

Landbank Authority
Staff Report
May 14, 2018



Resolution No.:	Resolution 23, Series 2018
Request:	Single-Family Construction
Project Name:	N/A
Location:	1256 South Shelby Street
Neighborhood:	Shelby Park
Owner:	Landbank Authority
Applicant:	David M. Beets
Project Area/Size:	3,750 sq. ft.
PVA Value:	\$14,000.00
Sale Price:	\$1,000.00
Council District:	4 –Barbara Sexton Smith
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

David M. Beets is requesting to purchase the unimproved lot at 1256 South Shelby Street to build a new single family home to sell to a qualified home buyer. The property has been in the sales inventory for nine (9) months, and was acquired by the Landbank Authority through a Deed In Lieu of Foreclosure.



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Case Summary / Background / Site Context

The Applicant has provided a pre-qualification letter from Commonwealth Bank & Trust for a new construction loan in the amount of \$133,134.54 which covers the estimated cost for the proposed single-family residence. Applicant plans to start construction immediately and have the home completed within six (6) months.

The property, located on South Shelby Street, south of East Oak Street and east of South Clay Street, is surrounded by single-family residential and commercial. It's located in the Shelby Park neighborhood and zoned C1 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to David M. Beets for \$1,000.00 in accordance with the Real Estate Disposition Programs of the Louisville and Jefferson County Landbank Authority, Inc. approved on September 11, 2017. The following conditions are also recommended:

1. The Applicant will complete the single-family residence at 1256 South Shelby Street within eighteen (18) months from closing and obtain all necessary permits required by Louisville Metro for construction.
2. The Applicant agrees to return the property back to the Landbank Authority if the single-family residence is not constructed.

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

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|--------------------|
| 1. Table | 6. Site Photos |
| 2. Application | 7. Project Budget |
| 3. PVA Data Sheet | 8. Proof of Funds |
| 4. Land Development Report | 9. Plans & Layouts |
| 5. LOJIC Map (parcel view) | |

Notification

The Applicant was notified by phone on May 1, 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 legal notice for the property was posted on May 8, 2018.

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2. PVA Data Sheet

Property Details | Jefferson County PVA - Part 8003322

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JEFFERSON COUNTY PVA

1256 S SHELBY ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332
Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA
Parcel ID 023E01490000
Land Value \$14,000
Improvements Value \$0
Assessed Value \$14,000
Approximate Acreage 0.0831
Property Class 620 EXEMPT METRO
GOVERNMENT
Deed Book/Page 10943 269
District Number 100023
Old District 09
Fire District City of Louisville
School District Jefferson County
Neighborhood 20 / COM
BUTCHERTOWN/GERMANTOWN
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [☞](#)



Details & Photos



Property Details

Property Sketch



Sales History

Deed Book/Page	Price	Date	Previous Owner
10943 269	\$14,000	07/28/2017	AMES WILLIAM & AMES EDWARD
7575 0472	\$3,200	01/11/2001	AMES STEVEN & AMES WILLIAM & AMES EDWARD
7568 0821	\$3,200	09/29/2000	HOUSE JOSEPH & LAVINIA & HOUSE DAVID A &

<https://jeffersonpva.ky.gov/property-search/property-details/8003322/?StrtNum=1256&Single=1>

5/3/2018

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3. Land Development Report



Land Development Report

May 3, 2018 3:36 PM

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

Location

[Parcel ID:](#) 023ED1490000
[Parcel LRSN:](#) 8003322
[Address:](#) 1256 S SHELBY ST

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 FIRI Panel:](#) 21111C0042E

