

Landbank Authority
Staff Report
July 10, 2017



Resolution No.:	Resolution 20, Series 2017
Request:	Mixed Use Commercial - Rehab
Project Name:	N/A
Location:	3200 Rudd Avenue
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Bruce Cohen
Project Area/Size:	3120 sf. (structure)
PVA Value:	\$6,470.00
Sale Price:	\$3,111.00
Council District:	5- Cheri Bryant Hamilton
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Bruce Cohen, owner of BC Plumbing Co, is requesting to purchase the property at 3200 Rudd Avenue to renovate and rent to qualified tenants. The buyer submitted a proposal through the June 2017 RFP process. The property was acquired through donation, returned from a previous sale, and has been in the sales inventory for one (1) month.



Resolution 20, Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 3200 Rudd Avenue
Page 1 of 12

Case Summary / Background / Site Context

The mixed use property was built in 1900 and will be renovated and rented to qualified tenants. Total rehab construction costs are estimated at \$111,000.00. Buyer has provided proof of funds for the purchase and renovation. Mr. Cohen plans to have the renovation completed within eighteen (18) months of acquisition. Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The property is located on Rudd Avenue, West of 32nd Street and East of N. 33rd Street. The property is surrounded by residential housing, mostly single-family and is zoned UN in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Bruce Cohen for \$3,111.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will obtain all necessary permits required by Metro and complete the renovation within eighteen (18) months of acquiring the property.
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 & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. Purchase application | 6. Budget |
| 2. Land development report | 7. Proof of Funds |
| 3. PVA data sheet | |
| 4. LOJIC Map (parcel view) | |
| 5. Site photos | |

Notification

The applicant was notified by phone on July 3, 2017 and their presence at July 10, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on July 3, 2017.

Resolution 20, Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 3200 Rudd Avenue
Page 2 of 12

2. Land Development Report



Land Development Report

June 23, 2017 4:29 PM

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

Location

Parcel ID: 012G00690000
Parcel LRSN: 19270
Address: 3200 RUDD AVE

Zoning

Zoning: UN
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 Information

JEFFERSON COUNTY PVA

LOJIC IT staff plan to perform maintenance this Sunday, 6/25/17 from 10:00 AM – 11:00 AM. As a result, the LOJIC map system will be down. All PVA information will still be available. We apologize for the inconvenience.

3200 RUDD AVE

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332
Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA
Parcel ID 012G00690000
Land Value \$3,000
Improvements Value \$3,470
Assessed Value \$6,470
Approximate Acreage 0.0917
Property Class 510 Res 1 family dwelling
Deed Book/Page 10885 702
District Number 100023
Old District 01
Fire District City of Louisville
School District Jefferson County
Neighborhood 100103 / CALDWELLS
SUBDIVISION
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes ☒



