

*Vacant & Public Property Administration*  
**Staff Report**  
*July 28, 2016*



<b>Landbank Res:</b>	No.9 Series 2016
<b>Request:</b>	Commercial New Construction
<b>Project Name:</b>	N/A
<b>Location:</b>	506 & 508 N 17 <sup>th</sup> Street
<b>Neighborhood:</b>	Portland
<b>Applicant:</b>	Moseley Putney & Kentucky Equity LLC
<b>Project Area/Size:</b>	6,600 total sq. ft. (3,300 sq. ft. per parcel)
<b>PVA Value:</b>	\$4,200.00 (\$2,100 per parcel)
<b>Sale Price:</b>	To be determined by appraisal
<b>Council District:</b>	5 – Cheri Bryant Hamilton
<b>Case Manager:</b>	Joshua Watkins, Real Estate Coordinator

**Request**

Mose Putney & Kentucky Equity, LLC request a market rate transaction to purchase unimproved lots located at 506 & 508 N 17<sup>th</sup> Street to construct a mixed use commercial building roughly 12,165 sq. ft. The properties have been in the Landbank sales inventory for 24 years and were acquired through Metro Foreclosure.



**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 1 of 17**

**Case Summary / Background / Site Context**

In March 2015, Putney Architecture, PLLC entered into a 12-month option agreement with the Landbank to purchase 506 & 508 North 17<sup>th</sup> Street to build two single family homes. On April 11<sup>th</sup> the Landbank Authority approved the properties for conveyance. Since that time, Moseley Putney, Gill Holland and Kentucky Equity, LLC have devised plans for a mixed use commercial building that would roughly cost around 2.1 million dollars. In light of the new plans, Putney Architecture & Kentucky Equity, LLC would like to request a market purchase for both properties. The applicants are pursuing a zoning change, finalizing construction plans and budget as well as secure financing to build the mixed use space. To date the properties have been on hold for development for a total of 17 months.

Each Landbank property is 3,300 square feet and fronts N 17<sup>th</sup> Street. The lots sit South of Portland Avenue and North of Bank Street. Mose Putney & Kentucky Equity will be partners on the project alongside Gill Holland who is the current owner of 500 & 502 N. The applicants are currently solidifying a partnership with Gill Holland and the current site plan incorporates all four (4) lots for the development.

Moseley Putney is a professional architect who has done work in Louisville such as: Clifton Lofts on Frankfort Avenue, Osborne House on Coral Ave and The Mellwood Art Center.

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

The subject properties are located within the Portland neighborhood and are subjected to a change in zoning and any other approvals or reviews as determined by Planning & Design Services.

***Staff Conclusions / Proposed Conditions of Approval***

It is the staff’s recommendation that the board approves the purchase of 506 & 508 N. 17<sup>th</sup> Street to Mose Putney & Kentucky Equity, LLC contingent on the following:

- 1. An appraisal will be used to determine the fair market value of the properties, once received; the applicants agree to purchase the properties at the determined market rate value.

*The applicant agrees to the above terms & conditions by signing below:*

\_\_\_\_\_  
Applicant Name(s) (written or typed)

\_\_\_\_\_  
Applicant Name(s) (written or typed)

\_\_\_\_\_  
Applicant Signature(s)

\_\_\_\_\_  
Applicant Signature(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Attached Documents / Information**

- 1. Purchase Application
- 2. Land Development Report

**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 2 of 17**

3. PVA Data Sheet
4. Logic Map (Parcel View)
5. Site photos
6. Layouts & Renderings

**Notification**

The applicant was notified on July 28, 2016 and their presence at the August 8, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on August 1, 2016.

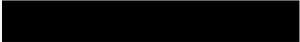
# 1. Purchase Application

**Watkins, Joshua**

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Friday, March 11, 2016 4:05 PM  
**To:** VAPStat  
**Subject:** Application To Purchase Property [#33]

**I am filling out this application as a(n): \*** Individual  
**Name of applicant \*** Moseley Putney  
**Name of corporation or other entity** Kentucky Equity LLC  
**Address \***   
1860 Mellwood Ave  
Louisville, KY 40206  
United States

**Email** 

**Phone Number \*** 

**Address**   
506 & 508 N 17th Street  
Louisville , KY 402  
United States

**Offer Price \*** 

**Has applicant previously had ownership interest in the requested property? \*** Yes

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

**Intended Use of Property: \*** 

**Brief statement of plans for the property: \*** 

**To the best of my knowledge, the information provided in this application is true. I do not** I agree with above statement.

own other property that has delinquent taxes, unpaid special assessments, or unremediated code violations and I am not delinquent in other taxes. I understand that staff will review this request and confirm that it is in compliance with existing Policies & Procedures, as well as existing neighborhood plans. I also understand that this form is a statement of Interest only. Receiving it does not commit Metro Government, the Landbank Authority or the Urban Renewal Commission to transfer property. \*

Applications must be complete in order to be reviewed. Please submit the applicable documents as listed below.

