

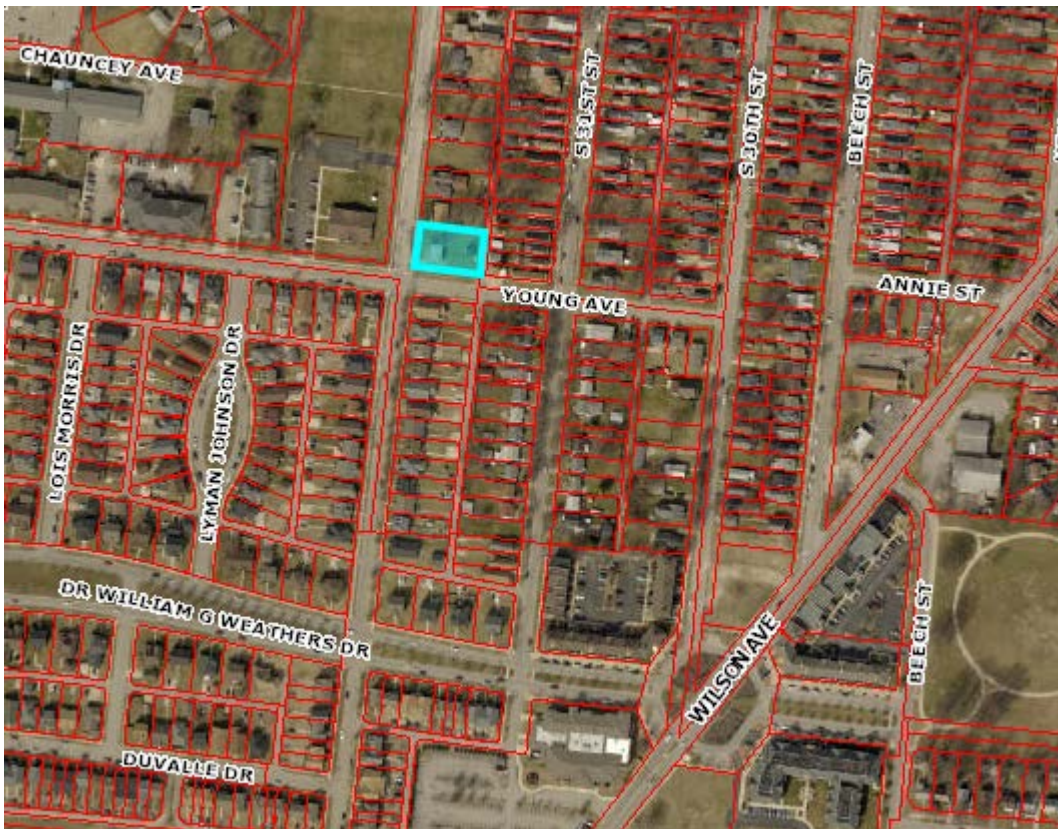
**Landbank Authority**  
**Staff Report**  
*May 14, 2018*



<b>Resolution No.:</b>	Resolution 26, Series 2018
<b>Request:</b>	Single-Family Rehab
<b>Project Name:</b>	N/A
<b>Location:</b>	1535 South 32 <sup>nd</sup> Street
<b>Neighborhood:</b>	Park DuValle
<b>Owner:</b>	Landbank Authority
<b>Applicant:</b>	Allen F. Grace
<b>Project Area/Size:</b>	858 (Structure)
<b>PVA Value:</b>	\$51,620.00
<b>Sale Price:</b>	\$9,100.00
<b>Council District:</b>	3 – Mary Woolridge
<b>Case Manager:</b>	Joshua Watkins, Real Estate Coordinator

**Request**

Allen F. Grace is requesting to purchase 1535 South 32<sup>nd</sup> Street to renovate and rent to qualified renters. The property was acquired by the Landbank Authority through Metro foreclosure and has been in the sales inventory for seven (7) months.



Resolution 26, Series 2018  
Landbank Meeting Date: May 14, 2018  
Property Address: 1535 South 32<sup>nd</sup> Street  
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### **Case Summary / Background / Site Context**

This single-family residence, built in 1972 per PVA, will be used as rental property for Allen Grace. Total development costs are estimated at \$32,300.00. Buyer has provided proof of funds for the purchase and renovation. Buyer plans to start the renovation in May, 2018 and have the renovation completed within six (6) months after acquisition.

The property is located on South 32<sup>nd</sup> Street, West of South 31<sup>st</sup> Street, and East of Louis Coleman, Jr. Drive. The block is surrounded by single-family residential, with scattered multi-family and commercial properties to the West along Young Avenue. The property is located in Park DuValle and is zoned R-6 in the Traditional Neighborhood Form District.