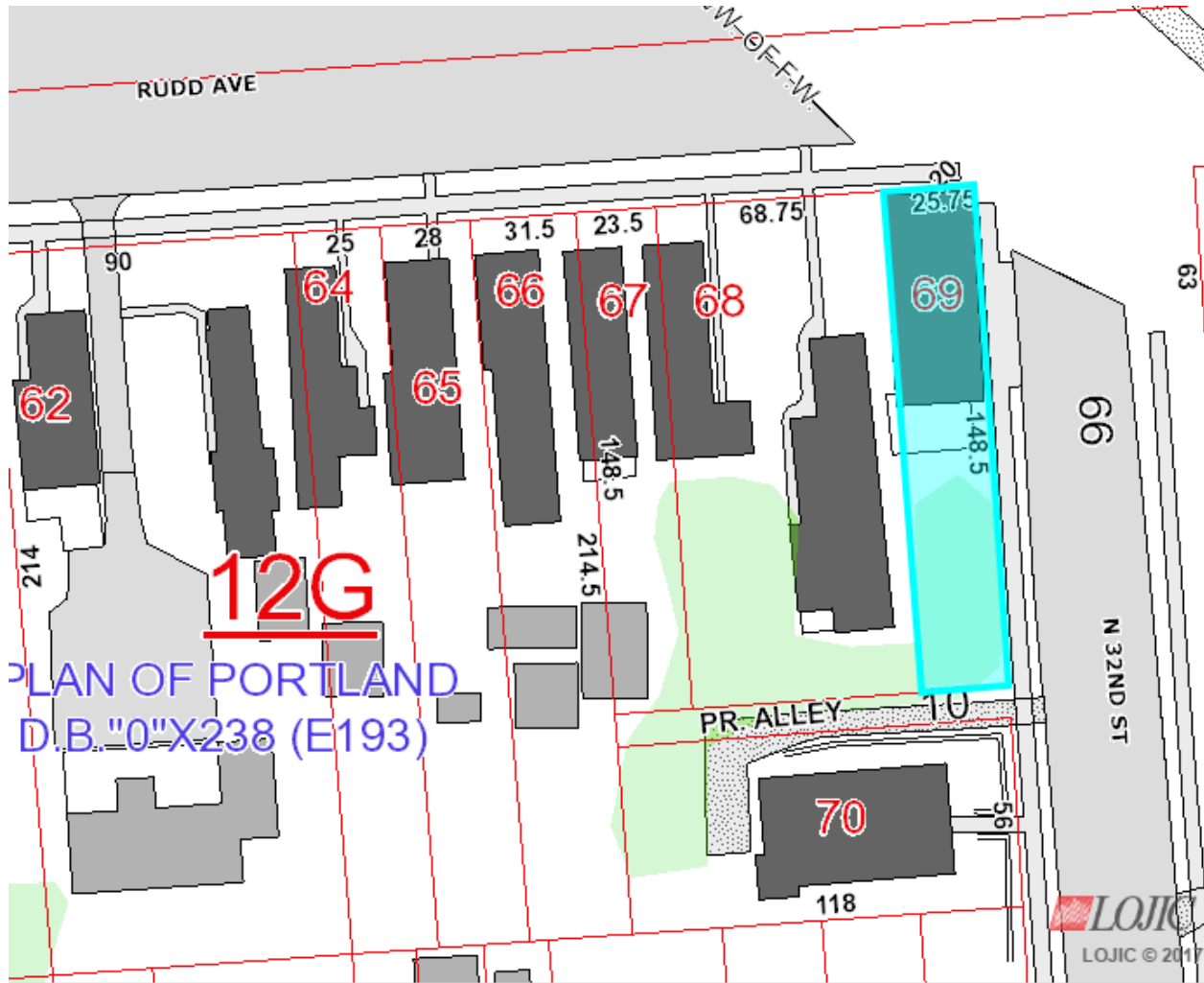
Area Type	Gross Area	Finished Area
Main Unit		1,780
Basement	0	0
Attic	None	0
Attached Garage		
Detached Garage		

All measurements in square feet.

Property Details

Type	1 : Single family
Year Built	1900
Exterior Wall	BV Brick veneer
Roof	Flat or Shed
Basement Foundation	Full Crawl
Condition	very poor for age
Heating Type	1 Central Warm Air
Central Air	No
Fireplace	No
Construction Frame	Wood frame no sheath
Stories	2.00
Building Type	22 Older convent1 2/2+ story
Full Bathrooms	2
Half Bathrooms	0

4. LOJIC Map



5. Site Photos

Front View – 3200 Rudd Avenue



Side View – 3200 Rudd Avenue



Side View – 3200 Rudd Avenue



Street view- South



Street view- East on Rudd Avenue



Street view- West on Rudd Avenue



6. Budget



OFFICE OF
**VACANT &
PUBLIC PROPERTY
ADMINISTRATION**
A Division of Develop Louisville

Property Inspection Summary Address: 3200 Rudd Ave			
Date: 5/31/2017	Total Rooms: 10	Total BR: 4	Total BA: 3
Exterior: Brick	Total Sq. Footage: 3120	Year Built: 1900	
Observed deficiencies were noted on the following items. Further evaluation is recommended.			
Item/Description	Repair/Replace	Comments:	
Electrical/Lighting	Replace	Positive Elec	14,000
Plumbing:	Replace	BC PLB	25,000
Water Heater:	Replace		
HVAC:	Replace	BEST Choice	15,000
2 Kitchens:	Replace/Repair		
Interior Walls/Ceilings:	Repair	7	7,000
Interior Paint/Finishes:	Repair		
3 Bathrooms: Dmo	Replace		6,000
Flooring:	Repair/Replace		6,000
Exterior Doors:	Replace	7	22,000
Windows:	Replace		
Roof & Guttering:	Replace	Curved	12,000
Siding/Brick	Repair		4,000.00
Building Inspector Repair Estimate: \$81,154			
Minimum budget required: \$60,865			111,000
Additional Comments:			

Resolution 20, Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 3200 Rudd Avenue
Page 10 of 12