Vacant & Public Property Administration Staff Report

November 9, 2015



LBA Resolution:	No. 24, Series 2015		
Request:	Side Yard Resolution		
Project Name:	Russell Side Yard Program		
Location:	2514 Green Aly		
Neighborhood:	Russell		
Applicant:	Vacant & Public Property Administration		
Project Area/Size:	2500 sq ft.		
PVA Value:	\$470.00		
Sale Price:	1.00		
Council District:	5 – Cheri Hamilton		
Case Manager:	Joshua Watkins, Real Estate Coordinator		

Request

The Vacant & Public Property Administration seeks a resolution approving the sale of the property located at 2514 Green Aly, as a side yard. The subject lot is 2500 (Green Aly) sq. ft. located in the Russell neighborhood. The Land Bank Authority acquired these lots through Commissioner Sale 95 and has been in the sales inventory for 20 years.



Meeting Date: November 9, 2015 Property Addresses: 610 S 31st Street, 2731 Congress Street, 2514 Green Aly Page 1 of 8 L:\VPPA\DISPOSITION\LANDBANK\2015\Russell Side Yard Properties Resolution

Case Summary / Background / Site Context

The Russell Side Yard Program is a continuation of the Vacant & Public Property Administration's Rsquared Initiative. The program aims to transfer non-buildable lots to the adjoining property owners who are in good standing with Louisville Metro Government. Visual inspections confirmed that each of the subject properties would be suitable for a side yard conveyance and due diligence found the respective adjoining owners in good standing. The chart below provides information on the site selected, zoning, square footage, PVA total value, and the price in accordance with our interim pricing policy.

Count	Address	Owner	Zoning	Square_Feet	PVA Total Value	Side Yard Price
1	2514 GREEN ALY,				\$470.00	1.00
	40212	Landbank Authority	R6	2500		
			Totals	2500 sq ft	\$470.00	\$1.00

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

The subject property is located within the Russell neighborhood and there are no other requirements or relevant ordinances that prohibit the use as a side yard.

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board approves the subject property for side yard conveyance. The approval is also based on the following conditions:

1. The purchaser agrees to use the property as a side yard and consolidate the Landbank property with their current property.

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. Land Development Report
- 2. PVA Data Sheet
- 3. Lojic Map (Parcel View)
- 4. Site photos

Notification

The Landbank Authority was notified by e-mail on November 02, 2015.

1. Land Development Report

Пож	~- :

Location

Land Development Report October 30, 2015 3:22 PM

About LDC

Location	
Parcel ID:	002B00260000
Parcel LRSN:	43292
Address:	2614 GREEN ALY
Zoning	
Zoning:	R6
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
	NONE
Proposed Subdivision Docket #:	
Current Subdivision Name:	NONE
Plat Book - Page:	NONE
Related Cases:	NONE
Special Review Districts	20
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:	21111C0024E
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:	CSO189 - Project(s) Value between \$.04 - \$1.5
Services	
Municipality:	LOUISVILLE
Council District:	5
Fire Protection District:	5 LOUISVILLE #1
Urban Service District:	YES
Urban Service District:	TEO

2. PVA Data Sheet

JEFFERSON COUNTY PVA

2514 GREEN ALY

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202- 2343	
Owner	LANDBANK AUTHORITY	AND
	INC LOUISVILLE AN	IMAGE
Parcel ID	002C00110000	NOT AVAILABLE
Land Value	\$470	FOR THIS
Improvements Value	\$0	PROPERTY
Assessed Value	\$470	Contended and
Approximate Acreage	0.0583	
Property Class	620 Exempt Metro	
	Government	
Deed Book/Page	6556 0763	
District Number	100023	
Old District	02	
Fire District	City of Louisville	
School District	Jefferson County	
Neighborhood	12 / COM WESTEND	
	22ND ST TO RIVER	
Satellite City	Urban Service District	
Sheriff's Tax Info	View Tax Information	
County Clerk	Delinquent Taxes 🗹	

Details & Photos

Property Details

Sales History

Deed Book/Page 6556 0763 Price Date \$500 02/06/1995 Previous Owner WILLIAMS ALBERT & LOUISE Š



About Help LOJIC Cont

2514

Example: 700 W Liberty St



4. Site Photos

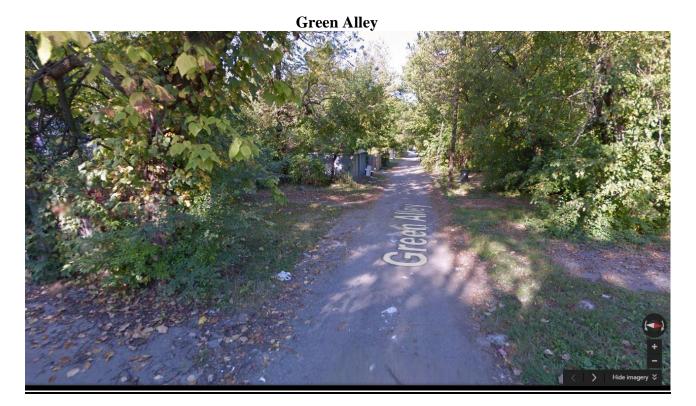
2514 Green Alley



Green Alley Toward 26th Street



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Front View of 2503 Cedar Street (Adjoining property at front)



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