

Vacant & Public Property Administration

Staff Report

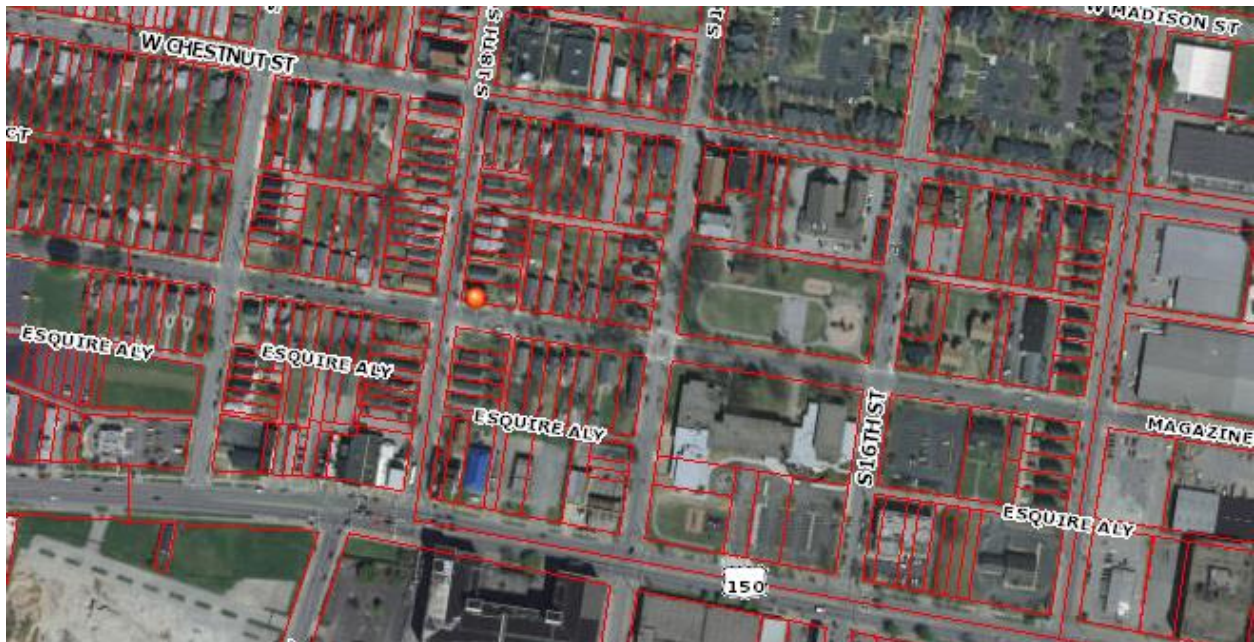
February 8, 2016



Urban Renewal Res:	No.3, Series 2016
Request:	Side Yard Resolution
Project Name:	Russell Side Yard Program
Location:	637 S 18 th Street
Neighborhood:	Russell
Applicant:	Cynthia Newton
Project Area/Size:	see table below
PVA Value:	see table below
Sale Price:	\$1.00
Council District:	4 – David Tandy
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The Vacant & Public Property Administration seeks a resolution approving the sale 637 S 18th Street as a side yards. The subject lot is 5,220 sq. ft. located in the Russell neighborhood. The Urban Renewal Commission acquired this lot through private acquisition in 2002 and it has been in the possession of the commission for 14 years.



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. The Vacant & Public Property Administration received an

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Property Addresses: 637 S 18th Street
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application to purchase 637 S 18th Street from Cynthia Newton who is the adjoining property owner of 639 S 18th Street. The applicant is in good standing with Metro with no open maintenance cases or delinquent taxes.

Count	Address	Owner	Zoning	Square_Feet	PVA Total Value	Side Yard Price
1	637 S. 18th Street	Urban Renewal	R6	5220	\$0.00	\$1.00

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

The subject property is located within the Russell neighborhood on the corner of 18th and Magazine Streets 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 acknowledges acceptance of the Urban Renewal property "As Is."
2. The purchaser agrees 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:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

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

Notification

The Urban Renewal Commission was notified by e-mail on February 1, 2016.

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1. Application

Watkins, Joshua

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, December 16, 2015 4:56 PM
To: VAPStat
Subject: Application To Purchase Property [#26]

I am filling out this application as a(n): * Individual

Name of applicant * Cynthia Newton

Address * 
639 S 18th Street
Louisville, KY 40203
United States

Email crnewton21@yahoo.com

Phone Number * (502) 356-6848

Address 
637 S 18th Street
Louisville, KY 40203
United States

Offer Price * 300

Has applicant previously had ownership
interest in the requested property? * No

Has applicant previously purchased property
from the Metro property sales inventory? * No

Intended Use of Property: * Other

Brief statement of plans for the property: * This space is next door to my current resident. I would like to use it as a
side yard. It's only cut a maximum of twice a year. It would be easier to
maintain with my current property when my lawn is being serviced.

To the best of my knowledge, the information
provided in this application is true. I do not
own other property that has delinquent taxes, I agree with above statement.

