

Landbank Authority
Staff Report
September 11, 2017



Resolution No.:	Resolution 28, Series 2017
Request:	Single Family Rehab
Project Name:	N/A
Location:	4212 Algonquin Pkwy
Neighborhood:	Greater Cane Run
Owner:	Landbank Authority
Applicant:	The Rushlow Group, LLC
Project Area/Size:	1,383 sf. (structure)
PVA Value:	\$28,580
Sale Price:	\$2,501.00
Council District:	1 – Jessica Green
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

The Rushlow Group, LLC is requesting to purchase 4212 Algonquin Parkway to renovate and occupy as an owner occupant. The property was acquired by the Landbank through Metro foreclosure, and has been in the sales inventory for six (6) months.



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Case Summary / Background / Site Context

This single family home, built in 1925 per PVA, will be the primary residence for the owners of The Rushlow Group, LLC. They also plan to run their small HR consulting firm out of the space. Buyer has provided proof of funds for the purchase and renovation which has an estimated total development cost of \$33,274. Buyer plans to start the renovation in October 2017 and have the renovation completed by April 2018.

The property is located on Algonquin Parkway, west of S. 41st Street, and north of Bells Lane. The subject is located on a small block, consisting of five (5) single family homes, in the Greater Cane Run Area. The block is surrounded by industrial and manufacturing, with single-family residential to the east of S. 41st Street. The property is zoned M-3 in the Suburban Workplace Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to The Rushlow Group, LLC for \$2,501.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. Sale is subject to approval of the Nonconforming Rights Application submitted to Planning & Design Services due to proposed residential use in M-3 zoning district. The applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

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 | 4. Site photos |
| 2. Land Development Report | 5. Project Budget |
| 3. LOJIC Map (parcel view) | 6. Secretary of State Report |

Notification

The applicant was notified by phone of the meeting on August 18, 2017 that their presence at the September 11, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on September 4, 2017.

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1. PVA Sheet

8/28/2017

Property Details | Jefferson County PVA - Part 103725

JEFFERSON COUNTY PVA

4212 ALGONQUIN PKWY

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 100300060000

Land Value \$2,500

Improvements Value \$26,080

Assessed Value \$28,580

Approximate Acreage 0.1647

Property Class 620 Exempt Metro Government

Deed Book/Page 10847 572

District Number 500008

Old District 25

Fire District Lake Dreamland

School District Jefferson County

Neighborhood 122125 / IWANNA

Satellite City Jefferson County

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

County Clerk [Delinquent Taxes](#) 



Sales History

Deed Book/Page	Price	Date	Previous Owner
10847 572	\$8,500	03/20/2017	ABRAHAM NORMAN & LANA S
5993 0335	\$0	09/12/1990	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: 08/23/2017.

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2. Land Development Report



Land Development Report

August 28, 2017 4:29 PM

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

Location

Parcel ID: 100300060000
Parcel LRSN: 103725
Address: 4212 ALGONQUIN PKY

Zoning

Zoning: M3
Form District: SUBURBAN WORKPLACE
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: 21111C0039E