I understand the above statement and have attached the required documents to this application.

\*\*\*Applications without the necessary attached documents will NOT be reviewed. \*\*\* \*

Check All That Apply

Submit on a separate sheet(s) of paper your plan for the use of the vacant lot. Include a timeline and how you will cover the cost of carrying out the

Please upload attachments for section A: \*



[studio\\_house\\_estimate.pdf](#) 64.52 KB · PDF

Check All That Apply

Project Description

Company description and list or portfolio of comparable previous projects, as applicable/available.

A timeline for the completion of the project.

Project financing. Describe the source of funding and or provide proof of funds.

Estimated project budget.

Site plan and building renderings, if available (may be required prior to closing).

Please upload attachments for section B: \*



[studio\\_house\\_estimate1.pdf](#) 64.52 KB · PDF

## 2. Land Development Report



### Land Development Report

March 29, 2016 3:31 PM

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

#### Location

Parcel ID: 015G01560000  
Parcel LRSN: 34885  
Address: 506 N 17TH ST

#### Zoning

Zoning: UN  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: CAMPBELL'S WESTERN ADDITION  
Plat Book - Page: 08-018  
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: 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: CSO190 - Project(s) Value between \$.04 - \$1.5

#### Services

Municipality: LOUISVILLE  
Council District: 5  
Fire Protection District: LOUISVILLE #1  
Urban Service District: YES



## Land Development Report

March 29, 2016 3:32 PM

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

### Location

Parcel ID: 015G01570000  
Parcel LRSN: 34804  
Address: 508 N 17TH ST

### Zoning

Zoning: UN  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: CAMPBELL'S WESTERN ADDITION  
Plat Book - Page: 08-018  
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: 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: CSO190 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 5  
Fire Protection District: LOUISVILLE #1  
Urban Service District: YES

---

Resolution No. 9, Series 2016  
Meeting Date: August 8, 2016  
Property Addresses: 506 & 508 N 17<sup>th</sup> Street  
Page 7 of 17

### 3. PVA Data Sheet

#### JEFFERSON COUNTY PVA

#### 506 N 17TH ST

**Mailing Address** 444 S 5TH ST FL 5,  
 LOUISVILLE, KY 40202-  
 2343  
**Owner** LANDBANK AUTHORITY  
 INC LOUISVILLE AN  
**Parcel ID** 015G01560000  
**Land Value** \$2,100  
**Improvements Value** \$8,770  
**Assessed Value** \$10,870  
**Approximate Acreage** 0.0754  
**Property Class** 620 Exempt Metro  
 Government  
**Deed Book/Page** 6209 0850  
**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

<b>Use Description</b>	Single family
<b>Year Built</b>	1900
<b>Basement Area</b>	0 sq. ft.
<b>Basement Finished?</b>	No
<b>Construction Frame</b>	Wood frame no sheath
<b>Stories</b>	1.00
<b>Above Grade Sq Ft.</b>	1,128 sq. ft.

#### Photos

**JEFFERSON COUNTY PVA**

**508 N 17TH ST**

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

Owner LANDBANK AUTHORITY  
INC LOUISVILLE AN

Parcel ID 015G01570000

Land Value \$2,100

Improvements Value \$8,500

Assessed Value \$10,600

Approximate Acreage 0.076

Property Class 620 Exempt Metro  
Government

Deed Book/Page 6209 0850

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	Wood frame no sheath
Stories	1.00
Above Grade Sq Ft.	1,096 sq. ft.

