

Landbank Authority
Staff Report
July 10, 2017



| | |
|---------------------------|---|
| Resolution No.: | Resolution 19, Series 2017 |
| Request: | Side Yard |
| Project Name: | N/A |
| Location: | 113 S 22nd Street |
| Neighborhood: | Portland |
| Owner: | Landbank Authority |
| Applicant: | Urban Acupuncture LLC |
| Project Area/Size: | 4590 sf. (lot) |
| PVA Value: | \$4140 |
| Sale Price: | \$125.00 |
| Council District: | 4- Barbara Sexton Smith |
| Case Manager: | Joshua Watkins, Real Estate Coordinator |

Request

Urban Acupuncture LLC is requesting to purchase the unimproved lot at 113 S 22nd Street for use as a rear yard. The lot would be consolidated with their adjoining properties at 2134, 2130 & 2128 W Main Street. The lot has been in the sales inventory for 20 years and was acquired through Metro Foreclosure.



Resolution , Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 113 S 22nd Street
Page 1 of 9

Case Summary / Background / Site Context

The lot is located on 22nd Street abutting Pirtle and West Main Streets. The property is located primarily around single family residential with a few commercial establishments nearby.

Staff conducted due diligence to find the subject property free of delinquent taxes and open code enforcement violations.

The lot is located in the Portland Neighborhood zoned OR2 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Urban Acupuncture 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 properties at 2134, 2130 & 2128 W Main Street, within six (6) months of the recorded transfer deed.
2. The lot shall continue to be used as a side yard.

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

Notification

The applicant was notified by phone on June 23, 2017 and their presence at the July 10, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on July 3, 2017.

Resolution , Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 113 S 22nd Street
Page 2 of 9

2. Land Development Report



Land Development Report

June 22, 2017 5:20 PM

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

Location

Parcel ID: 003L00700000
Parcel LRSN: 8000375
Address: 113 S 22ND ST

Zoning

Zoning: OR2
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: 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: CSO019 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

Resolution , Series 2017
Landbank Meeting Date: July 10, 2017
Property Address: 113 S 22nd Street
Page 4 of 9