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

Staff recommends approval of the sale to Allen F. Grace for \$9,100.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The Applicant will complete the project within twelve (12) months from closing and will obtain all necessary permits required by Louisville Metro for the renovation.
2. The Applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

*The Applicant agrees to the above terms and conditions by signing below:*

\_\_\_\_\_  
Applicant Name(s)

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

\_\_\_\_\_  
Date

### **Attached Documents / Information**

- |                            |                   |
|----------------------------|-------------------|
| 1. Application to Purchase | 5. Site Photos    |
| 2. PVA Data Sheet          | 6. Project Budget |
| 3. Land Development Report | 7. Proof of Funds |
| 4. LOJIC Map (parcel view) |                   |

### **Notification**

The Applicant was notified by phone on May 7, 2018 that their presence at the May 14, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on or about May 7, 2018. The property was advertised by legal notice on March 7, 2018.

**Resolution 26, Series 2018**  
**Landbank Meeting Date: May 14, 2018**  
**Property Address: 1535 South 32<sup>nd</sup> Street**  
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## 2. PVA Sheet

### 1535 S 32ND ST

<b>Mailing Address</b>	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332
<b>Owner</b>	LOUISVILLE & JEFFERSON COUNTY LANDBA
<b>Parcel ID</b>	049L00100000
<b>Land Value</b>	\$8,500
<b>Improvements Value</b>	\$43,120
<b>Assessed Value</b>	\$51,620
<b>Approximate Acreage</b>	0.2814
<b>Property Class</b>	620 EXEMPT METRO GOVERNMENT
<b>Deed Book/Page</b>	<a href="#">11017 201</a>
<b>District Number</b>	100023
<b>Old District</b>	06
<b>Fire District</b>	City of Louisville
<b>School District</b>	Jefferson County
<b>Neighborhood</b>	110116 / BETA GARDENS
<b>Satellite City</b>	<a href="#">Urban Service District</a>
<b>Sheriff's Tax Info</b>	<a href="#">View Tax Information</a>
<b>County Clerk</b>	<a href="#">Delinquent Taxes</a> <a href="#">↗</a>

[View In Maps](#)[Print](#)[View Neighborhood Sales List](#)

### 3. Land Development Report



#### Land Development Report

May 3, 2018 3:08 PM

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

##### Location

**Parcel ID:** 049L00100000  
**Parcel LRSN:** 95912  
**Address:** 1535 S 32ND ST

##### Zoning

**Zoning:** R6  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** BETA GARDENS  
**Plat Book - Page:** 28-066  
**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:** 21111C0040E

