Urban Renewal Commission **Staff Report**

June 11, 2018



Resolution No.:	Resolution 3, Series 2018
Request:	Right of Entry (Consent and Release Form)
Project Name:	N/A (MSD Sewer Repairs)
Location:	731 W. Washington Street
Neighborhood:	Central Business District
Owner:	Urban Renewal & Community Development
	Agency of Louisville
Applicant:	Metropolitan Sewer District
Project Area/Size:	39,151 sq. ft. (lot)
Assessed Value:	\$4,568,120.00
Sale Price:	N/A
Council District:	4 – Barbara Sexton Smith
Case Manager:	Latondra Yates, Property & Leasing Supervisor

Request

Louisville/Jefferson County Metropolitan Sewer District ("MSD") is requesting execution of a Consent and Release Form to perform emergency repairs.



Case Summary / Background / Site Context

Due to emergency repairs required in the 84" Ohio River Interceptor in Main St. between 4th and 7th Streets, MSD requests rights to utilize the property to establish a temporary pumping system along the north side of the property. Work will include clearing trees and shrubs as needed. The fence will be removed during installation of the piping, but will be replaced in kind when the emergency repairs have been completed, and piping removed from the property. The construction period is anticipated to be six (6) months.

The site is located on W. Washington St. between 8th and 9th Streets to the west and east. It's zoned C-3, in the Downtown Form District. It's bordered by River Road to the north and commercial across West Washington Street. to the south, including the Science Center and Fort Nelson Park. It falls under the Waterfront Urban Renewal Plan.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the execution of the MSD Consent and Release Form with no proposed conditions at this time.

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

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- **1.** PVA Data Sheet
- 2. Land Development Report
- **3.** Site Photos
- 4. Project Map

Notification

The Applicant was notified of the meeting and their requested attendance by phone and email on June 4, 2018.

1. PVA Data Sheet

6/7/2018

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Property Details | Jefferson County PVA - Part 41841

JEFFERSON COUNTY PVA

731 W WASHINGTON ST

Mail	ing	Ad	dr	ess

Owner
Parcel ID
Land Value
Improvements Value
Assessed Value
Approximate Acreage
Property Class
Deed Book/Page
District Number
Old District
Fire District
School District
Neighborhood
Satellite City

Satellite City Sheriff's Tax Info County Clerk

Sales History

LOUISVILLE, KY 40202-2675 **URBAN RENEWAL &** COMMUNITY DEVELOPMEN 015D00530000 \$4,568,120 \$113,350 \$4,681,470 0.8988 660 EXEMPT PARKING 4307 0494 (N/A Online) 100023 03 **City of Louisville** Jefferson County 11 / COM CENTRAL BUS DISTRICT **Urban Service District View Tax Information**

745 W MAIN ST STE 300,



Deed Book/Page	Price	Date	Previous Owner
4307 0494 (N/A Online)	\$0	09/01/1969	OWNER UNKNOWN

Delinquent Taxes 🗹

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 06/06/2018.

https://jeffersonpva.ky.gov/property-search/property-details/41841/?StrtNum=731&Single=1

2. Land Development Report



Land Development Report June 7, 2018 8:09 PM

About LDC

Location		
Parcel ID:	015D00530000	
Parcel LRSN:	41841	
Address:	731 W WASHINGTON ST	
Zoning		
Zoning:	(C3)	
Form District:	DOWNTOWN	
Plan Certain #:	NONE	
Proposed Subdivision Name:	NONE	
Proposed Subdivision Docket #:	NONE	
Current Subdivision Name:	NONE	
Plat Book - Page:	NONE	
Related Cases:	NONE	
Related Gases.	HUNE	
Special Review Districts		
Overlay District:	WATERFRONT REVIEW, WEST MAIN-MARKET	
Historic Preservation District:	WEST MAIN STREET	
National Register District:	WEST MAIN STREET	
Urban Renewal:	NO	
Enterprise Zone:	YES	
System Development District:	NO	
Historic Site:	NO	
Environmental Constraints		
Flood Prone Area		
FEMA Floodplain Review Zone:	YES	
FEMA Floodway Review Zone:	NO	
Local Regulatory Floodplain Zone:	YES	
Local Regulatory Conveyance Zone:	NO 21111C0025E	
FEMA FIRM Panel:	21111C0025E	
Protected Waterways	NO	
Potential Wetland (Hydric Soil): Steams (Assessimate):	NO	
Streams (Approximate): Surface Water (Approximate):	NO	
Slopes & Soils	NO	
Potential Steep Slope:	NO	
Unstable Soil:	NO	
Geology	10	
Karst Terrain:	NO	
Sewer & Drainage		
MSD Property Service Connection:	NO	
Sewer Recapture Fee Area:	NO	
Drainage Credit Program:	MS4 (outside of incentive area)	
Services		
Municipality:	LOUISVILLE	
Council District:	4	
Fire Protection District:	+ LOUISVILLE #2	
Urban Service District:	YES	
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3. Site Photos

A. Subject site, 731 W. Washington Street



B. Subject site, from River Road and Washington Street



4. Project Map

