

## Vacant & Public Property Administration

### Staff Report

November 9, 2015



<b>LBA Resolution:</b>	No. 24, Series 2015
<b>Request:</b>	Side Yard Resolution
<b>Project Name:</b>	Russell Side Yard Program
<b>Location:</b>	2514 Green Aly
<b>Neighborhood:</b>	Russell
<b>Applicant:</b>	Vacant & Public Property Administration
<b>Project Area/Size:</b>	2500 sq ft.
<b>PVA Value:</b>	\$470.00
<b>Sale Price:</b>	1.00
<b>Council District:</b>	5 – Cheri Hamilton
<b>Case Manager:</b>	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 31<sup>st</sup> Street, 2731 Congress Street, 2514 Green Aly

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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, 40212	Landbank Authority	R6	2500	\$470.00	1.00
			<b>Totals</b>	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:*

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Applicant Name(s) (written or typed)

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Applicant Signature(s)

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Date

**Attached Documents / Information**

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

**Notification**

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

## 1. Land Development Report



### Land Development Report

October 30, 2015 3:22 PM

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

#### Location

[Parcel ID:](#) 002B00260000  
[Parcel LRSN:](#) 43292  
[Address:](#) 2614 GREEN ALY

#### Zoning

[Zoning:](#) R8  
[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  
[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:](#) LOUISVILLE #1  
[Urban Service District:](#) YES

## 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  
INC LOUISVILLE AN

Parcel ID 002C00110000

Land Value \$470

Improvements Value \$0

Assessed Value \$470

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

### 3. Lojic Map (Parcel View)



#### **4. Site Photos**

**2514 Green Alley**



**Green Alley Toward 26<sup>th</sup> Street**



**Green Alley**



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

