zoned TNZD in the Traditional Neighborhood Form District and located South of Zane Street and West of South Seventh Street. The lot is surrounded by industrial, commercial and single family residential properties. Further communication with Planning & Design Services (PDS) has determined the Applicant will need to complete a Certificate of Appropriateness as well as obtain a variance for the rear setbacks. Applicant is encouraged to work with PDS and any other appropriate agencies to obtain the necessary approvals for this project.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Equity Trust Co. FBO Kelly Johnson IRA. for \$500.00 in accordance with the Budget Rate Policy of the Louisville and Jefferson County Landbank Authority, Inc. approved on September 11, 2017. The following conditions are also recommended:

1. The Applicant will complete the project within eighteen (18) months from closing and obtain all necessary permits and approvals required by Louisville Metro for the construction of the single-family residence.
2. The Applicant agrees to return the subject property back to the Landbank Authority if the single-family residence is not constructed.

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

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|----------------------|
| 1. Application to Purchase | 5. Site Photos |
| 2. PVA Data Sheets | 6. Project Budget |
| 3. Land Development Report | 7. Plans and Layouts |
| 4. LOJIC Map (parcel view) | 8. Proof of Funds |

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Notification

The Applicant was notified by email on June 11, 2018 that their presence at the June 13, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on or about June 11, 2018. The legal notice for the property was posted on February 3, 2018.

2. PVA Data Sheet

1041 S 8TH ST

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 029G00310000

Land Value \$3,240

Improvements Value \$0

Assessed Value \$3,240

Approximate Acreage 0.0665

Property Class 620 EXEMPT METRO
GOVERNMENT

Deed Book/Page 11072 731

District Number 500008

Old District 08

Fire District Lake Dreamland

School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Jefferson County

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

County Clerk [Delinquent Taxes](#) 



Details & Photos



Property Details

Use Description	
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	0.00
Above Grade Sq Ft.	0 sq. ft.

Photos



<https://jeffersonpva.ky.gov/property-search/property-details/81523/?StrtNum=1041&Single=1>

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3. Land Development Report



Land Development Report

June 11, 2018 12:07 PM

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

Location

Parcel ID: 029G00310000
Parcel LRSN: 81523
Address: MULTIPLE ADDRESSES

Zoning

Zoning: TNZD
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: LIMERICK
National Register District: LIMERICK
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: 21111C0041E
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: CSO211 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

4. LOJIC Map

1041 South 8th Street



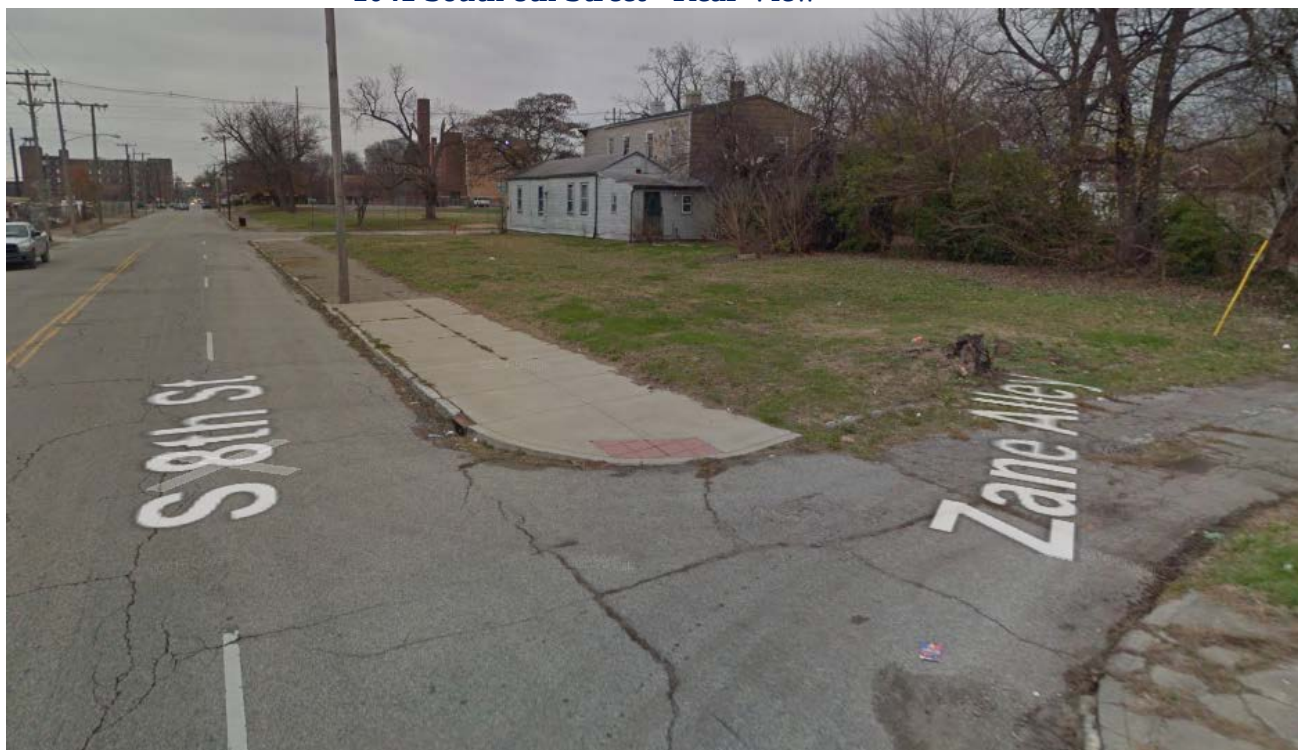
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5. Site Photos

