

## Landbank Authority

### Staff Report

April 9, 2018



<b>Resolution No.:</b>	Resolution 13, Series 2018
<b>Request:</b>	Parking Expansion
<b>Project Name:</b>	N/A
<b>Location:</b>	714 S. 24 <sup>th</sup> Street
<b>Neighborhood:</b>	California
<b>Owner:</b>	Landbank Authority
<b>Applicant:</b>	Humana, Inc.
<b>Project Area/Size:</b>	7,035 sf. (lot)
<b>PVA Land Value:</b>	\$31,000.00
<b>Sale Price:</b>	\$1.00
<b>Council District:</b>	6 – David James
<b>Case Manager:</b>	Linette Huelsman, Real Estate Coordinator

### Request

Humana, Inc. is requesting to purchase the unimproved lot at 714 S. 24<sup>th</sup> Street to construct an 18-19 space parking lot behind their commercial building located at 2406 W. Broadway. The lot was donated to the Landbank by Humana, Inc. in 2016 as the Applicant did not have a use for the lot at that time.



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## **Case Summary / Background / Site Context**

The building owned by Humana, Inc. at 2406 W. Broadway is leased to JenCare Senior Medical Center (“JenCare”). JenCare currently has a shortage of parking for employees and patients and must expand their parking options in order to stay at their current location. Construction costs for the parking lot are estimated at \$61,370, and will take approximately 2-3 weeks to complete once the proper permits have been obtained.

The lot is located on S. 24<sup>th</sup> Street, north of Maple Street, and south of W. Broadway. The land is currently zoned R-6 in the Traditional Neighborhood Form District. The property is surrounded by a mix of single-family, multi-family and commercial property in the California Neighborhood.

The Applicant should work with Planning and Design Services to adhere to the appropriate motor vehicle parking standards as well as work through any other requirements necessary to build out the site.

## **Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Humana, Inc. for \$1.00, which was the sale price for the donation in 2016. The following conditions are also recommended:

1. The Applicant will obtain all necessary permits required by Metro for the development.
2. The Applicant agrees to return the subject property back to the Landbank Authority should the parking lot expansion not be completed.

*The Applicant agrees to the above terms & condition by signing below:*

\_\_\_\_\_  
Applicant Name(s)

\_\_\_\_\_  
Applicant Signature(s)

\_\_\_\_\_  
Date

## **Attached Documents / Information**

- |                            |                   |
|----------------------------|-------------------|
| 1. Purchase Application    | 5. Site Photos    |
| 2. PVA Data sheet          | 6. Project Budget |
| 3. Land Development Report | 7. Design Plan    |
| 4. LOJIC Map (parcel view) |                   |

## **Notification**

The Applicant was notified, by email, of the meeting on April 2, 2018 and their presence at the April 9, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on April 2, 2018. The legal notice for this property was posted on March, 10, 2017.

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## 2. PVA Sheet

Property Details | Jefferson County PVA - Part 61993

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### JEFFERSON COUNTY PVA

#### 714 S 24TH ST

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

Owner LOUISVILLE & JEFFERSON  
COUNTY LANDBANK

Parcel ID 036A00260000

Land Value \$31,000

Improvements Value \$4,300

Assessed Value \$35,300

Approximate Acreage 0.1648

Property Class 620 Exempt Metro Government

Deed Book/Page 10733 0217

District Number 100023

Old District 07

Fire District City of Louisville

School District Jefferson County

Neighborhood 12 / COMWESTEND 22ND ST  
TO RIVER

Satellite City Urban Service District

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

County Clerk [Delinquent Taxes](#)



#### Details & Photos



#### Property Details

Use Description

Basement Area 0 sq. ft.

Basement Finished? No

Construction Frame

Stories 0.00

Above Grade Sq Ft. 0 sq. ft.

#### Photos



#### Property Sketch

SEE MEMO UD13

SHARE OWNER FOR  
LOTS#99A-26 & 45-103



<https://jeffersonpva.ky.gov/property-search/property-details/61993/?StrNum=714&Single=1>

3/28/2018

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### 3. Land Development Report



