

## Vacant & Public Property Administration

### Staff Report

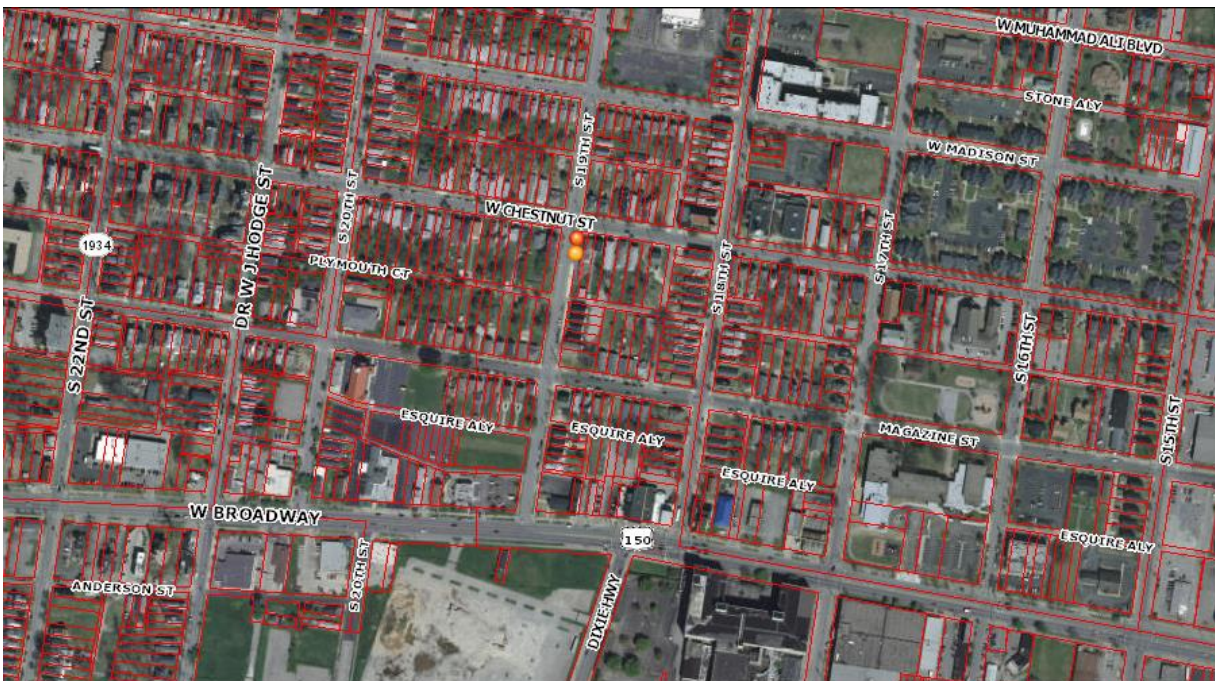
November 9, 2015



**Urban Renewal Res:** No. 5, Series 2015  
**Request:** Side Yard Resolution  
**Project Name:** Russell Side Yard Program  
**Location:** 609 S 19<sup>th</sup> Street, 613 S 19<sup>th</sup> Street  
**Neighborhood:** Russell  
**Applicant:** Vacant & Public Property Administration  
**Project Area/Size:** see table below  
**PVA Value:** see table below  
**Sale Price:** 1.00 (per property)  
**Council District:** 4 – David Tandy  
**Case Manager:** Joshua Watkins, Real Estate Coordinator

### Request

The Vacant & Public Property Administration seeks a resolution approving the sale of the following properties: 609 and 613 S 19<sup>th</sup> Street as side yards. The subject lots are 730 (609 S 19<sup>th</sup> St), 1530 (613 S 19<sup>th</sup> St) sq. ft. located in the Russell neighborhood. The Urban Renewal Commission acquired these lots through private acquisition in 95' (609 S 19<sup>th</sup> Street) and 93' (613 S 19<sup>th</sup> Street) for a total of 20 and 22 years respectively.



**609 & 613 S 19th Street**



0 200 400ft

10/30/2015, 4:54:41 PM



Louisville Metro, MSD, LWC & PVA © 2015  
This map is not a legal document and should only be used for general reference and identification.

## 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 sites 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	609 S 19 <sup>th</sup> Street	Urban Renewal	R6	730	\$100.00	1.00
2	613 S 19 <sup>th</sup> Street	Urban Renewal	R6	1530	\$1300.00	1.00
			<b>Totals</b>	2260 sq ft	\$1400.00	\$2.00

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

The subject properties are 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 properties for side yard conveyance. The approval is also based on the following conditions:

1. The purchasers agree to use the property as a side yard and consolidate the Urban Renewal 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 Urban Renewal Commission was notified by e-mail on November 02, 2015.