1041 South 8th Street - Front View

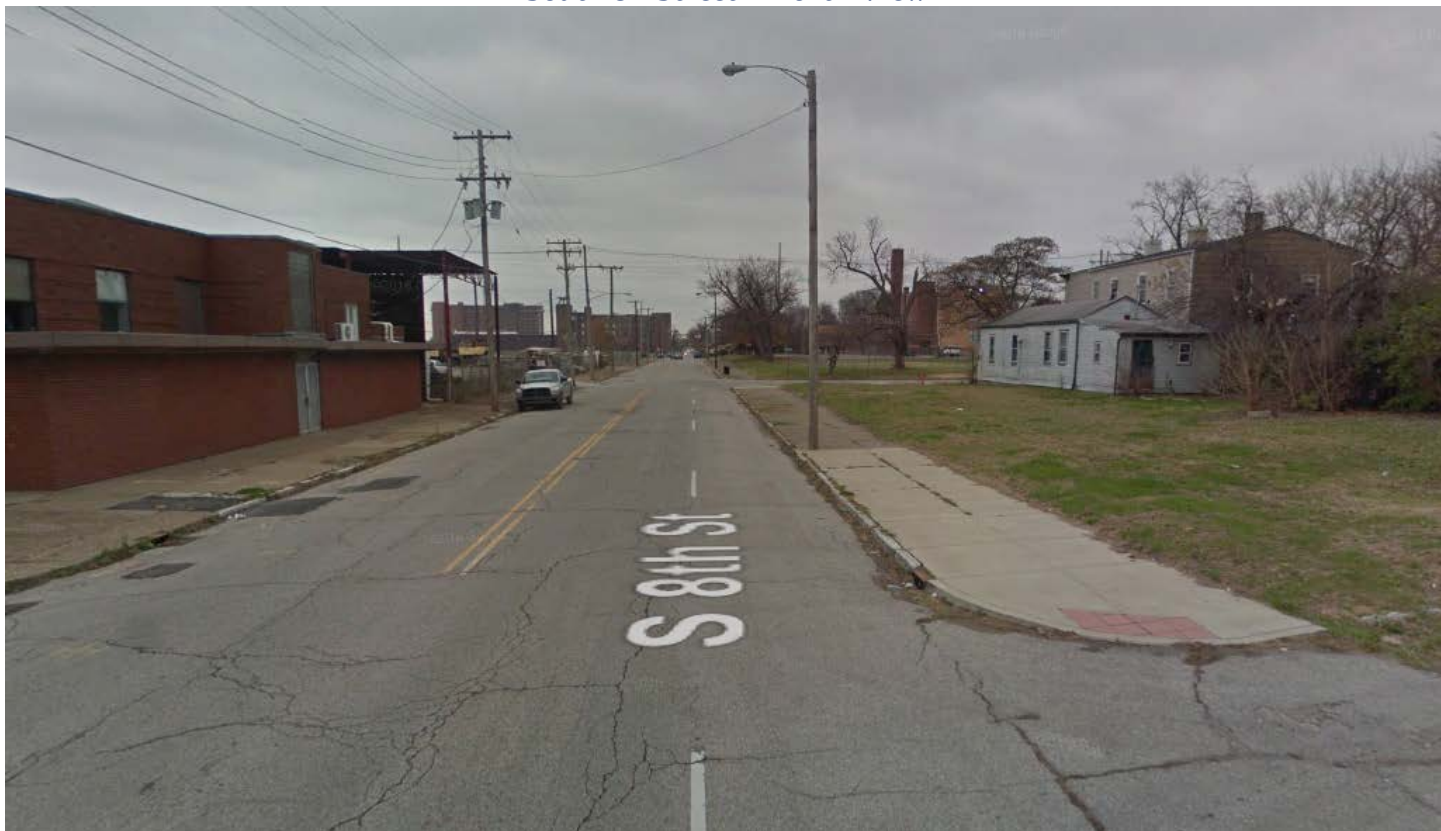


1041 South 8th Street - Rear View



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South 