

Landbank Authority

Staff Report

August 10, 2015



Resolution:	Resolution No. 15, Series 2015
Request:	Commercial Purchase
Project Name:	Opportunity Corner
Location:	1327-1329 Dixie Hwy
Neighborhood:	Park Hill
Applicant:	Canaan Community Development Corporation
Project Area/Size:	3900 sq. ft. (1327) 5100 sq. ft. (1329)
PVA Value:	\$5,100 (1327) / \$6,000
Sale Price:	\$500 (1327) / \$1000 (1329)
Council District:	6 – David James
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The applicant requests approval to purchase two lots located at 1327 & 1329 Dixie Hwy for a community enrichment project entitled “Opportunity Corner”. The subject lots are 3900 sq. ft. (1327) & 5100 sq. ft. (1329) respectively located in the Park Hill neighborhood. The Land Bank Authority acquired these lots through Commissioner Sale in 1995 and they have been in the sales inventory for 20 years.



Case Summary / Background / Site Context

This case was continued from the July 13th meeting due to lack of quorum. The subject properties front the major thoroughfare of Dixie Hwy and are zoned C2. Opportunity Corner is Canaan Community Development Center's (CCDC) continuation from a previously submitted Lots of Possibility Proposal. The project aims to use the property as a community space made from shipping containers to perform a variety of neighborhood services and events. Staff has worked with CCDC since February of 2015 to assist with the following methods, including but not limited to: developing project team, utility marking, previous pavement research through MSD, technical expertise when needed, etc.

To date, CCDC has submitted preliminary development plans along with the application to purchase property. However, several items remain outstanding, including the project budget, timeline, site plans, a current project description, and proof of funding.

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Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)

The subject properties are located in the Traditional Marketplace Corridor, which will dictate design standards regarding streetscape, signage, site design, etc. The applicant will need to confer with Planning & Design services as well as Construction Review to ensure adherence to all appropriate guidelines.

Staff Conclusions / Proposed Conditions of Approval

Per CCDCs request to present their proposal to the Land Bank Authority, it is the staff's recommendation that the board consider one of the following actions:

- 1) To issue a letter of site control.
- 2) To approve the conveyance to the applicant.

Staff recommends that each of the above actions adhere to the following conditions:

- 1) The project begins within 12 months of conveyance and is completed within 24 months.
- 2) Use of the property by the applicant must comply with the applicable sections of the Land Development Code and Construction Review guidelines. Building permits shall be obtained within 9 months.
- 3) Applicant agrees to return the subject properties back to the Land Bank Authority in the event that the project is not completed within 24 months.

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
2. Land Development Report
3. PVA Data Sheet
4. Lojic Map (Parcel View)
5. Site photos
6. Project & Team Description
7. Timeline & Budget

Notification

The applicant was notified on July 7, 2015 and their presence at the July 13, 2015 meeting was requested. The Landbank Authority was notified by e-mail on August 3, 2015.

1. Purchase Application

Meeting Date: August 10, 2015
Property Address: 1327-1329 Dixie Hwy
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2. Land Development Report



Land Development Report

March 16, 2015 8:58 AM

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

Location

[Parcel ID:](#) 039C00850000
[Parcel LRSN:](#) 89047
[Address:](#) 1327 DIXIE HWY

Zoning

[Zoning:](#) C2
[Form District:](#) TRADITIONAL MARKETPLACE CORRIDOR
[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
[Floodplain Ordinance Review Zone:](#) YES
[Conveyance Zone Review 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:](#) NO
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CSO211 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 6
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

