

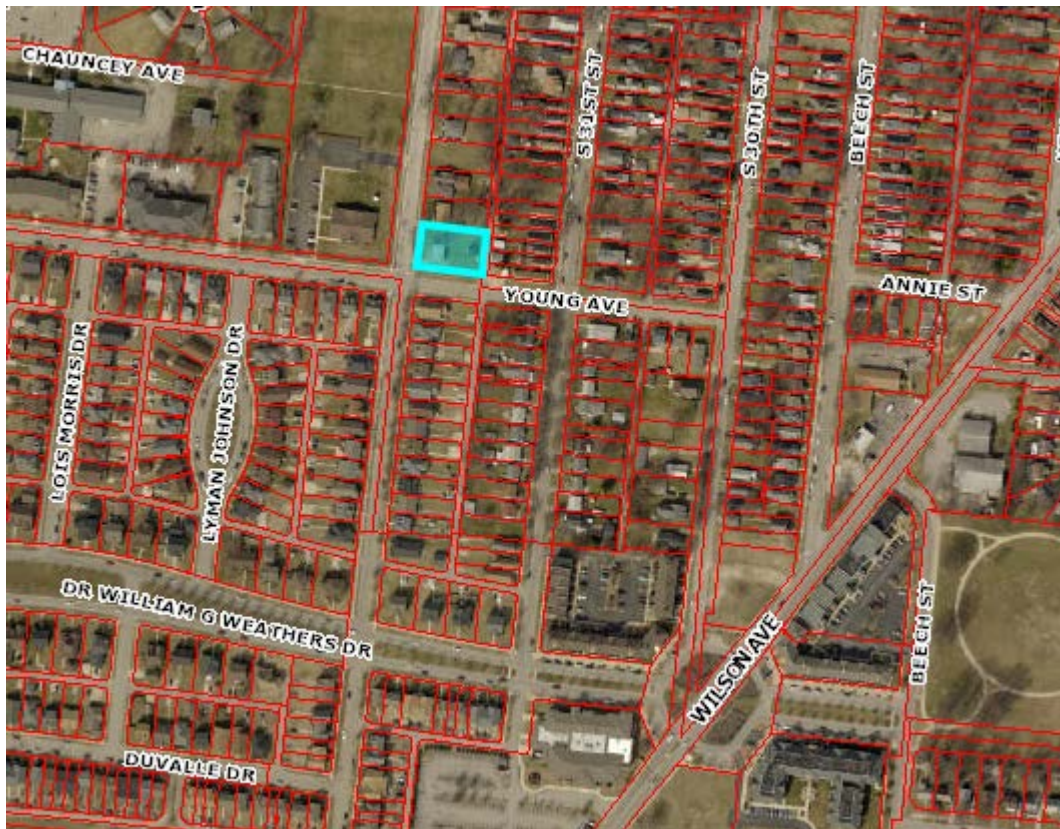
Landbank Authority
Staff Report
May 14, 2018



Resolution No.:	Resolution 26, Series 2018
Request:	Single-Family Rehab
Project Name:	N/A
Location:	1535 South 32 nd Street
Neighborhood:	Park DuValle
Owner:	Landbank Authority
Applicant:	Allen F. Grace
Project Area/Size:	858 (Structure)
PVA Value:	\$51,620.00
Sale Price:	\$9,100.00
Council District:	3 – Mary Woolridge
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Allen F. Grace is requesting to purchase 1535 South 32nd Street to renovate and rent to qualified renters. The property was acquired by the Landbank Authority through Metro foreclosure and has been in the sales inventory for seven (7) months.



Resolution 26, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 1535 South 32nd Street
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Case Summary / Background / Site Context

This single-family residence, built in 1972 per PVA, will be used as rental property for Allen Grace. Total development costs are estimated at \$32,300.00. Buyer has provided proof of funds for the purchase and renovation. Buyer plans to start the renovation in May, 2018 and have the renovation completed within six (6) months after acquisition.