8th Street – North View



South 8th Street – South View



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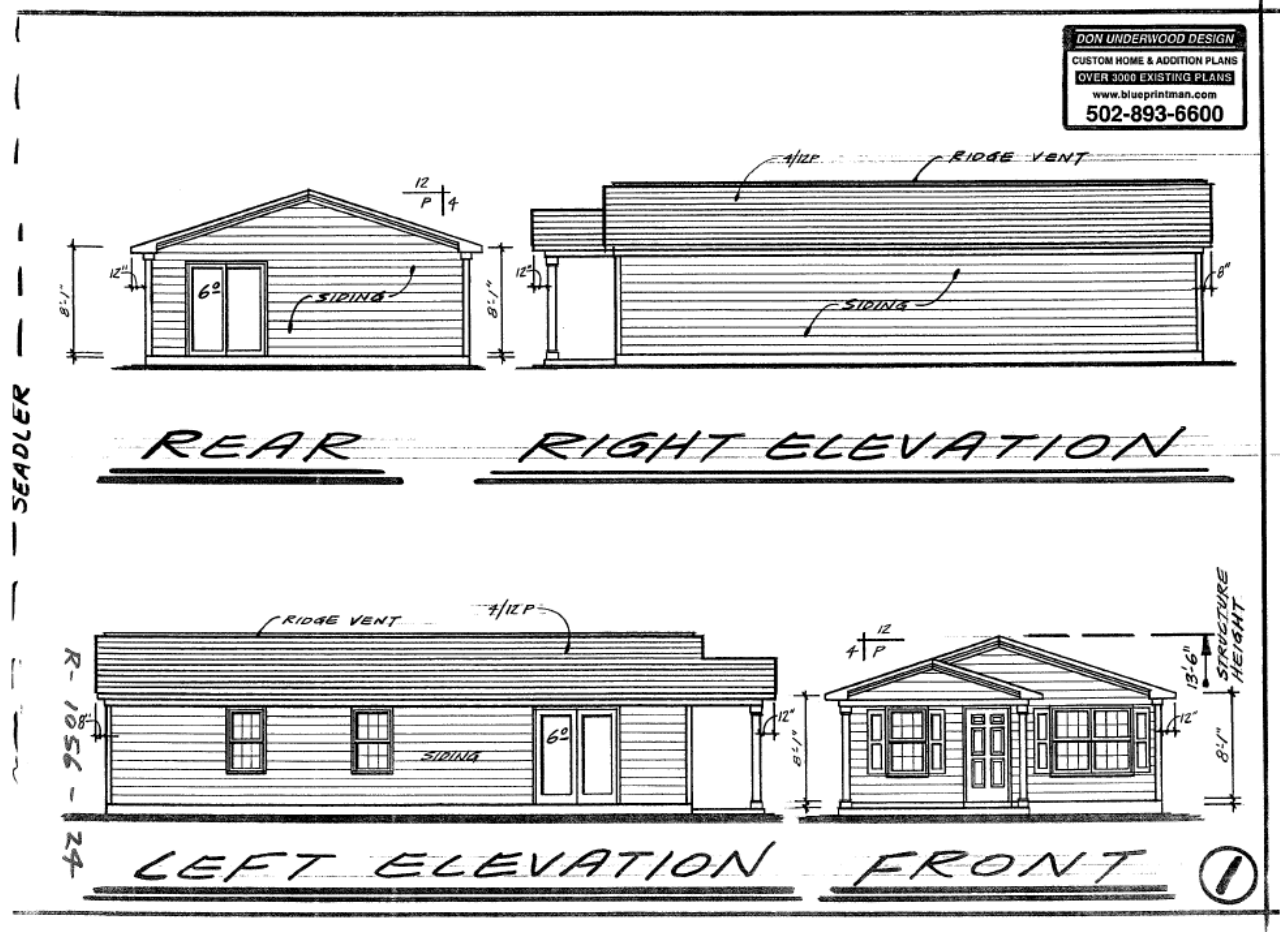
6.. Project Budget

