

**Landbank Authority**  
**Staff Report**  
February 15, 2017



<b>Resolution No.:</b>	Resolution 1, Series 2017
<b>Request:</b>	Single Family Purchase
<b>Project Name:</b>	N/A
<b>Location:</b>	<b>3301 Greenwood Avenue</b>
<b>Neighborhood:</b>	Parkland
<b>Applicant:</b>	Howard Patrick Sr.
<b>Project Area/Size:</b>	769 sf. (structure)
<b>PVA Value:</b>	\$26,550
<b>Sale Price:</b>	\$3,100
<b>Council District:</b>	1-Jessica Green
<b>Case Manager:</b>	Joshua Watkins, Real Estate Coordinator

**Request**

Howard Patrick Sr. is requesting to purchase the property at 3301 Greenwood Ave to renovate and sell to a qualified homebuyer. The buyer submitted a proposal through the January 2017 RFP process. The property was acquired through donation from ROLS Properties LLC at no cost to Metro, and has been in the sales inventory for five (5) months.



**Case Summary / Background / Site Context**

This 2 bedroom, 1 bath home, built in 1922, will be renovated and sold to a qualified, low income homebuyer. Total rehab construction costs are estimated at \$14,450. Buyer has provided proof of funds for the purchase and renovation. Mr. Patrick plans to have the renovation completed within five (5) months of acquisition. Staff completed site inspections and found the applicant’s current properties in good order with no open maintenance cases, fines, or past due taxes.

The property is located on Greenwood Avenue west of 32nd Street and east of Louis Coleman Jr. Drive. The property is surrounded by residential housing, mostly single-family and is zoned R5 in the Traditional Neighborhood Form District with no additional requirements for the buyer’s intended use.

**Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Howard Patrick Sr. for \$3,100 in accordance with the current pricing policy. The following conditions are also recommended:

- 1. The applicant will complete the renovation within twelve (12) months of acquiring the property, and will obtain all necessary permits required by Metro.
- 2. The applicant agrees to return the subject property back to the Land Bank Authority should the renovation not be completed.

*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. Budget
- 7. Proof of Funds

**Notification**

The applicant was notified by email on January 27, 2017 and their presence at the February 15, 2017 meeting was requested. The Landbank Authority was notified by e-mail on February 6, 2017.

### 3. Land Development Report



## Land Development Report

January 30, 2017 9:25 AM

[About LDC](#)

#### Location

**Parcel ID:** 045C00110000  
**Parcel LRSN:** 71257  
**Address:** 3301 GREENWOOD AVE

#### 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:** 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:** CSO211 - Project(s) Value between \$.04 - \$1.5