[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

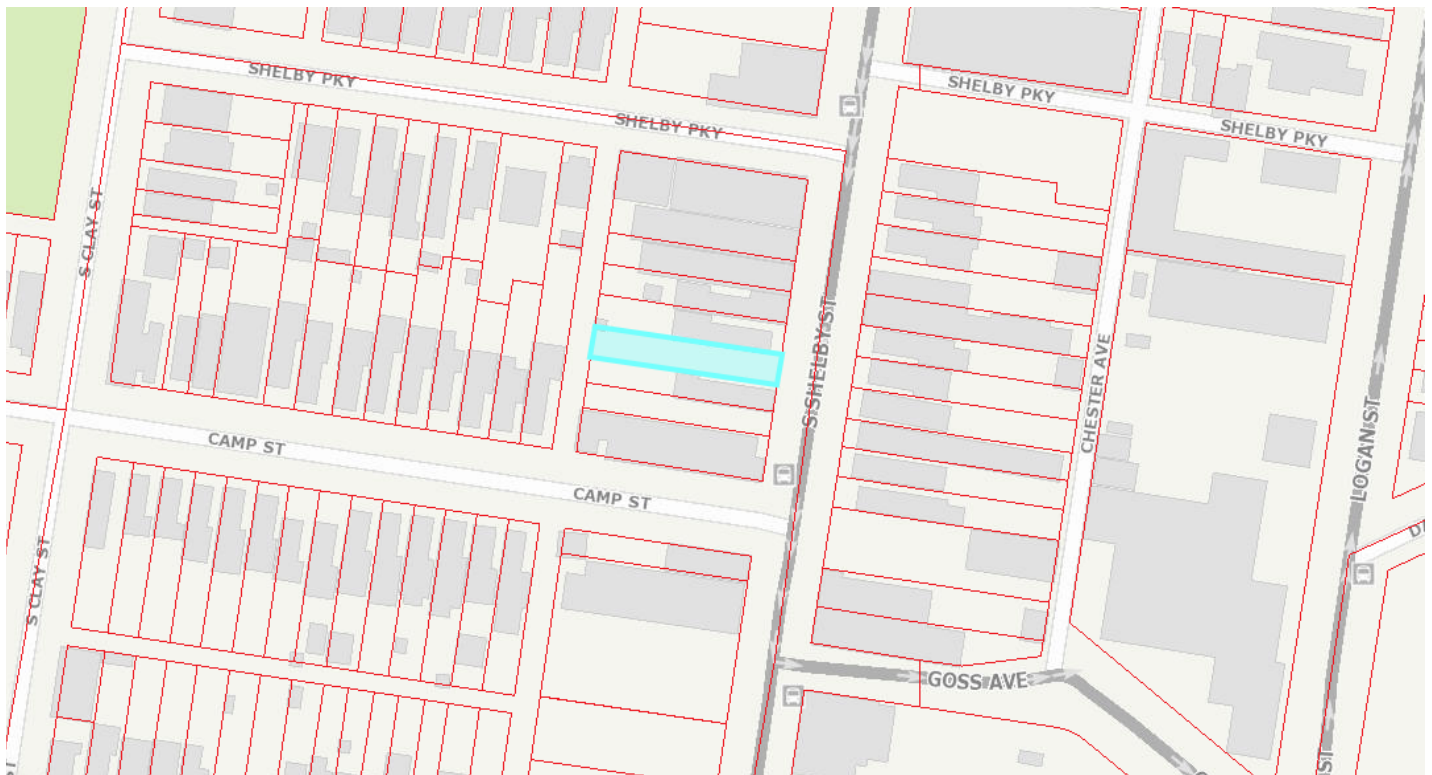
[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CSO188, CSO187, CSO180 - Project(s) Value between \$04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 4
[Fire Protection District:](#) LOUISVILLE#2
[Urban Service District:](#) YES