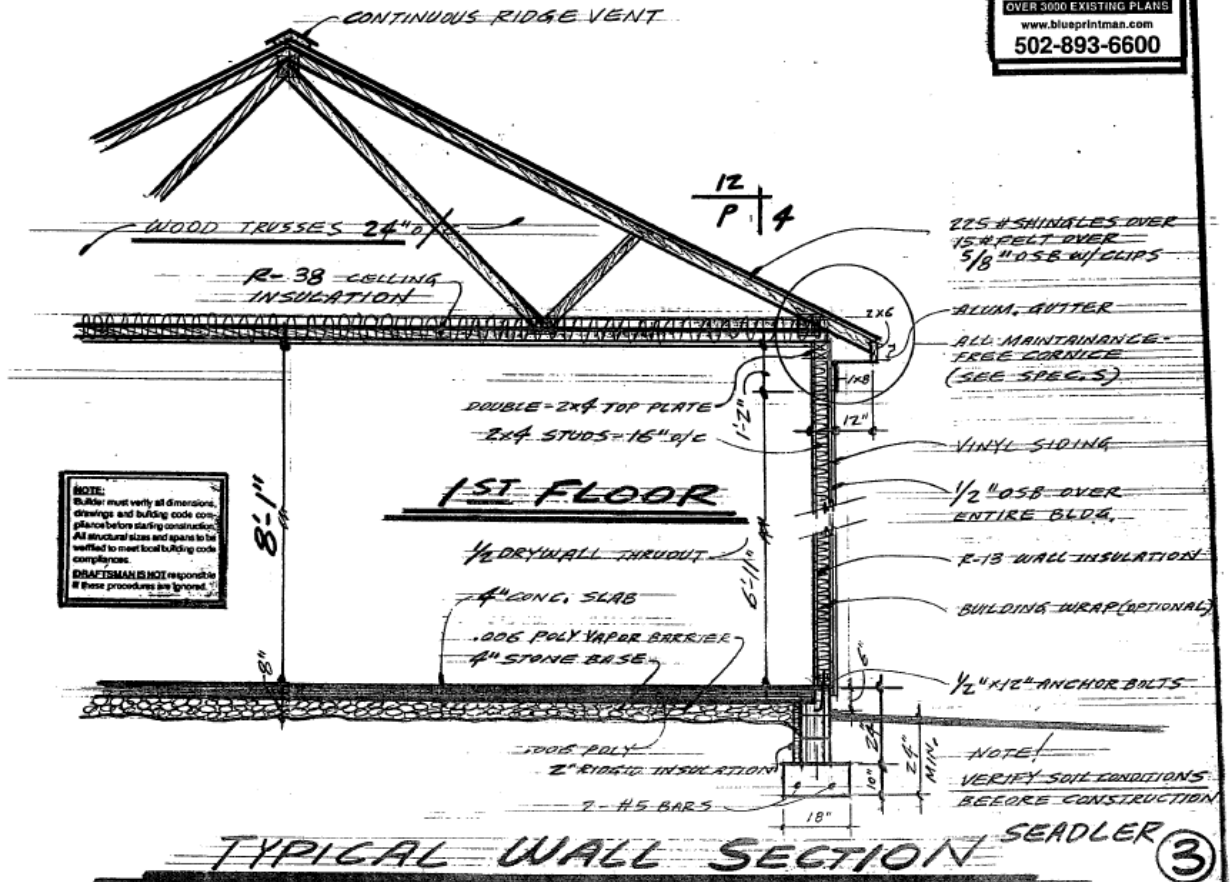
South 8th Street

Drawings	\$ 300.00
Survey	\$ 300.00
Package	\$ 9,923.00
Windows & doors	\$ 2,000.00
Roof & trusses	\$ 6,200.00
HVAC	\$ 5,600.00
Lot	\$ 500.00
ICF labor	\$ 12,500.00
Concrete	\$ 4,500.00
Electric Fixtures	\$ 400.00
Electrician	\$ 4,000.00
Plumber	\$ 4,100.00
Framers	\$ 1,500.00
Cabinets	\$ 1,200.00
Flooring	\$ 2,500.00
Insurance	\$ 1,200.00
Painting	\$ 2,000.00
Trim	\$ 1,000.00
gutters	\$ 400.00
Siding	\$ 3,000.00
Drywall	\$ 5,000.00