# 1. Land Development Report



## Land Development Report

October 30, 2015 4:47 PM

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

### Location

[Parcel ID:](#) 001E00750000  
[Parcel LRSN:](#) 56810  
[Address:](#) 609 S 19TH ST

### Zoning

[Zoning:](#) R8  
[Form District:](#) TRADITIONAL NEIGHBORHOOD  
[Plan Certain #:](#) NONE  
[Proposed Subdivision Name:](#) RUSSELL SUBDIVISION  
[Proposed Subdivision Docket #:](#) 10-004-04  
[Current Subdivision Name:](#) NONE  
[Plat Book - Page:](#) NONE  
[Related Cases:](#) NONE

### Special Review Districts

[Overlay District:](#) NO  
[Historic Preservation District:](#) NONE  
[National Register District:](#) RUSSELL  
[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  
[Floodplain Ordinance Review Zone:](#) NO  
[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:](#) NO  
[Sewer Recapture Fee Area:](#) NO  
[Drainage Credit Program:](#) CSO189 - Project(s) Value between \$.04 - \$1.5

### Services

[Municipality:](#) LOUISVILLE  
[Council District:](#) 4  
[Fire Protection District:](#) LOUISVILLE #1  
[Urban Service District:](#) YES



## Land Development Report

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

### Location

[Parcel ID:](#) 001E01690000  
[Parcel LRSN:](#) 58984  
[Address:](#) MULTIPLE ADDRESSES

### Zoning

[Zoning:](#) R8  
[Form District:](#) TRADITIONAL NEIGHBORHOOD  
[Plan Certain #:](#) NONE  
[Proposed Subdivision Name:](#) RUSSELL SUBDIVISION  
[Proposed Subdivision Docket #:](#) 10-004-94  
[Current Subdivision Name:](#) NONE  
[Plat Book - Page:](#) NONE  
[Related Cases:](#) NONE

### Special Review Districts

[Overlay District:](#) NO  
[Historic Preservation District:](#) NONE  
[National Register District:](#) RUSSELL  
[Urban Renewal:](#) YES  
[Enterprise Zone:](#) YES  
[System Development District:](#) NO  
[Historic Site:](#) YES - MULTIPLE

### Environmental Constraints

[Flood Prone Area](#)  
[FEMA Floodplain Review Zone:](#) NO  
[FEMA Floodway Review Zone:](#) NO  
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[Unstable Soil:](#) NO  
[Geology](#)  
[Karst Terrain:](#) NO

### Sewer & Drainage

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### Services

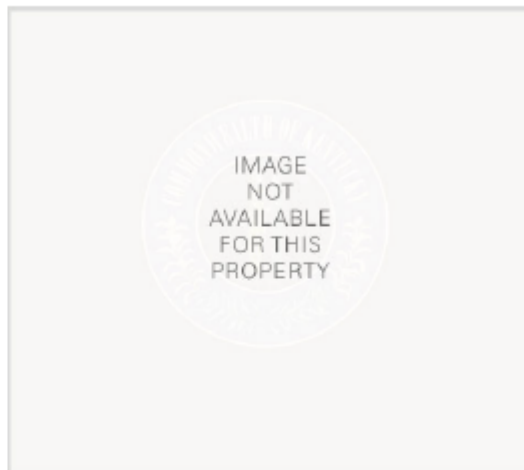
[Municipality:](#) LOUISVILLE  
[Council District:](#) 4  
[Fire Protection District:](#) LOUISVILLE #1  
[Urban Service District:](#) YES

## 2. PVA Data Sheet

### JEFFERSON COUNTY PVA

#### 609 S 19TH ST

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202- 2343
Owner	URBAN RENEWAL AND COMMUNITY DEVELOPM
Parcel ID	001E00750000
Land Value	\$100
Improvements Value	\$0
Assessed Value	\$100
Approximate Acreage	0.0153
Property Class	620 Exempt Metro Government
Deed Book/Page	6581 0005
District Number	100023
Old District	02
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	<a href="#">View Tax Information</a>
County Clerk	<a href="#">Delinquent Taxes</a>



#### Details & Photos



#### Property Details

#### Sales History

Deed Book/Page	Price	Date	Previous Owner
6581 0005	\$1,000	04/20/1995	GOATLEY LORENZO R