2. Land Development Report



Land Development Report

February 3, 2016 10:36 AM

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

Location

[Parcel ID:](#) 013F02230000
[Parcel LRSN:](#) 59375
[Address:](#) 637 S 18TH ST

Zoning

[Zoning:](#) R6
[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:](#) 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:](#) 21111C0041E, 21111C0025E
[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:](#) Maple Street - Project(s) Value between \$.04 - \$1.5

Services

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

3. PVA Data Sheet

JEFFERSON COUNTY PVA

637 S 18TH ST

Mailing Address	745 W MAIN ST STE 300, LOUISVILLE, KY 40202- 2675
Owner	URBAN RENEWAL AND COMMUNITY DEVELOPM
Parcel ID	013F02230000
Land Value	\$
Improvements Value	\$
Assessed Value	\$
Approximate Acreage	0.1192
Property Class	620 Exempt Metro Government
Deed Book/Page	7891 0629
District Number	100023
Old District	03
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



Single family

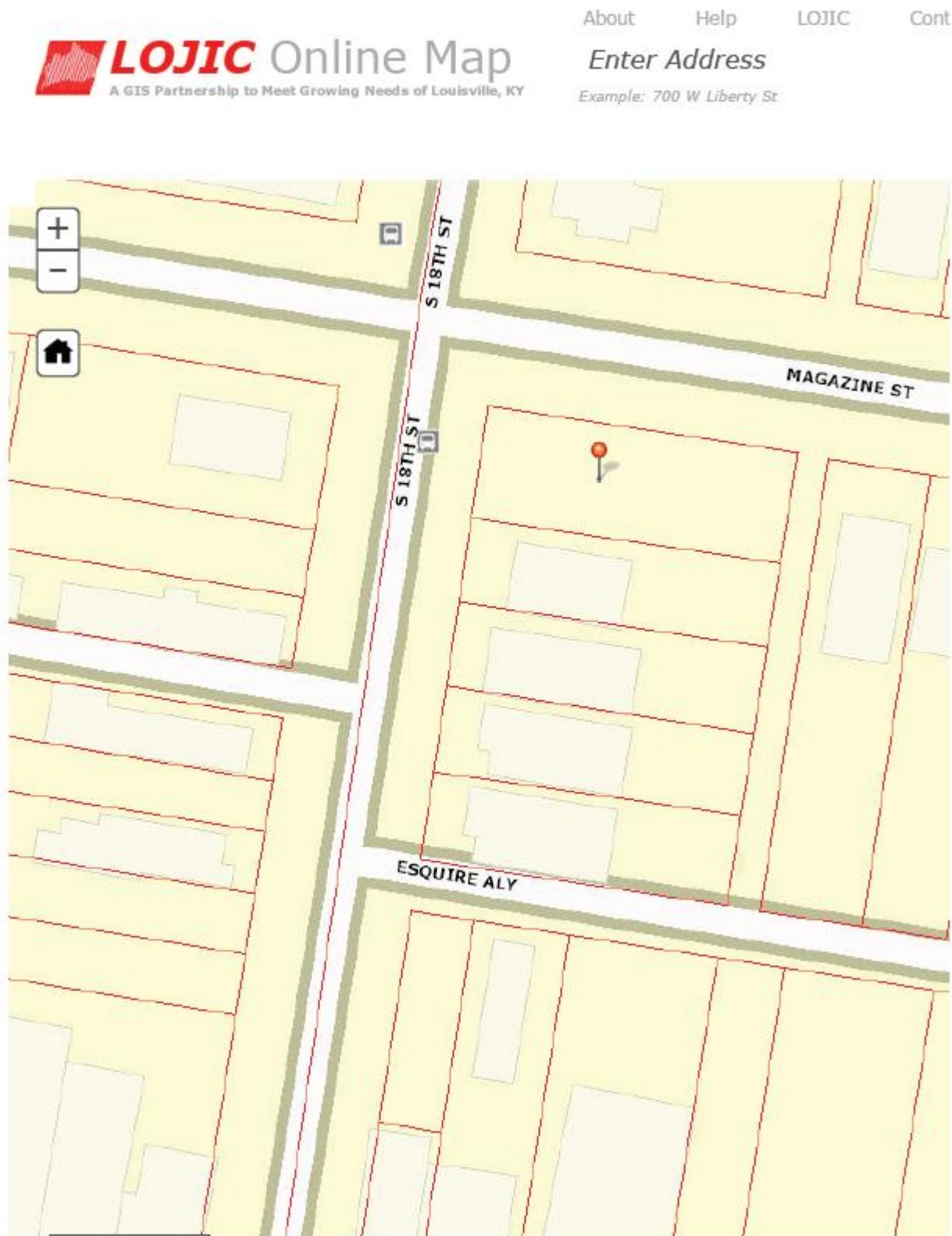


Property Details

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	1.00
Above Grade Sq Ft.	0 sq. ft.

Photos

4. Lojic Map (Parcel View)



5. Site Photos



637 S 18th Street



18th & Magazine Streets



Across 18th Street



South View down 18th Street