Ceiling Insulation	\$ 1,100.00
	\$ 69,223.00

7. Plans and Layouts

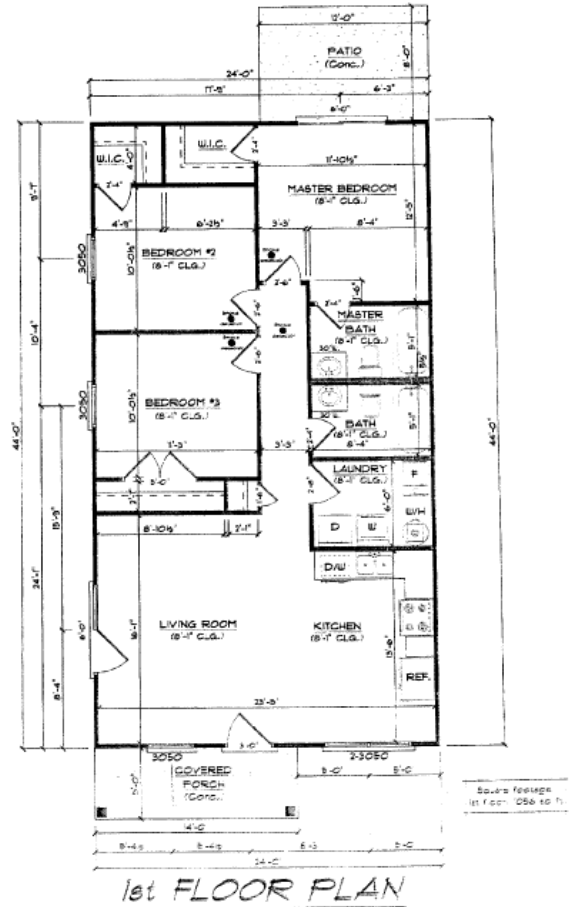
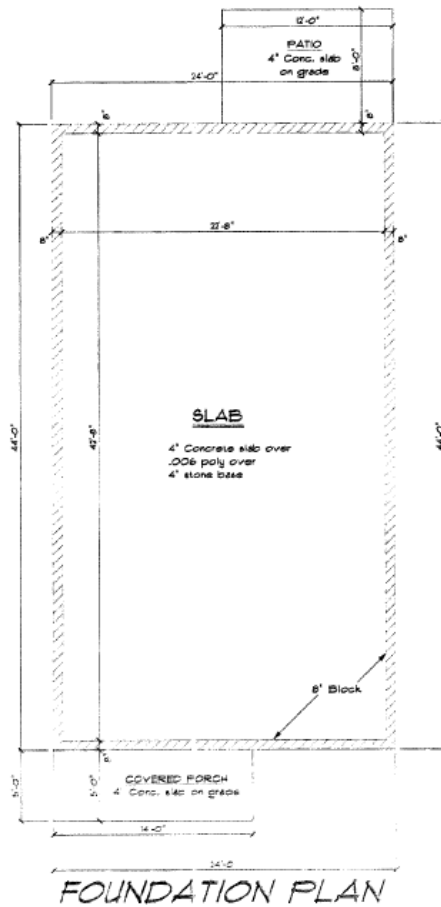
1041 South 8th Street - Elevations





1041 South 8th Street - Layout

NOTE:
BUILDER MUST VERIFY DRAWINGS
for all reasons, dimensions
square footage, structural sizes/stops
and all building code compliance are
isolated before starting any construction.
DRAFTSMAN IS NOT RESPONSIBLE
if these procedures are ignored.



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