The property is located on South 32nd Street, West of South 31st Street, and East of Louis Coleman, Jr. Drive. The block is surrounded by single-family residential, with scattered multi-family and commercial properties to the West along Young Avenue. The property is located in Park DuValle and is zoned R-6 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Allen F. Grace for \$9,100.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The Applicant will complete the project within twelve (12) months from closing and will obtain all necessary permits required by Louisville 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. Application to Purchase | 5. Site Photos |
| 2. PVA Data Sheet | 6. Project Budget |
| 3. Land Development Report | 7. Proof of Funds |
| 4. LOJIC Map (parcel view) | |

Notification

The Applicant was notified by phone on May 7, 2018 that their presence at the May 14, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on or about May 7, 2018. The property was advertised by legal notice on March 7, 2018.

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2. PVA Sheet

1535 S 32ND ST

Mailing Address	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	049L00100000
Land Value	\$8,500
Improvements Value	\$43,120
Assessed Value	\$51,620
Approximate Acreage	0.2814
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	11017 201
District Number	100023
Old District	06
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	110116 / BETA GARDENS
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes ↗

[View In Maps](#)[Print](#)[View Neighborhood Sales List](#)

3. Land Development Report



Land Development Report

May 3, 2018 3:08 PM

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

Location

Parcel ID: 049L00100000
Parcel LRSN: 95912
Address: 1535 S 32ND ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BETA GARDENS
Plat Book - Page: 28-066
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: 21111C0040E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

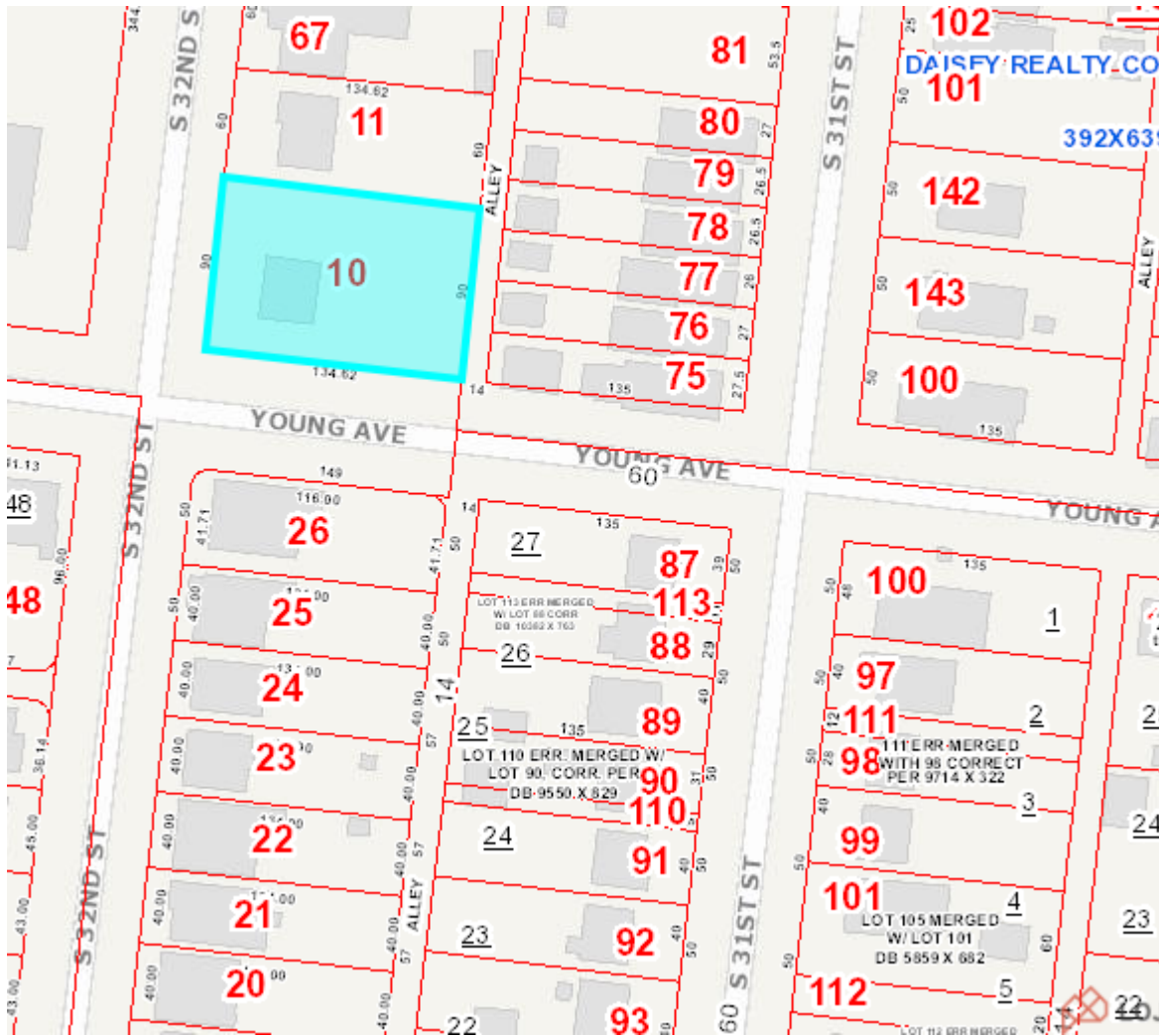
Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