###### **Protected Waterways**

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

###### **Slopes & Soils**

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

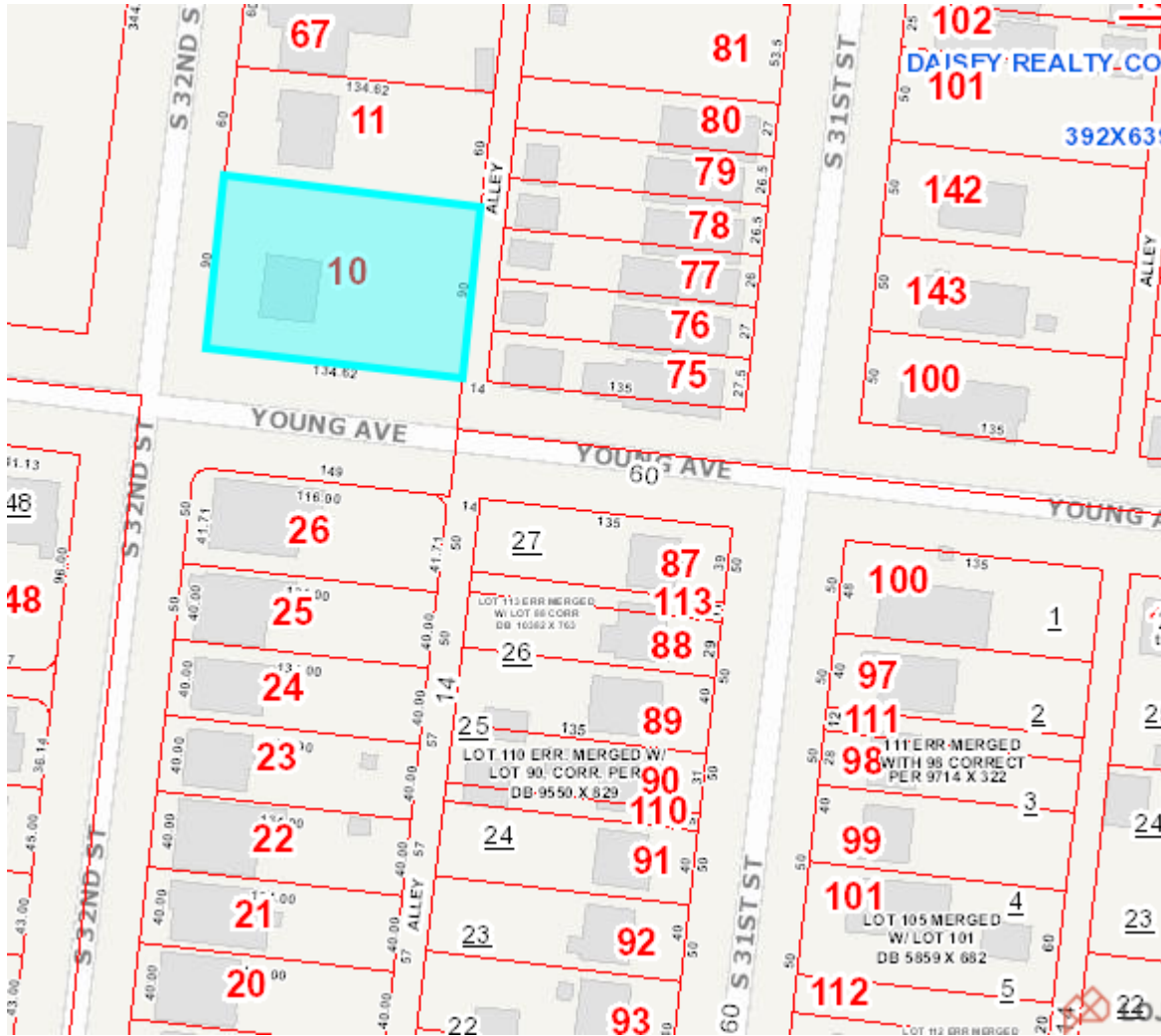
###### **Geology**

**Karst Terrain:** NO

##### Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO

#### 4. LOJIC Map



5. Site Photos

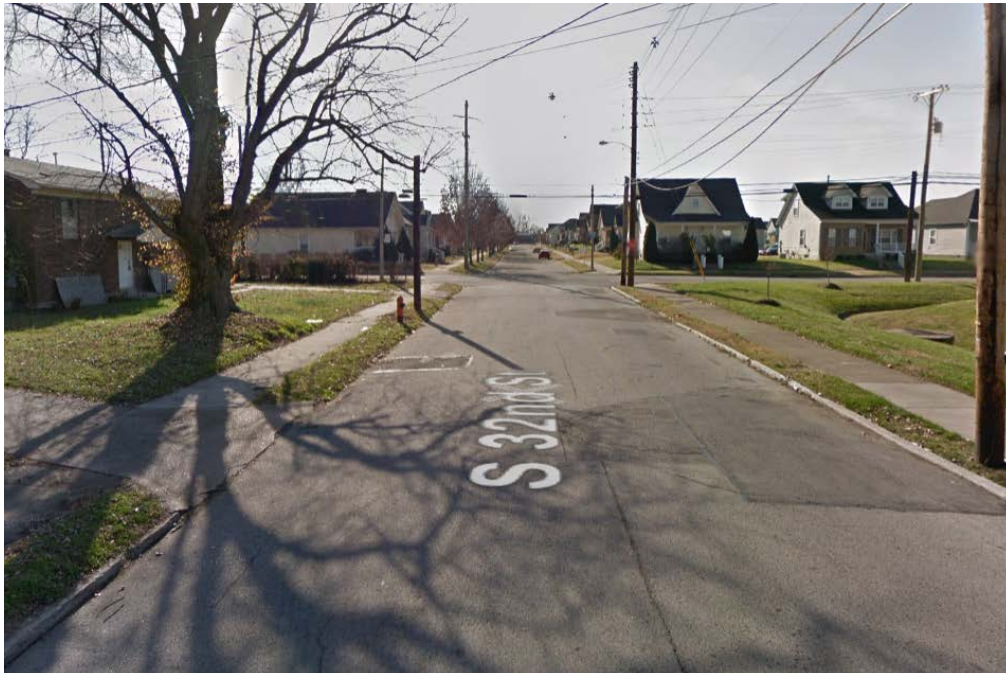
**1535 South 32<sup>nd</sup> Street – Front View**



**South 32<sup>nd</sup> Street – North View**



**South 32<sup>nd</sup> Street – South View**



## 6. Project Budget

### 1535 S 32<sup>nd</sup> Street

#### Budget Estimate

HVAC L/M	4,000
New roof	
Facia, gutters, downspouts, soffits.	4,000
Windows, and Doors	3,500
Demo all drywall, and insulation.	1,500
New drywall/ and insulation finished L/M	3,000
Re vamp plumbing L/M	2,000
Remove over grown shrubs, and trees.	1,500
Concrete work in basement	1,000
Electric	
Service, and interior.	2,500
Pluming	2,000
Interior doors	1,500
Paint	1,000
Flooring	1,500
Wood trim	800
Cabinets/ and counter tops	2,500
TOTAL	32,300