3. PVA Information

113 S 22ND ST

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

Owner LANDBANK AUTHORITY INC
LOUISVILLE AN

Parcel ID 003L00700000

Land Value \$4,140

Improvements Value \$0

Assessed Value \$4,140

Approximate Acreage 0.1152

Property Class 620 Exempt Metro
Government

Deed Book/Page 6850 0800

District Number 100023

Old District 02

Fire District City of Louisville

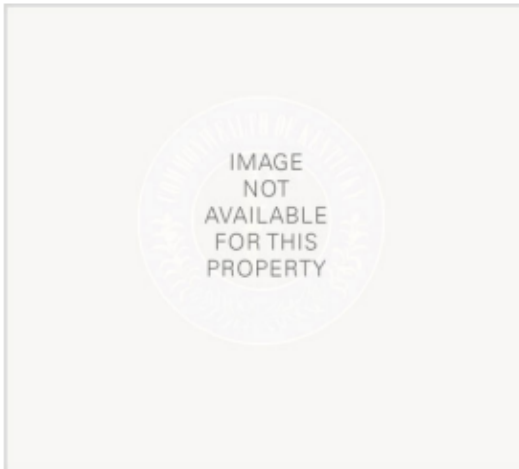
School District Jefferson County

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

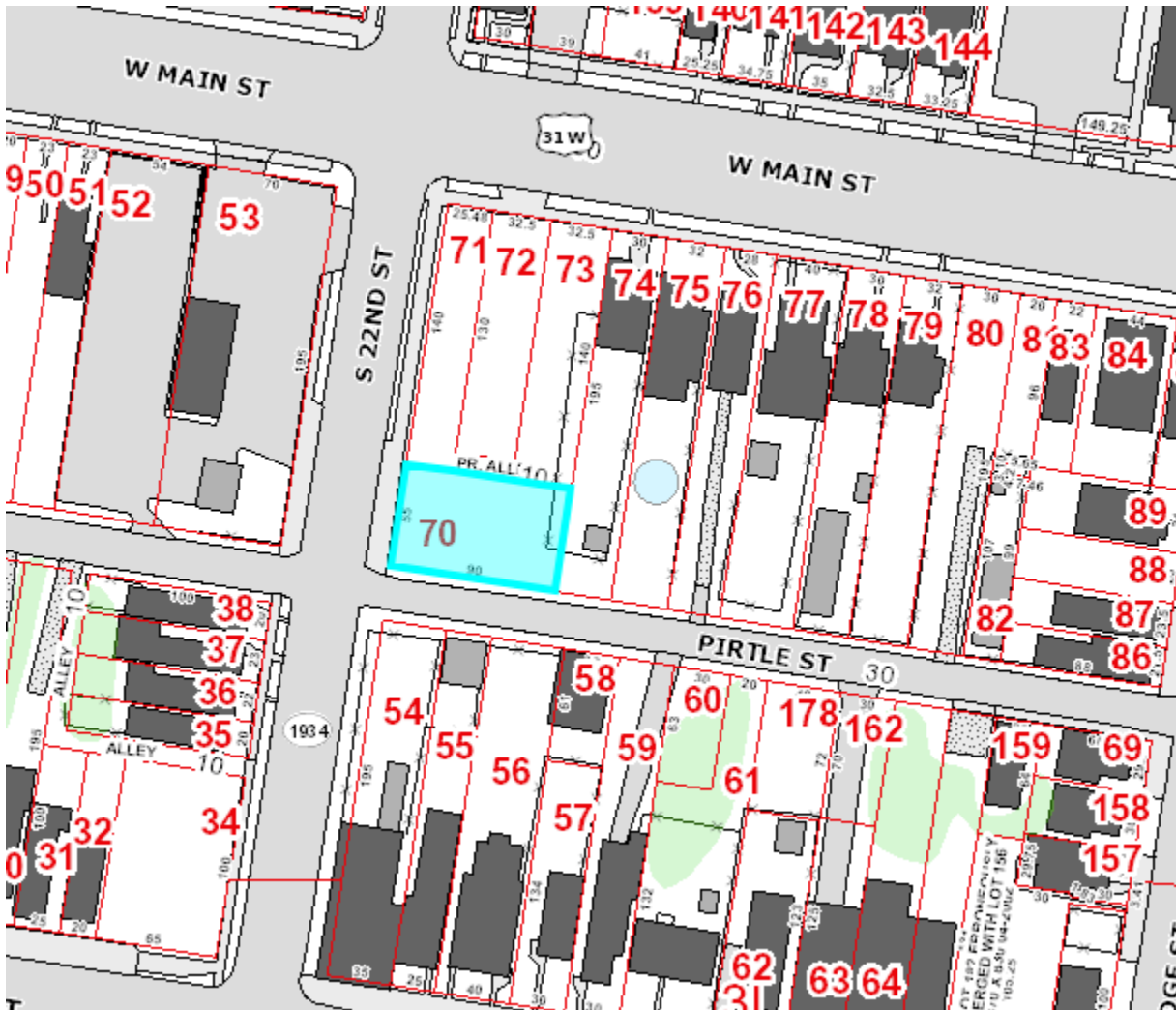
Sales History

| Deed Book/Page | Price | Date | Previous Owner |
|----------------|----------|------------|------------------------------|
| 6850 0800 | \$4,140 | 02/13/1997 | JOHNSON KENNETH |
| 6156 0476 | \$35,000 | 03/13/1992 | MOSTILLER GENVA & WATTS RICH |

Assessment History

| Date | Land | Improvements | Total | Reason |
|------|------|--------------|-------|--------|
|------|------|--------------|-------|--------|

4. LOJIC Map



5. Site Photos

Front view- 113 S 22nd Street



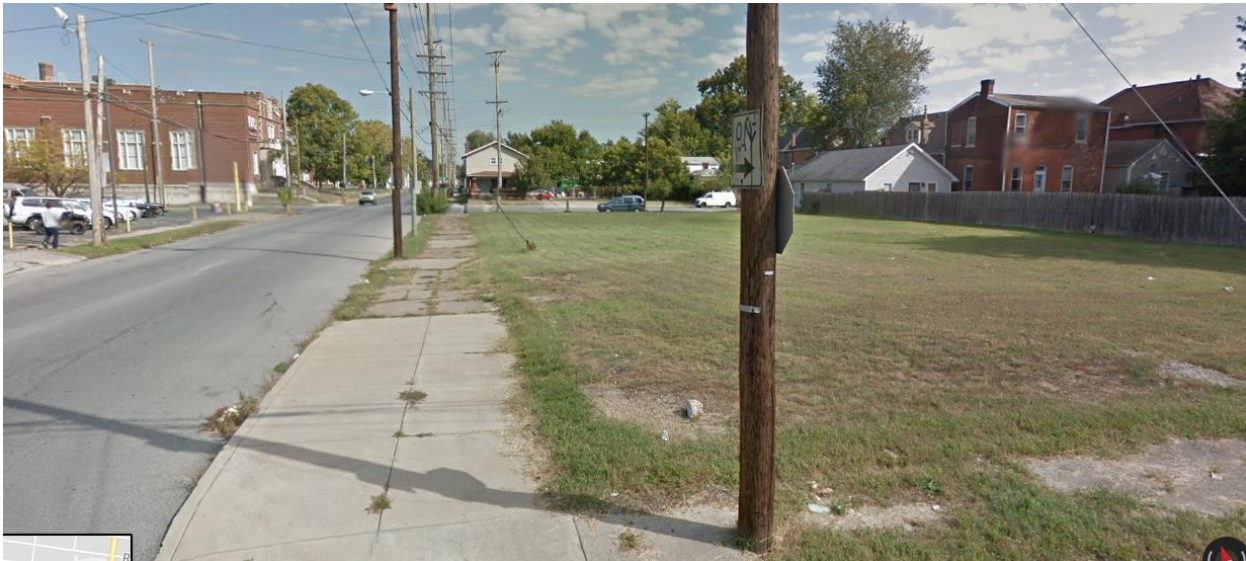
Street view- East



Street view- West



North View- 113 S 22nd Street



South View- 113 S 22nd Street