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3. PVA Data Sheet

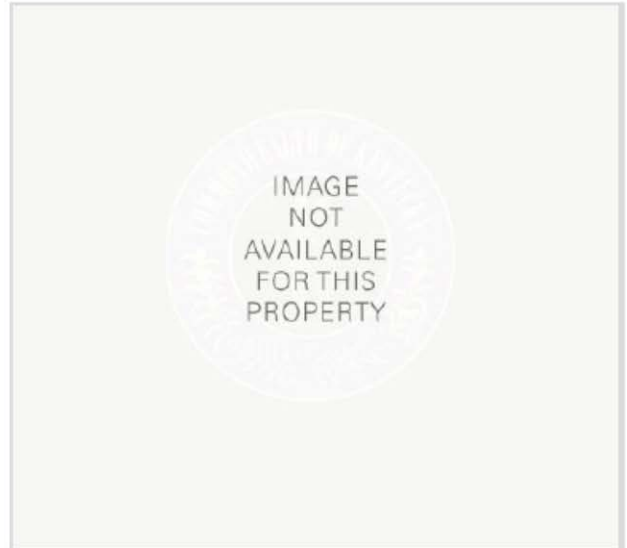
3/16/2015

Property Details | Jefferson County PVA - Part 89047

JEFFERSON COUNTY PVA

1327 DIXIE HWY

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202-2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	039C00850000
Land Value	\$5,110
Improvements Value	\$0
Assessed Value	\$5,110
Approximate Acreage	0.0894
Property Class	604 Exempt Local Gov't
Deed Book/Page	6298 0630
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
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
6298 0630	\$2,200	04/16/1993	POWELL JAMES M TRUSTEE

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: 03/11/2015.

<https://jeffersonpva.ky.gov/property-search/property-details/89047/?StrtNum=1327&Single=1>

1/2

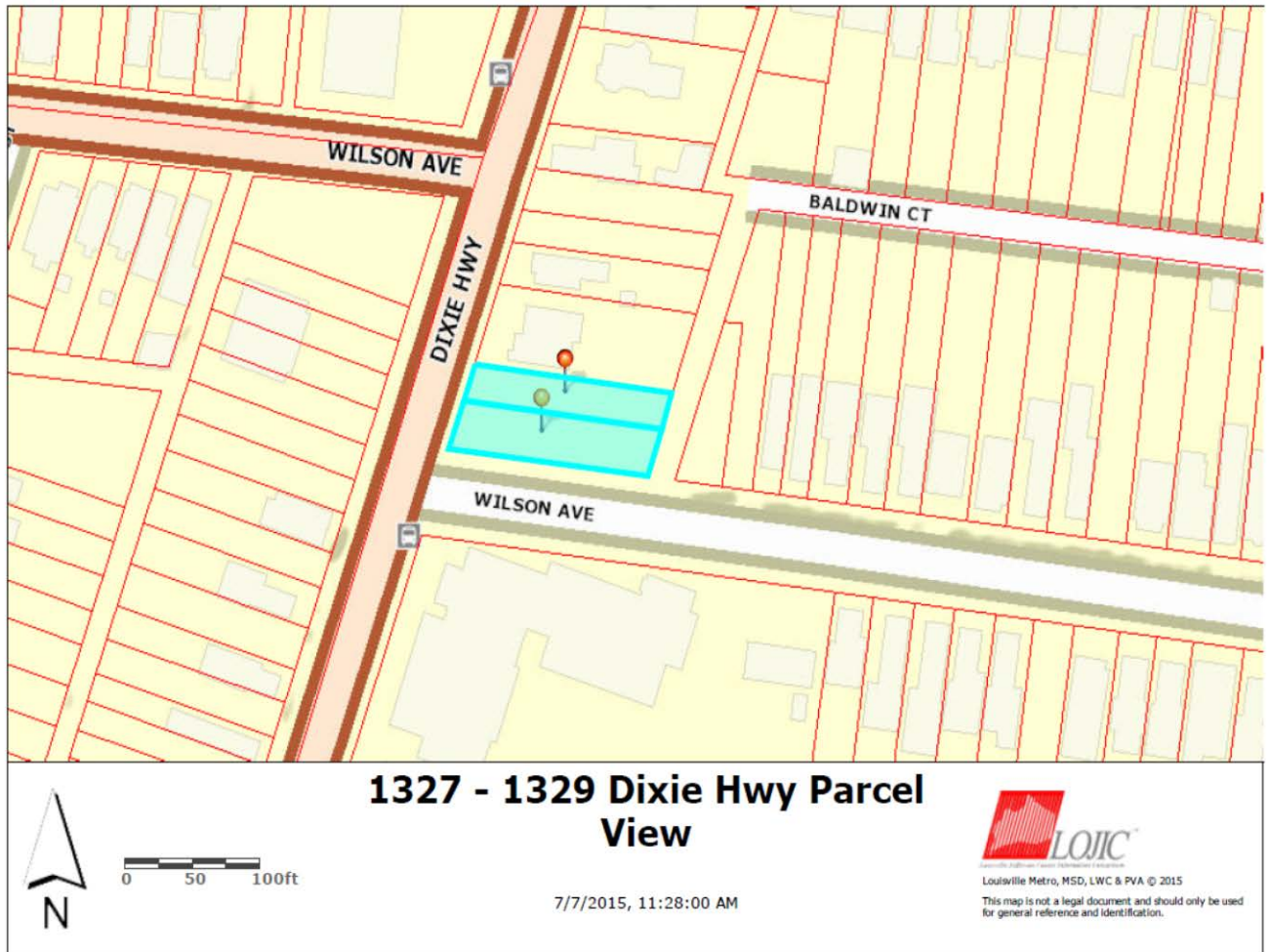
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4. Lojic Map (Parcel View)