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

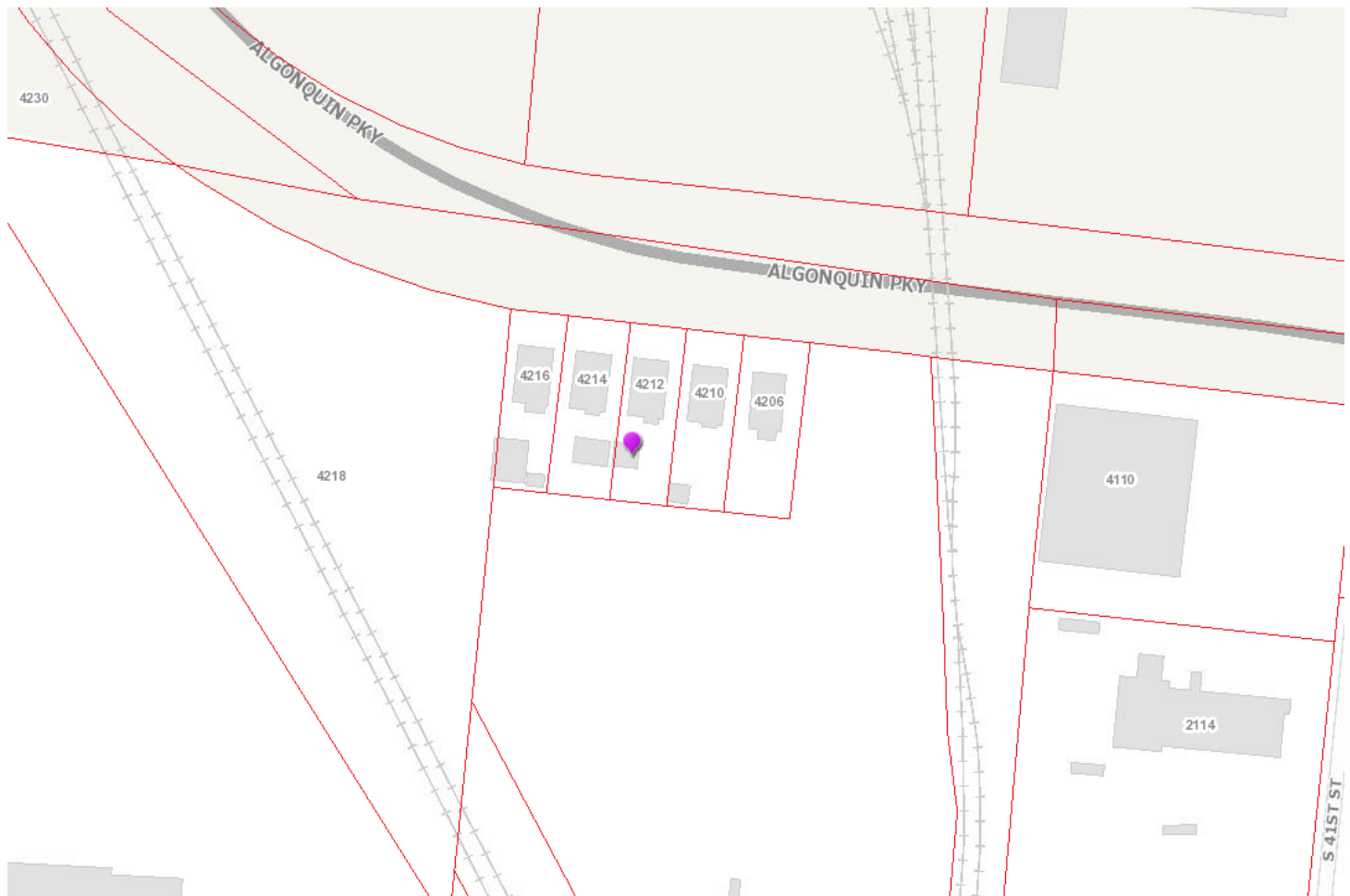
Sewer & Drainage

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

Services

Municipality: LOUISVILLE
Council District: 1
Fire Protection District: LAKE DREAMLAND
Urban Service District: NO

