

RESOLUTION NO. 4, SERIES 2018

A RESOLUTION AMENDING RESOLUTION 3, SERIES 2015, AS AMENDED BY RESOLUTION 8, SERIES 2015 AND RESOLUTION 1, SERIES 2016 APPROVING A REVISION TO A PREVIOUSLY-APPROVED HOUSING DESIGN WITHIN THE CEDAR STREET DEVELOPMENT

WHEREAS, the Urban Renewal and Community Development Agency of Louisville (“Agency”) has sold to Community Ventures Corporation (“CVC”) certain real property identified on Exhibit A attached hereto, for the purpose of constructing single-family detached homes thereon as provided in the Russell Neighborhood Urban Renewal Plan and selling the homes to market-rate homebuyers who agree to make the homes their principal residence for at least one (1) year; and

WHEREAS, the Agency approved a housing design submitted by CVC at its August 9, 2016 meeting, pursuant to Resolution 8, Series, 2016; and

WHEREAS, CVC has presented to the Agency for its approval a modification of housing design plans which are set forth in Exhibits B and C attached hereto and made a part hereof; and

WHEREAS, the housing design changes set forth on Exhibits B and C have been found to be in conformity with the Russell Neighborhood Design Guidelines as determined by Develop Louisville staff which is set forth in Exhibit D attached hereto;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE,

SECTION 1. That the Agency finds that the housing design plans set forth in Exhibits B and C are in conformity with the Russell Neighborhood Design Guidelines.

SECTION 2. That the Agency hereby approves the housing design plans set forth in Exhibits B and C attached hereto and made a part hereof.

SECTION 3. Any material changes related to the exterior elements of the housing designs and the orientation of the housing units on each respective building site shall be subject to review and approval of the Agency. Material exterior changes shall include, but not be limited to exterior form, scale, materials, finishes, trimmings, ornamentations, and expansion or reduction of the unit footprint or square footage.

SECTION 4. This Resolution shall become effective upon its passage.

APPROVED BY: _____ **DATE APPROVED:** _____
James Robert Frazier
Chairman, Urban Renewal and Community
Development Agency of Louisville

APPROVED AS TO FORM:
MICHAEL J. O'CONNELL
JEFFERSON COUNTY ATTORNEY

Edward S. Carle
Assistant County Attorney
Counsel for Urban Renewal and Community
Development Agency of Louisville
531 Court Place, Suite 900
Louisville, KY 40202
(502) 574- 3349

EXHIBIT A

(Homes have been built on the properties highlighted.)

Property Address	Parcel ID	Assessed Value	Acres	Design Used
1. 315 S. 20 th Street	002F00310000	\$760	0.0321	
2. 2014 Cedar Street	002K01320000	\$640	0.0351	
3. 2012 Cedar Street	002K01330000	\$3,000	0.0318	
4. 2010 Cedar Street	002K01340000	\$900	0.0496	
5. 440 S. 18th Street	002L01820000	\$5,000	0.0618	
6. 438 S. 18th Street	002L01830000	\$2,640	0.0743	
7. 1917 Cedar Street	002M00200000	\$9,760	0.0918	
8. 1919 Cedar Street	002M00210000	\$9,760	0.0918	
9. 1921 Cedar Street	002M00220000	\$9,760	0.0918	CVC French Design
10. 1923 Cedar Street	002M00230000	\$9,760	0.0918	
11. 1925 Cedar Street	002M00240000	\$9,760	0.1148	
12. 1927 Cedar Street	002M00250000	\$9,760	0.1377	
13. 403 S. 20th Street	002M00260000	\$9,760	0.1025	
14. 401 S. 20th Street	002M00270000	\$9,760	0.1028	CVC French Design
15. 437 S. 20th Street	002M00330000	\$9,760	0.1056	
16. 433 S. 20th Street	002M00340000	\$9,760	0.1056	
17. 431 S. 20th Street	002M00350000	\$9,760	0.131	
18. 1926 Cedar Street	002M00360000	\$9,760	0.1975	
19. 1922 Cedar Street	002M00370000	\$9,760	0.147	
20. 1920 Cedar Street	002M00380000	\$9,760	0.1056	
21. 1918 Cedar Street	002M00390000	\$9,760	0.1056	CVC Smith Design
22. 1916 Cedar Street	002M00400000	\$9,760	0.1056	
23. 1900 Cedar Street	002M00480000	\$9,760	0.1496	CVC Pugh Design
24. 431 S. 19th Street	002M00490000	\$9,760	0.0959	
25. 429 S. 19th Street	002M00500000	\$9,760	0.1202	
26. 1828 Cedar Street	002M00510000	\$9,760	0.1538	
27. 1826 Cedar Street	002M00520000	\$9,760	0.1407	
		\$217,900.00	2.77	

EXHIBIT B

Proposed French Plan Design Alteration



EXHIBIT C

Community Ventures dba Russell Development Company
Cedar Street Development - House Designs as of January 2017

Approved Designs



Smith Plan

"House No. 1" - Three Bedroom, Two & One-Half Bath, Two-Story, In Brick - 1,500 Square Feet

II.B



II.S



Three Bedroom, Two Bath, One Story, In Brick (IIb) or Hardy Board Siding (IIb) - 1,310 Square Feet

Pugh Plan

I.B



I.S



Three Bedroom, Two Bath, One Story, In Brick (Ib) or Hardy Board Siding (Is) - 1,013 Square Feet

French Plan

EXHIBIT D



**OFFICE OF ADVANCED PLANNING
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY**

**GREG FISCHER
MAYOR**

**GRETCHEN MILLIKEN
DIRECTOR**

June 21, 2018

Bob Frazier, Chairman
Urban Renewal and Community Development Agency of Louisville
c/o Office of Vacant and Public Property Administration
Louisville, Kentucky 40202

RE: Community Ventures Corporation
Design Alteration Request – French Plan

CVC proposes a reduced front porch size to accommodate buyers who, due to limited income, cannot afford the full size porch. A combination of the smaller porch, as well as more modest interior items, (such as countertops and flooring) is expected to reduce the construction cost as much as \$5,000-\$7,000. This will lead to lower sales price for the buyer.

- The French Plan is a 1013 square foot house with a small gabled front porch
- Building materials include fiber cement siding and brick
- All homes will be sold at appraised values

CVC will strive to market, build, and sell the standard version of the French Plan; however, this lower cost version will be made available only when it is necessary to make the deal work. All changes and financing shall be submitted and reviewed by Louisville Metro prior to executing the final sales agreement.

I certify the proposed change to the French Plan is consistent with the existing Russell Neighborhood Guidelines.

Respectfully,

Gretchen Milliken, AIA

LOUISVILLE FORWARD
www.louisvilleky.gov

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