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4. LOJIC Map



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5. Site Photos

South Shelby Street – Front View



South Shelby Street – North View



South Shelby Street – South View



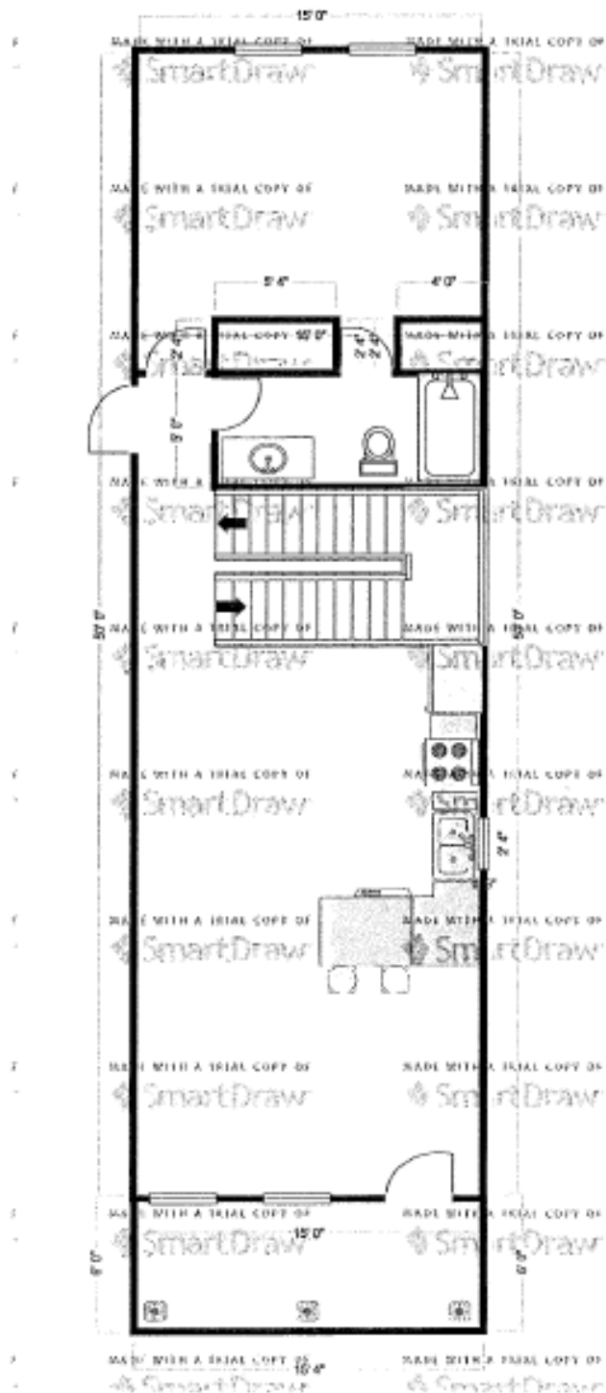
6. Project Budget

Step	Line Item	Provider of Service	Adjusted Budgetary Cost
Build Prep	Land	Land Bank	\$ 1,000.00
	Permits	Metro Louisville	\$ 71.40
	Survey	Gary Dukes	\$ 300.00
	Blueprints	Anthony Williams- Plan Ahead	\$ 400.00
	MSD Bond	MSD	\$ 2,500.00
	Silt Fence	Tim Durham	\$ 100.00
	Other		
Foundation	Foundation Labor	Hobbs	\$ 2,500.00
	Foundation Concrete	Ernst Concrete	\$ 2,100.00
	Concrete Pump	Proline Concrete Pump	\$ 520.00
	Foundation Block	A.C. Krebs	\$ 1,400.00
	Block Layer Labor	Bruce	\$ 1,400.00
	Foundation Sand	Nugent Sand Co	\$ 150.00
	Block Add It	Lowes	\$ 50.00
	Backhoe Rental	Arts Rental	
	Gravel for Crawl	Complete Transfer	\$ 750.00
	Other	Misc	
Under Roof	Lumber Package	PC Lumber	\$ 13,600.00
	Windows	Menards	\$ 1,650.00
	Framers	Castle Construction	\$ 7,100.00
	Roofing Materials	Northcoast	\$ 1,400.00
	Roof Labor	Steve Biebelhauser	\$ 2,000.00
	Other	Lowes	
	Other	Misc	
Mechanicals	HVAC	All Season	\$ 8,100.00
	Plumbing	Morris Plumbing	\$ 10,800.00
	Electrical	ESS Electric	\$ 7,500.00
	Insulation	31 W Insulation	\$ 1,600.00
	Drywall	Alvarez Drywall	\$ 7,000.00
	Alarms	Night and Day Alarms	\$ 500.00
	Other	Misc	
Cosmetics	Cabinets	Kitchen Kompact	\$ 4,500.00
	Paint Materials	Sherwin Williams	\$ 1,000.00
	Paint Labor		\$ 2,000.00
	Granite	Affordable Granite	\$ 3,200.00
	Concrete Porches	Glen Johnson Construction	\$ 4,640.00
	Siding	Wulhall Construction	\$ 8,100.00
	Light Fixtures	Lowes	\$ 1,000.00
	Trim Materials	Lowes	\$ 1,200.00
	Trim Labor	All Season Contracting	\$ 4,000.00
	Flooring	All Season Contracting	\$ 3,000.00
	Fencing	All Season Contracting	\$ 750.00
	Lawn and Garden	Lowes	\$ 750.00
	Other	Misc	
Contingency	Other	10 % Contingency	\$ 12,000.00
			Estimated
		Total	\$ 133,134.54

8. Plans and Layouts



Appendix D



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