3. LOJIC Map



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4. Site Photos

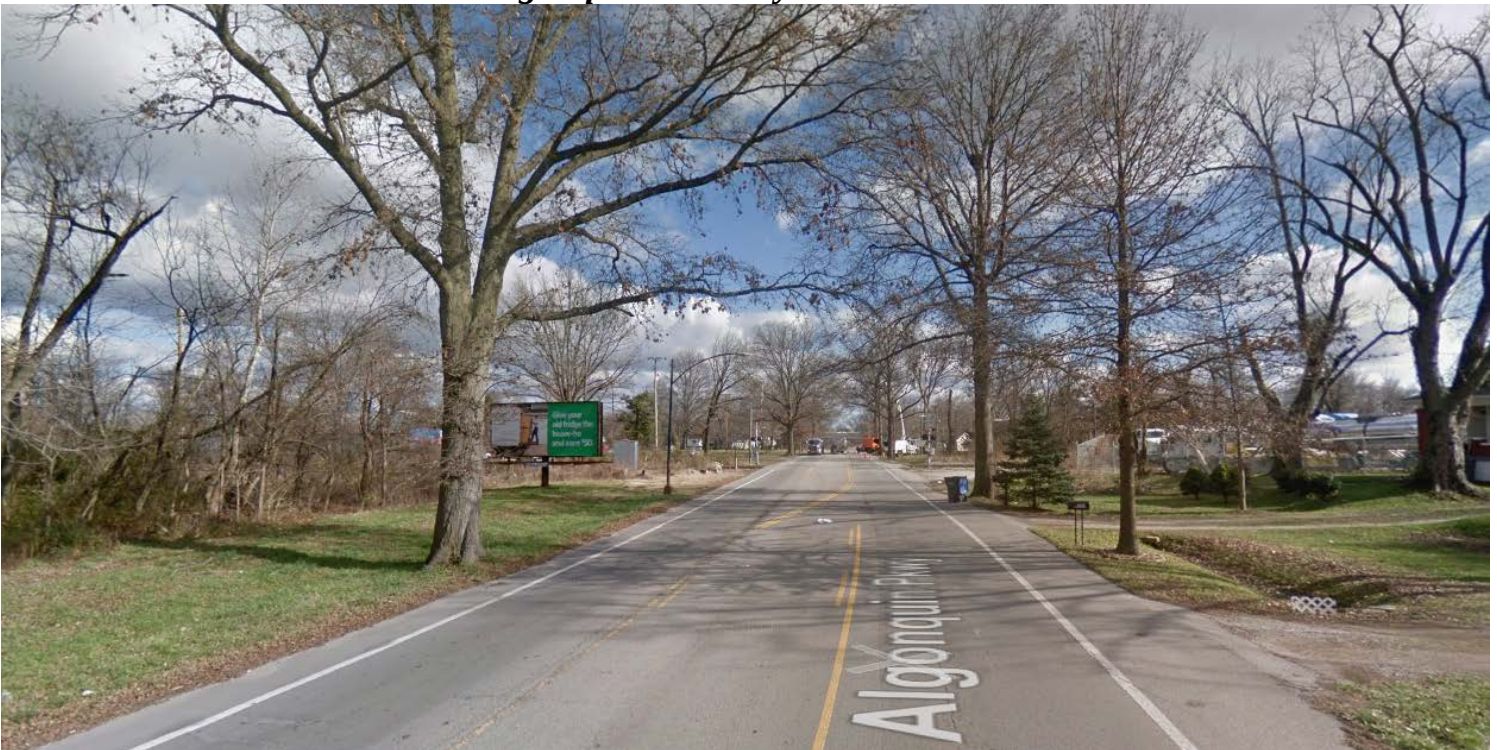
4212 Algonquin Parkway - Front



Algonquin Parkway- West view



Algonquin Parkway- East view



5. Project Budget

4212 Algonquin Parkway - Renovation Budget

Rochell Raymond-Rushlow

Materials	Budget	Column1
Windows	\$ 2,400.00	
Exterior Doors	\$ 1,500.00	
Flooring	\$ 1,500.00	
Plumbing	\$ 1,000.00	
Electrical	\$ 2,200.00	
Water Heater	\$ 519.00	
Furnace/Duct Work	\$ 950.00	
HVAC	\$ 650.00	
Kitchen Cabinets	\$ 1,500.00	
4 Piece Kitchen Suite	\$ 2,786.00	
Interior Walls/Ceilings	\$ 2,000.00	
Interior Paint/Finishes	\$ 1,000.00	
Stairs/Railing	\$ 2,000.00	The interior stairs will be re-installed
Outdoor Stairs 2nd floor	\$ 500.00	
Gutters	\$ 100.00	
Deck/Porch	\$ 500.00	
Siding/Brick	\$ 500.00	
Wall Removal	\$ 2,200.00	
Ceiling Fans	\$ 250.00	
Expand/Upgraded Bathroom	\$ 3,319.00	This will be the only other wall structure adjusted in the renovation.
Labor	Budget	
Flooring	\$ 500.00	
HVAC	\$ 900.00	
General Labor	\$ 4,500.00	
Total Expenses	\$ 33,274.00	

5. Secretary of State Report

Welcome to Fasttrack Organization Search

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The Rushlow Group, L.L.C.

General Information

Organization Number	0975574
Name	The Rushlow Group, L.L.C.
Profit or Non-Profit	P - Profit
Company Type	KLC - Kentucky Limited Liability Company
Status	A - Active
Standing	G - Good
State	KY
Country	USA
File Date	2/6/2017 2:34:38 PM
Organization Date	2/6/2017
Last Annual Report	N/A
Principal Office	8407 Tapestry Cir Unit 103 Louisville, KY 40222
Managed By	Managers
Registered Agent	ROCHELL DERENE RAYMOND-RUSHLOW 8407 Tapestry Cir Unit 103 Louisville, KY 40222

Current Officers

Individuals / Entities listed at time of formation

Organizer	Stephen Scott Rushlow
Organizer	Rochell Derene Raymond-Rushlow
Registered Agent	Stephen Scott Rushlow

Images available online

Documents filed with the Office of the Secretary of State on September 15, 2004 or thereafter are available as scanned images or PDF documents. Documents filed prior to September 15, 2004 will become available as the images are created.

Registered Agent name/address change	7/7/2017 11:56:39 AM	1 page	PDF
Articles of Organization	2/6/2017 2:34:39 PM	1 page	PDF

Assumed Names

Activity History

Filing	File Date	Effective Date	Org. Referenced
Registered agent address change	7/7/2017 11:56:40 AM	7/7/2017	
Add	2/6/2017 2:34:38 PM	2/6/2017 2:34:38 PM	

Microfilmed Images

[https://app.sos.ky.gov/ftshow/\(S\(xumuc0vpmcb1ldmasfqhh1f1\)\)/default.aspx?path=ftsearc...](https://app.sos.ky.gov/ftshow/(S(xumuc0vpmcb1ldmasfqhh1f1))/default.aspx?path=ftsearc...) 8/28/2017