## JEFFERSON COUNTY PVA

### 613 S 19TH ST

Mailing Address 444 S 5TH ST FL 5,  
LOUISVILLE, KY 40202-  
2343

Owner URBAN RENEWAL AND  
COMMUNITY DEVELOPM

Parcel ID 001E01690000

Land Value \$1,300

Improvements Value \$0

Assessed Value \$1,300

Approximate Acreage 0.0367

Property Class 620 Exempt Metro  
Government

Deed Book/Page 6351 0420

District Number 100023

Old District 02


Fire District City of Louisville

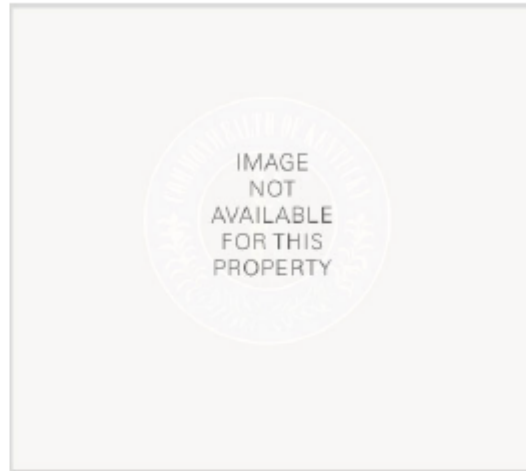
School District Jefferson County

Neighborhood 10 / COM WESTEND TO  
22ND ST

Satellite City Urban Service District

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

County Clerk [Delinquent Taxes](#) 



#### Details & Photos



#### Property Details

#### Sales History

Deed Book/Page	Price	Date	Previous Owner
6351 0420	\$1,300	08/31/1993	SHANNON LAURA



### 3. Lojic Map (Parcel View)





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

**Facing W Chestnut Street**



**Facing S 19<sup>th</sup> Street & Plymouth CT**

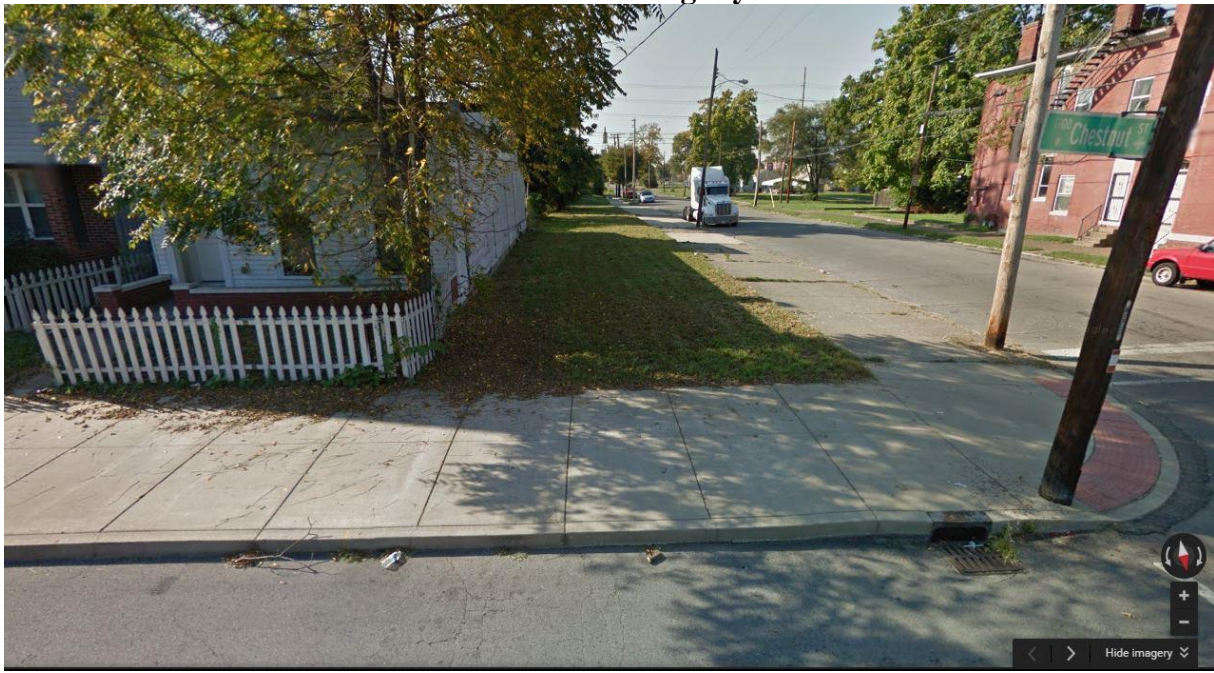




**East of 19<sup>th</sup> Street**



**Chestnut Facing Plymouth Ct**





### Intersection of Chestnut & 19<sup>th</sup>



### View From Chestnut & 19<sup>th</sup> Street Intersection