7/7/2015

Print Layout



5. Site Photos

1327 – 1329 Dixie Hwy South East Corner

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1327-1329 South West Corner



1327-1329 Across Dixie Hwy



1327-1329 Dixie Hwy North East View



1327-1329 Street Left Toward Baldwin CT



1327-1329 Dixie Hwy Street Left Toward St. Louis Ave



6. Project & Team Description

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Project Narrative

The definition of the word "opportunity" is - *A favorable or advantageous circumstance. *A chance for progress or advancement. *A chance or prospect.

The proposal is to develop and maintain a unique outdoor Vendors Market open year round to be used by persons who live in and around the Park Hill neighborhood.

Many people in and around the area have what we positively call "a hustle". Selling items they have made themselves (crafts/clothing/food) or they have talents and services in which they can offer to others. Canaan Community Development Corporation would like to provide an outlet and an "opportunity" to give some legitimate entrepreneurship to the neighborhood "hustle". In many cases all that is needed to turn a dream into reality is the "opportunity".

CCDC has a small business workshop that will assist persons who want to use the vendors space designed. We will offer these workshops quarterly and then allow those persons/businesses that have gone through the training to set up shop for a determined amount of time at no cost to the business. If there is a business that does not want to participate in the workshops but would still like to use the Vendors Market then there will be a small usage fee charged to that business/person. Throughout the year there will be community activities held for on-site such as, holiday bazaars, food give-a-ways, clothing donation sites and many other community building events.

With our decorative, functional and urban centered vendors corner we will not only provide the physical space for those that need it, but we will also provide the business mentoring and development they will need to be successful.

Opportunity Corner will provide the Park Hill area a unique place to buy and sell the goods and services provided by their own community neighbors. Opportunity Corner will be used by churches and community groups in the area for community engagement events throughout the year. This will foster community pride and foster social and economic empowerment throughout the Park Hill community and city at large.

Purpose

CCDC aims to create an environment that will encourage community based partnerships. We are requesting a one (1) year option to purchase on 1327-1329 Dixie Hwy. Securing this option will allow us to ensure the following

- Research the current zone of C2 and its usefulness regarding our current project
- Identify community stakeholders and potential vendors
- Secure funding to ensure project success

Opportunity Corner will be a safe place for residents, it will allow for life-enriching activities to serve a community and increase CCDC's outreach capacity in an area that was once home to our organization.

7. Timeline & Budget

Project Timeline

The approximate time for the entire project to be constructed and ready to use is **4 ½ months**. This is all predicated on all conditions (weather/contractors) permitted. **** Timeline start date is based on site control date**

1 - 2 months Land Preparation

**currently there is a huge tree in the middle of the two lots boarder. This tree would need to be removed. Then Lot(s) would need to be levelled in order to construct market area.*

2 weeks Cargo Containers delivered

2 weeks Fence installed

3 weeks Design Containers (community volunteer event)

2 weeks Landscaping

Canaan Community Development Corporation has a project budget that also will include sponsorship dollars from the business community at large. There have been 5 businesses secured at \$1000 per sponsorship. Several of the services needed to develop the land will be done in kind by licensed contractors that specialize in the needed service. In total we expect this project to fall in the range of \$30,000 – \$35,000.

Budget Narrative

<u>Item/Service</u>	<u>Total</u>		
Land Prep and Design			
Tree removal	\$4,000	\$4,000	(In-kind)
Electrical	\$		
Water	\$		(In-kind)
Landscaping	\$5,000	\$5,000	(In-kind)
Fencing	\$10,000	\$10,000	(In-Kind)
Popup Containers (10)	\$1000 per unit	\$10,000	(Sponsorship)
Marketing	\$2,500	\$2,500	