

Resolution No.:	Resolution 10, Series 2017
Request:	Side Yard
Project Name:	N/A
Location:	3809 River Park Drive
Neighborhood:	Shawnee
Owner:	Landbank Authority
Applicant:	Mirage Properties III, LLC
Project Area/Size:	5635 sf. (lot)
PVA Value:	\$2500.00
Sale Price:	\$125.00
Council District:	5-Cheri Bryant Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Mirage Properties III, LLC is requesting to purchase the unimproved lot at 3809 River Park Drive for use as a side yard, and for future expansion of their office building. The lot would be consolidated with their adjoining property at 3813 River Park Drive. The lot has been in the sales inventory for 8 months and was acquired by the Landbank through Metro foreclosure.



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Landbank Meeting Date: May 8, 2017
Property Address: 3809 River Park Drive
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Case Summary / Background / Site Context

The lot is located on River Park Drive west of Amy Ave and east of S. 40th Street. It is surrounded by single-family residential and multi-family residential with commercial properties on the corners. The lot is zoned C-1 in the Traditional Neighborhood Form District (TNFD).

Buyer recently completed a \$500,000 renovation of the adjacent 24 unit apartment building and office building which is currently used as office space for Mirage Properties, LLC.

Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The lot is located in the Shawnee Neighborhood.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Mirage Properties III, LLC for \$125.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will consolidate the lot with their current property at 3813 River Park Drive within six (6) months of the recorded transfer deed.
2. The lot shall continue to be used as a side yard, or for future expansion of the adjacent office building.

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. Purchase application
2. Land development report
3. PVA data sheet
4. LOJIC Map (parcel view)
5. Site photos
6. Secretary of State

Notification

The applicant was notified by phone on May 1st, 2017 and their presence at the May 8, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on May 1, 2017.

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2. Land Development Report



Land Development Report

April 26, 2017 5:39 PM

[About LDC](#)

Location

Parcel ID: 007D00170000
Parcel LRSN: 45856
Address: 3809 RIVER PARK DR

Zoning

Zoning: C1
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0023E

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

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3. PVA Information

Property Details | Jefferson County PVA - Part 45856

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JEFFERSON COUNTY PVA

3809 RIVER PARK DR

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 007D00170000

Land Value \$2,500

Improvements Value \$0

Assessed Value \$2,500

Approximate Acreage 0.1293

Property Class 620 Exempt Metro Government

Deed Book/Page 10702 0613

District Number 100023

Old District 01

Fire District City of Louisville

School District Jefferson County

Neighborhood 101139 / PUSEY

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [☞](#)

IMAGE
NOT
AVAILABLE
FOR THIS
PROPERTY

Details & Photos



Property Details

Property Sketch

SKETCH
NOT
AVAILABLE

Sales History

Deed Book/Page	Price	Date	Previous Owner
10702 0613	\$1,330	09/02/2016	WILSON JAMES E
6866 0862	\$2,000	12/17/1996	AAA REAL PROPERTY SERVICE INC

Assessment History

Date	Land	Improvements	Total	Reason
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<https://jeffersonpva.ky.gov/property-search/property-details/45856/?StrtNum=3809&Single=1>

4/26/2017

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4. **LOJIC Map**



5. Site Photos

Front view-3809 River Park Drive



Street view-east



Street view-west



Front view-3813 River Park DR (Applicant's property)



6. Secretary of State

Welcome to Fasttrack Organization Search

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Mirage Properties III, LLC

General Information

Organization Number	0860604
Name	Mirage Properties III, LLC
Profit or Non-Profit	P - Profit
Company Type	KLC - Kentucky Limited Liability Company
Status	A - Active
Standing	G - Good
State	KY
File Date	6/24/2013 3:34:00 PM
Organization Date	6/24/2013 3:34:00 PM
Last Annual Report	4/25/2017
Principal Office	PO Box 21531 Louisville, KY 40221
Managed By	Members
Registered Agent	JAMES M BURKHEAD III 3813 RIVER PARK DR LOUISVILLE, KY 40211

Current Officers

Member	James Michael Burkhead III
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Individuals / Entities listed at time of formation

Organizer	JAMES M BURKHEAD III
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Images available online

Documents filed with the Office of the Secretary of State on September 15, 2004 or thereafter are available as scanned images or PDF documents. Documents filed prior to September 15, 2004 will become available as the images are created.

Annual Report	4/25/2017	1 page	PDF
Registered Agent name/address change	4/4/2017 5:28:13 PM	1 page	PDF
Annual Report	3/29/2016	1 page	PDF
Annual Report	5/6/2015	1 page	PDF
Registered Agent name/address change	4/4/2015 9:14:06 PM	1 page	PDF
Annual Report	3/3/2014	1 page	PDF
Articles of Organization	6/24/2013 3:34:01 PM	1 page	PDF

Assumed Names

Activity History

Filing	File Date	Effective Date	Org. Referenced
Annual report	4/25/2017 10:12:09 PM	4/25/2017 10:12:09 PM	
Registered agent address change			

[https://app.sos.ky.gov/ftshow/\(S\(od511hnkyfwybkh0smxxxsfh\)\)/default.aspx?path=ftsearc...](https://app.sos.ky.gov/ftshow/(S(od511hnkyfwybkh0smxxxsfh))/default.aspx?path=ftsearc...) 4/27/2017

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