## Land Development Report

March 28, 2018 3:14 PM

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

#### Location

Parcel ID: 036A00260000  
Parcel LRSN: 61993  
Address: 714 S 24TH ST

#### Zoning

Zoning: R6  
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: B-141-05

#### 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

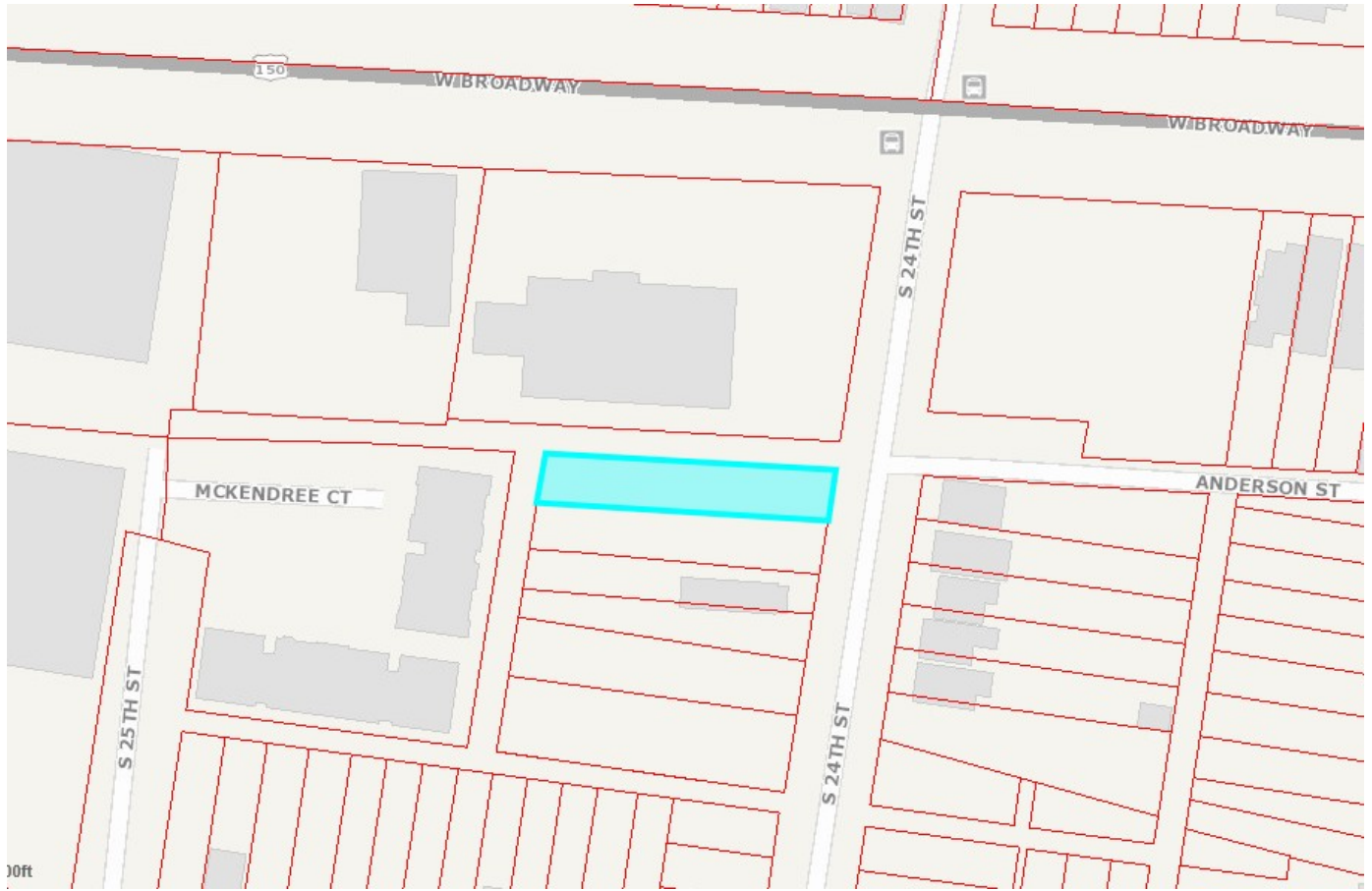
MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: Maple Street - Project(s) Value between \$0.4 - \$1.5

#### Services

Municipality: LOUISVILLE  
Council District: 6  
Fire Protection District: LOUISVILLE #1  
Urban Service District: YES

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4. LOJIC Map



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5. **Site Photos**

714 S. 24<sup>th</sup> Street - Subject Photo



South 24<sup>th</sup> Street - Street View North



South 24<sup>th</sup> Street - Street View South



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## 6. Project Budget

### FRONT PARKING LOT EXPANSION

1. Provide site utility marking of existing area before excavation of new parking lot areas.
2. Demo (3) existing trees and stumps complete ready for excavation.
3. Saw cut existing concrete curbing as required for installation of new JenCare Van parking area.
4. Excavate out existing dirt area roughly 24' X 28" X 12" complete ready for new stone base.
5. Provide new 8" DGA stone sub base compacted ready for new asphalt paving.
6. Provide new 2" asphalt binder course with 1" asphalt surface for new parking lot area. Existing grade elevation of existing dirt area to mimic the new parking area for positive water drainage.
7. Provide new painted striping and parking lot concrete wheel stops for (3) angled new spaces.
8. Provide final cleaning of site area as required due to construction.
9. Note we have assumed that new proposed parking area will not require additional stone back fill as noted above. Should poor soils be discovered and additional work would be performed on a time and materials basis to correct these areas ready for new stone base.

#### Construction Cost Breakdown:

- Civil Engineering Design Permitting Allowance See Attached: \$ 5,750.00
- Utility Marking: \$ 450.00
- Tree Removal: \$ 1,250.00
- Excavation & Paving: \$ 39,700.00
- Landscaping Allowance: \$ 1,500.00
- Supervision: \$ 4,280.00
- Permitting & MSD Fees: \$ 1,865.00
- Contractor Fee: \$ 6,575.00

**TOTAL CONSTRUCTION COST: \$ 61,370.00**

Should you have any questions or need additional information concerning this proposal please feel free to contact me at your earliest convenience. Note: should new front van parking entrance be omitted from project scope you by (Deduct: \$ -5,155.00) from the above construction cost.

Sincerely,

SCHAEFER General Contracting Services;

Peary Wilson  
President

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7. Design Plan