#### Services

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

### 3. PVA Information

#### JEFFERSON COUNTY PVA

#### 3301 GREENWOOD AVE

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

**Owner** LOUISVILLE & JEFFERSON  
COUNTY LANDBA

**Parcel ID** 045C00110000

**Land Value** \$2,500

**Improvements Value** \$24,050

**Assessed Value** \$26,550

**Approximate Acreage** 0.1157

**Property Class** 620 Exempt Metro  
Government

**Deed Book/Page** 10693 0740

**District Number** 100023

**Old District** 06


**Fire District** City of Louisville

**School District** Jefferson County

**Neighborhood** 105108 / GRAND CENTRAL

**Satellite City** Urban Service District

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

**County Clerk** [Delinquent Taxes](#) 



#### Details & Photos



Single family



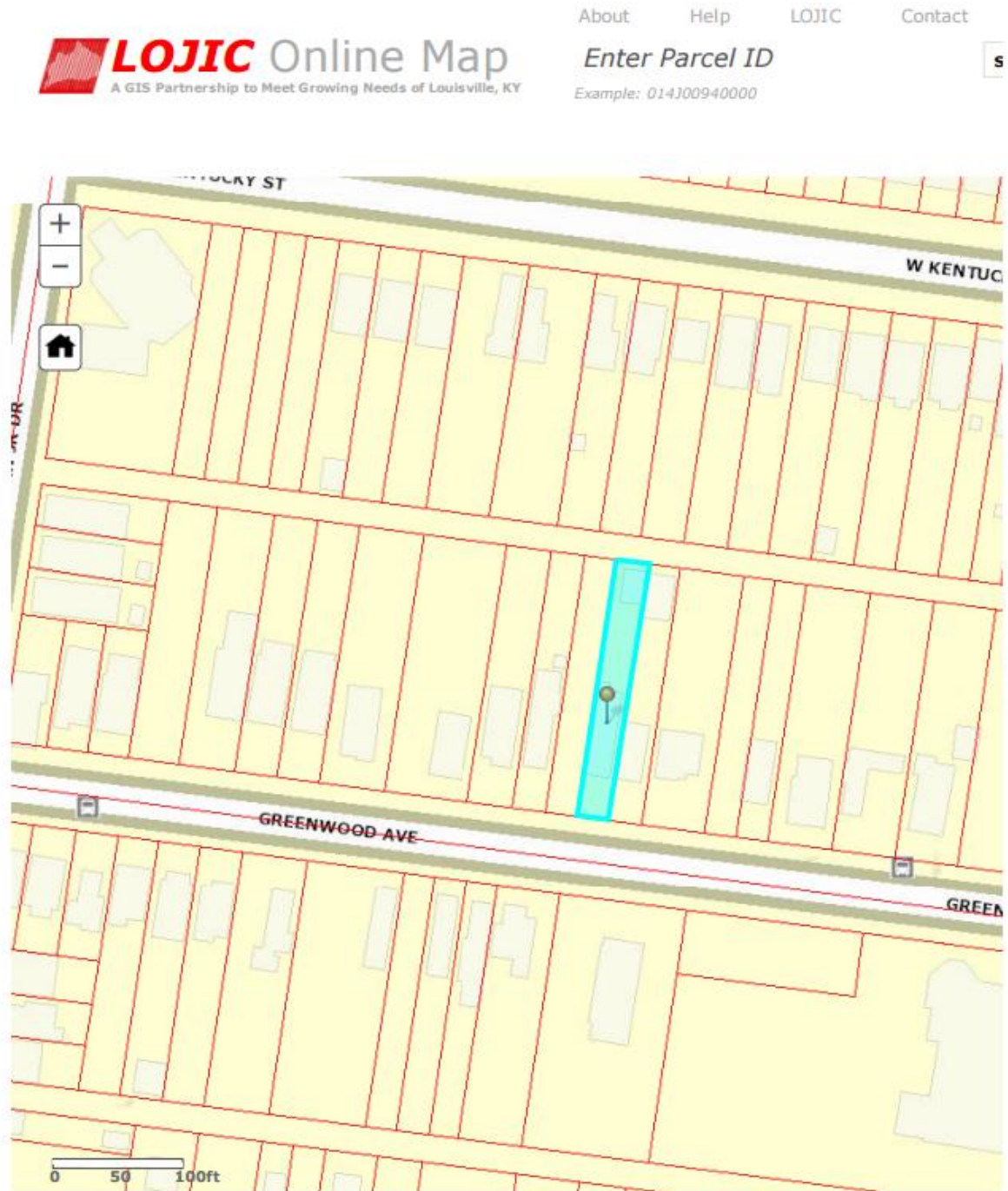
#### Property Details

<b>Use Description</b>	Single family
<b>Year Built</b>	1922
<b>Basement Area</b>	385 sq. ft.
<b>Basement Finished?</b>	No
<b>Construction Frame</b>	Wood frame no sheath
<b>Stories</b>	1.00
<b>Above Grade Sq Ft.</b>	769 sq. ft.

#### Photos



4. LOJIC Map



5. Site Photos

*Front view-3301 Greenwood Avenue*



*Rear view – 3301 Greenwood Avenue*





*Interior Entrance*



*Interior Room*



*Interior Bathroom*



*Interior Bathroom*





*Interior Room*



*Kitchen*



*Kitchen Appliances*






6. Project Budget



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**VACANT &  
 PUBLIC PROPERTY  
 ADMINISTRATION**  
A Division of Devolving Louisville

Property Inspection Summary Address: 3301 Greenwood Ave			
Date: 10/3/2016	Total Rooms: 4	Total BR: 2	Total BA: 1
Exterior: Wood	Total Sq. Footage: 769	Year Built: 1922	
Observed deficiencies were noted on the following items. Further evaluation is recommended.			
Item/Description	Repair/Replace	Comments:	
Electrical: 400	Repair	needs updating	
Plumbing: 300	Repair	needs new fixtures	
HVAC: 250	Repair	needs cleaned and checked	
Kitchen: 3000	Repair	needs remodel	
Interior Walls/Ceilings: 250	Repair	places need fixed & repaired	
Bathroom: 1750	Replace	total remodel	
Flooring: 2000	Replace	needs new	
Interior Paint/Finishes: 1500	Replace	needs new paint & trim throughout	
Windows: 2000	Repair/Replace	needs all replaced	
Trees/Landscaping: 75	Repair	trees need <del>out</del> back	
Guttering: 1500	Repair	needs all new	
Siding/Brick: 2000	Repair	needs new Siding	
Building Inspector Repair Estimate: \$12,600			
<b>Additional Comments:</b>			
14,450		S.S. Home Improvements 502-758-7483	

*Disclaimer: This document is intended for use by Louisville Metro only. The accuracy of information listed on this form is not guaranteed and should be verified by the prospective buyer.*