

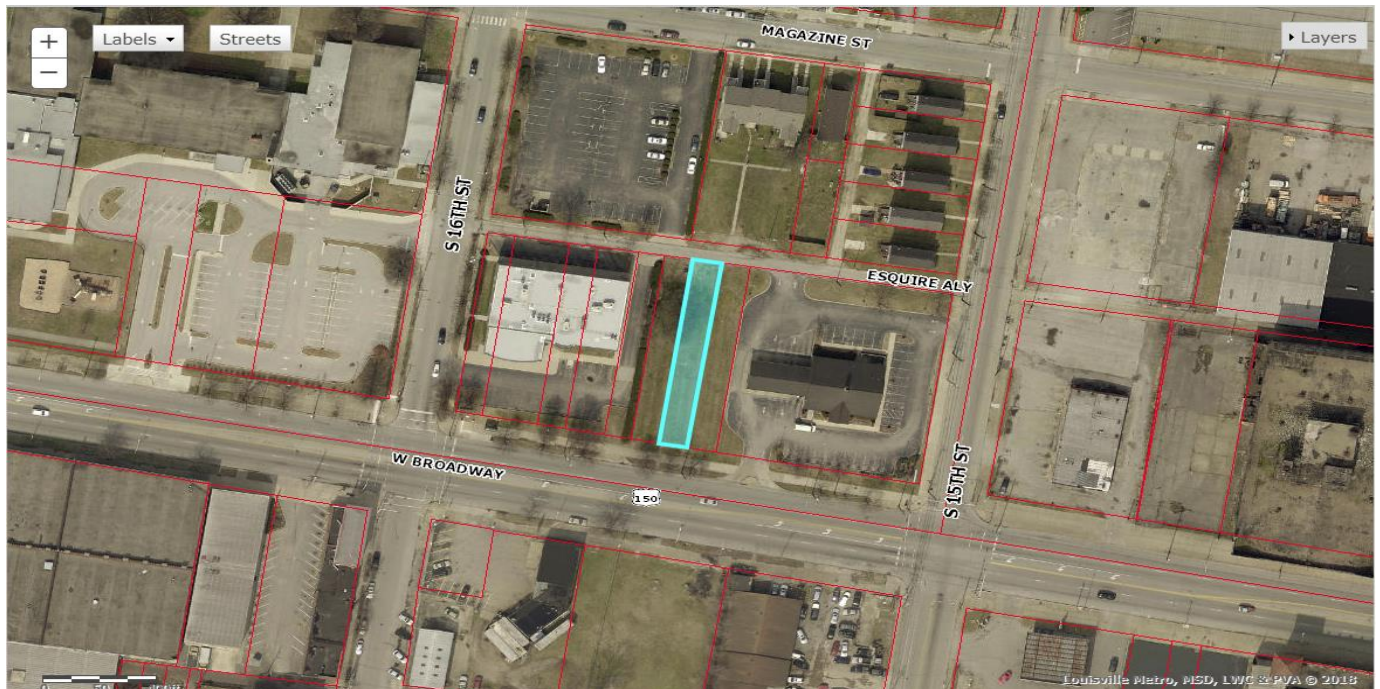
Urban Renewal Commission
Staff Report
June 11, 2018



Resolution No.:	Resolution 2, Series 2018
Request:	Public Use Sale
Project Name:	N/A
Location:	1521 West Broadway
Neighborhood:	Russell
Owner:	Urban Renewal & Community Development Agency of Louisville
Applicant:	The Louisville Urban League, Inc.
Project Area/Size:	5,127 sq. ft. (lot)
Appraised Value:	\$30,000.00
Sale Price:	\$1.00
Council District:	4 – Barbara Sexton Smith
Case Manager:	Latondra Yates, Property & Leasing Supervisor

Request

The Louisville Urban League, Inc. (“Urban League”) is requesting to purchase the unimproved lot at 1521 West Broadway for use as a waiting area adjacent to their building. Some benches and landscaping would be installed. The property was acquired by Urban Renewal in 1998 through foreclosure.



Case Summary / Background / Site Context

The Urban League currently proposes to use the lot as a waiting area with landscaping and benches, but indicated that it may also be used for future expansion of their mission. No plans have been submitted at this time, and any future development would be subject to URC approval. Because Urban League's mission and services are considered a public purpose, the recommended sale price is \$1.00.

Resolutions 5 and 7, Series 2016 granted the Urban League preferred developer status and a license agreement for construction of a mini golf-course respectively, which is no longer proposed at this time.

The lot is located on the north side of West Broadway between 15th and 16th Streets to the west and east. It's bordered by Esquire Alley to the north, commercial/industrial uses to the south, across Broadway, a bank to the east, at the corner of 15th and Broadway, and the Urban League owns the lot at 1519 West Broadway to the west. Roosevelt Perry Elementary School is located further west, across South 16th Street. The lot is zoned C-2 in the Traditional Marketplace Corridor Form District. The site falls under the Russell Urban Renewal Plan, which allows uses permitted in the C-2 zone, including commercial and residential, on the site.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale for \$1.00 as the Urban League is considered a public purpose, with the following conditions:

1. Future development is subject to review and approval by the Urban Renewal Commission.
2. The Applicant shall obtain any necessary permits required by Louisville Metro.
3. The Applicant agrees to return the property if the above conditions are not met.

The Applicant agrees to the above terms and conditions by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

1. PVA Data Sheet
2. Land Development Report
3. Site Photos

Notification

The Applicant was notified of the meeting and their requested attendance by phone and email on June 4, 2018.

1. PVA Data Sheet

6/7/2018

Property Details | Jefferson County PVA - Part 61557

JEFFERSON COUNTY PVA

1521 W BROADWAY

Mailing Address	745 W MAIN ST STE 300, LOUISVILLE, KY 40202-2675
Owner	URBAN RENEWAL & COMMUNITY DEVELOPMEN
Parcel ID	013F00520000
Land Value	\$23,000
Improvements Value	\$0
Assessed Value	\$23,000
Approximate Acreage	0.1177
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	6999 0584
District Number	100023
Old District	03
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 

IMAGE
NOT
AVAILABLE
FOR THIS
PROPERTY

Sales History

Deed Book/Page	Price	Date	Previous Owner
6999 0584	\$20,000	01/22/1998	BETHLEHEM APOSTOLIC CHURCH INC
6656 0041	\$23,000	10/20/1995	GILBERT ROBERT O
6135 0691	\$9,500	01/07/1992	GENTRY DENA & HUNTER WILLIAM

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: 06/06/2018.

2. Land Development Report



Land Development Report

June 6, 2018 7:51 PM

About LDC

Location

Parcel ID: 013F00520000
Parcel LRSN: 61557
Address: 1521 W BROADWAY

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: YES
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: 21111C0041E

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 \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. Site Photos

A. *Subject site, lots adjacent to Urban League*



B. *Subject site, adjacent property (bank) to the east*