**Photos**

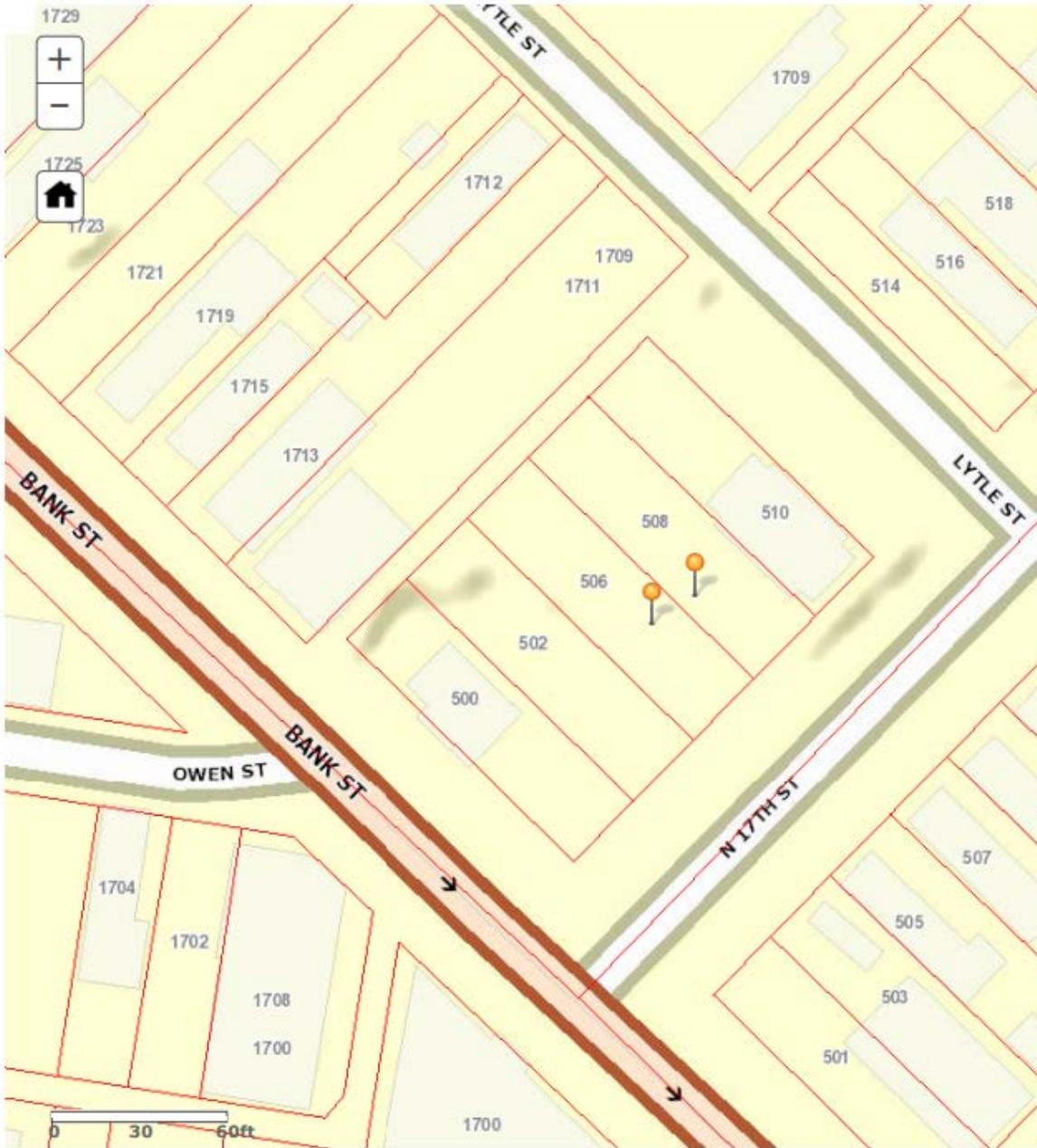
**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 9 of 17**

#### 4. Lojic Map (Parcel View)



About Help LOJIC Cont

Enter Address  
Example: 700 W Liberty St



**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 10 of 17**

**5. Site Photos**



**506 & 508 N 17<sup>th</sup> Street Front**



**View North toward Portland Avenue**



**Street right toward Portland Avenue**



**Across N 17<sup>th</sup> Street**

**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 12 of 17**



**Intersection of N 17<sup>th</sup> and Bank Streets**



**View South toward Bank Street**

**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 13 of 17**



**Street left facing South on N 17<sup>th</sup> Street**







---

**Resolution No. 9, Series 2016**  
**Meeting Date: August 8, 2016**  
**Property Addresses: 506 & 508 N 17<sup>th</sup> Street**  
**Page 17 of 17**