4. LOJIC Map



5. Site Photos

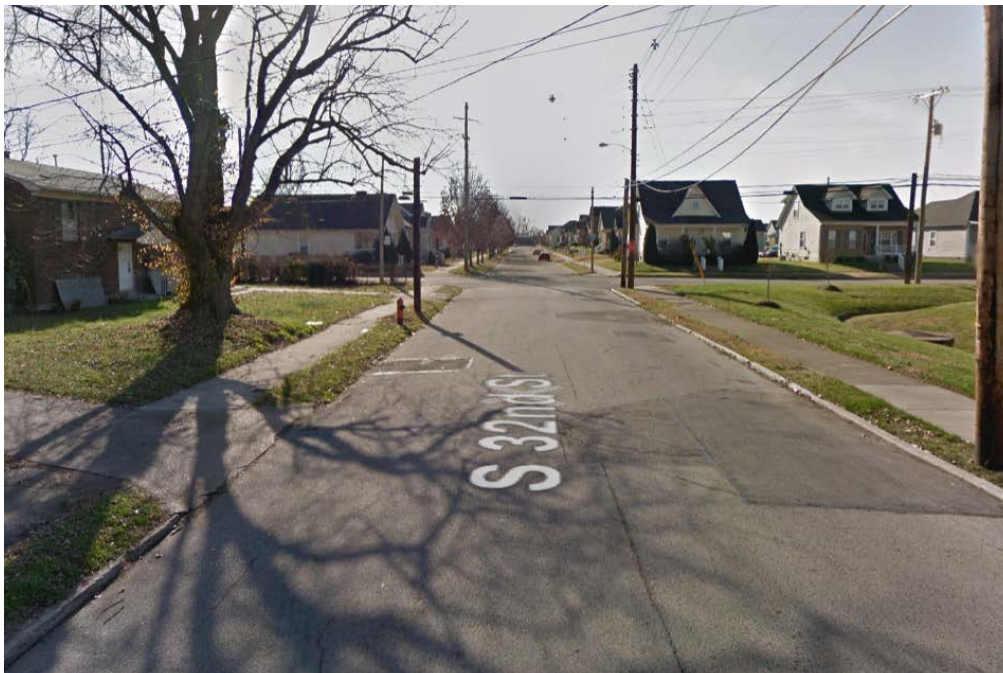
1535 South 32nd Street – Front View



South 32nd Street – North View



South 32nd Street – South View



6. Project Budget

1535 S 32nd Street

Budget Estimate

HVAC L/M	4,000
New roof	
Facia, gutters, downspouts, soffits.	4,000
Windows, and Doors	3,500
Demo all drywall, and insulation.	1,500
New drywall/ and insulation finished L/M	3,000
Re vamp plumbing L/M	2,000
Remove over grown shrubs, and trees.	1,500
Concrete work in basement	1,000
Electric	
Service, and interior.	2,500
Pluming	2,000
Interior doors	1,500
Paint	1,000
Flooring	1,500
Wood trim	800
Cabinets/ and counter tops	2,500
TOTAL	32,300