

Case Summary / Background / Site Context

This single family home, built in 1920 per PVA, will be renovated and sold. The total renovation costs are estimated at \$24,800.00. Buyer has provided proof of funds for the purchase and renovation. Buyer plans to start the renovation in June, 2018 and complete the rehab within six (6) months.

The property is located on River Park Drive, south of Muhammad Ali Boulevard and west of Louis Coleman, Jr. Drive. The property is surrounded by single-family residential, located in the Shawnee neighborhood, and is zoned R5 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to APK Development & Construction, LLC for \$500.00 in accordance with the Real Estate Disposition Programs 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 twelve (12) months from closing and 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 email on May 3, 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 legal notice for the property was posted on March 10, 2017.

2. PVA Data Sheet

5/2/2018

Property Details | Jefferson County PVA - Part 48538

JEFFERSON COUNTY PVA

3508 RIVER PARK DR

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 007H00530000

Land Value \$2,500

Improvements Value \$50,180

Assessed Value \$52,680

Approximate Acreage 0.1607

Property Class 620 EXEMPT METRO
GOVERNMENT

Deed Book/Page 10719 0851

District Number 100023

Old District 01

Fire District City of Louisville

School District Jefferson County

Neighborhood 101139 / PUSEY

Satellite City Urban Service District

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

County Clerk [Delinquent Taxes](#)



Sales History

Deed Book/Page	Price	Date	Previous Owner
10719 0851	\$6,000	09/27/2016	TAYLOR ROSEBUD (DECEASED)
4733 0570 (N/A Online)	\$0	01/01/1974	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: 05/02/2018.

3. Land Development Report



Land Development Report

May 2, 2018 5:05 PM

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

Location

[Parcel ID:](#) 007H00530000
[Parcel LRSN:](#) 48538
[Address:](#) 3508 RIVER PARK DR

Zoning

[Zoning:](#) R5
[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:](#) CS0189, CS0105 - Project(s) Value between \$.04-\$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 5
[Fire Protection District:](#) LOUISVILLE#1
[Urban Service District:](#) YES

Resolution 20, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 3508 River Park Drive
Page 5 of 10

4. LOJIC Map



Resolution 20, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 3508 River Park Drive
Page 6 of 10

5. Site Photos

River Park Drive - Front View



River Park Drive – West View



River Park Drive – East View



6. Project Budget

**APK Construction
Property Renovation Summary**

Address: 3508 River Park Drive

Date: 04/11/2018	Total Rooms: 5	Total BR: 3	Total BA:1
Exterior: Siding	Total Square Footage: 1515	Year Built: 1920	

Item/Description:	Repair/Replace	Cost
Electrical:	Replace	2500.00
Plumbing:	Replace	2000.00
HVAC	Replace	2400.00
Kitchen	Replace	1500.00
Interior Walls/Ceilings	Replace	2800.00
Bathroom	Replace	1000.00
Floorings	Repair/Replace	2200.00
Siding/Exterior Doors	Repair	1200.00
Windows	Replace/Repair	1400.00
Foundation/structural	Remove/Replace Rear	1300.00
Guttering:	Replace	1000.00
Roof:	Replace	3000.00
Insulation	Repair	2500.00

Renovation Estimate:	\$24,800.00	
----------------------	-------------	--