

Landbank Authority

Staff Report

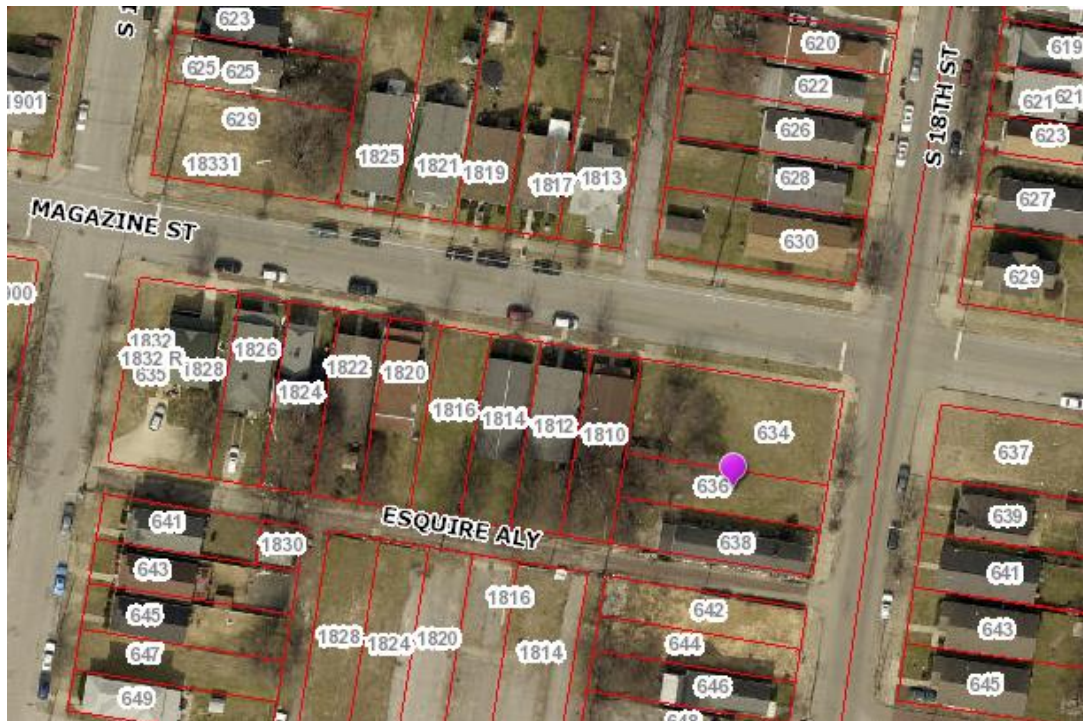
June 13, 2018



Resolution No.:	Resolution 37, Series 2018
Request:	Lot Consolidation
Project Name:	N/A (Community Facility)
Location:	634 and 636 South 18 th Street
Neighborhood:	Russell
Owner:	Louisville and Jefferson County Landbank Authority, Inc.
Applicant:	Louisville Grows, Inc. / Canaan Community Development Corporation
Project Area/Size:	6,840 sq. ft. (634); 3,169 sq. ft. (636)
PVA Value:	\$3,250 (634); \$5,000 (636)
License Price:	\$2.00 (\$1.00 per lot)
Council Districts:	4 – Barbara Sexton Smith
Case Manager:	Latondra Yates, Property & Leasing Supervisor

Request

The Applicants request consolidation of the lots at 634 and 636 South 18th Street for permitting purposes. The request is related the license agreement granted at the Landbank's June 19, 2017 special meeting.



Case Summary / Background / Site Context

Resolution 17, Series 2017 granted the Applicants a 10-year license agreement for 634 and 636 South 18th Street as part of their participation in the Choice Neighborhood Action Grant program, sponsored through the Louisville Metro Housing Authority and US Department of Housing and Urban Development. Applicants are still finalizing budgets with HUD that will contain a final timeline, but plan a December, 2018 completion date.

The properties are located to the north side of Broadway, along 18th Street, and south of Magazine St. Both lots, zoned R6, are surrounded by residential with some commercial. Applicants will need to work with Planning & Design Services, Construction Review, and other Metro agencies, as appropriate, for approvals that may be needed prior to construction.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the lot consolidation.

The Applicants agree to the above terms and conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Name(s) (written or typed)

Applicant Signature(s)

Applicant Signature(s)

Date

Date

Attached Documents / Information

1. Land Development Reports
2. PVA Data Sheets
3. LOJIC Map
4. Site Photos
5. Renderings

Notification

The Landbank Authority was notified of this meeting by e-mail on June 11, 2018.

1. Land Development Reports



Land Development Report

May 25, 2017 3:37 PM

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

Location

Parcel ID: 001J01020000
Parcel LRSN: 8402549
Address: 634 S 18TH ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: RUSSELL SUBDIVISION
Proposed Subdivision Docket #: 10-004-94
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: YES
Enterprise Zone: YES
System Development District: NO
Historic Site: YES

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, 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
Drainage Credit Program: Maple Street, CSO189 - Project(s) Value between \$.04 - \$1.5

Services

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



Land Development Report

May 25, 2017 3:37 PM

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

Location

Parcel ID: 001J01030000
Parcel LRSN: 59525
Address: 636 S 18TH ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: RUSSELL SUBDIVISION
Proposed Subdivision Docket #: 10-004-94
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
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Services

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

2. PVA Data Sheets

JEFFERSON COUNTY PVA

634 S 18TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 001J01020000

Land Value \$3,250

Improvements Value \$0

Assessed Value \$3,250

Approximate Acreage 0.1556

Property Class 620 Exempt Metro
Government

Deed Book/Page 10013 0312

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
10013 0312	\$3,250	01/28/2013	NEWSOME JUSTIN
9510 0703	\$3,250	01/08/2010	U S BANK NA
9429 0109	\$45,000	06/29/2009	FORD PHILLIP V

Assessment History

JEFFERSON COUNTY PVA

636 S 18TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 001J01030000

Land Value \$5,000

Improvements Value \$0

Assessed Value \$5,000

Approximate Acreage 0.0723

Property Class 620 Exempt Metro
Government

Deed Book/Page 10012 0203

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
10012 0203	\$5,000	01/24/2013	CRIPPS KIMBERLY F
9009 0095	\$4,000	03/27/2007	GRAHAM WINSTON & JOYCE
5934 0107	\$0	02/06/1990	OWNER UNKNOWN

Assessment History

3. Site Photos

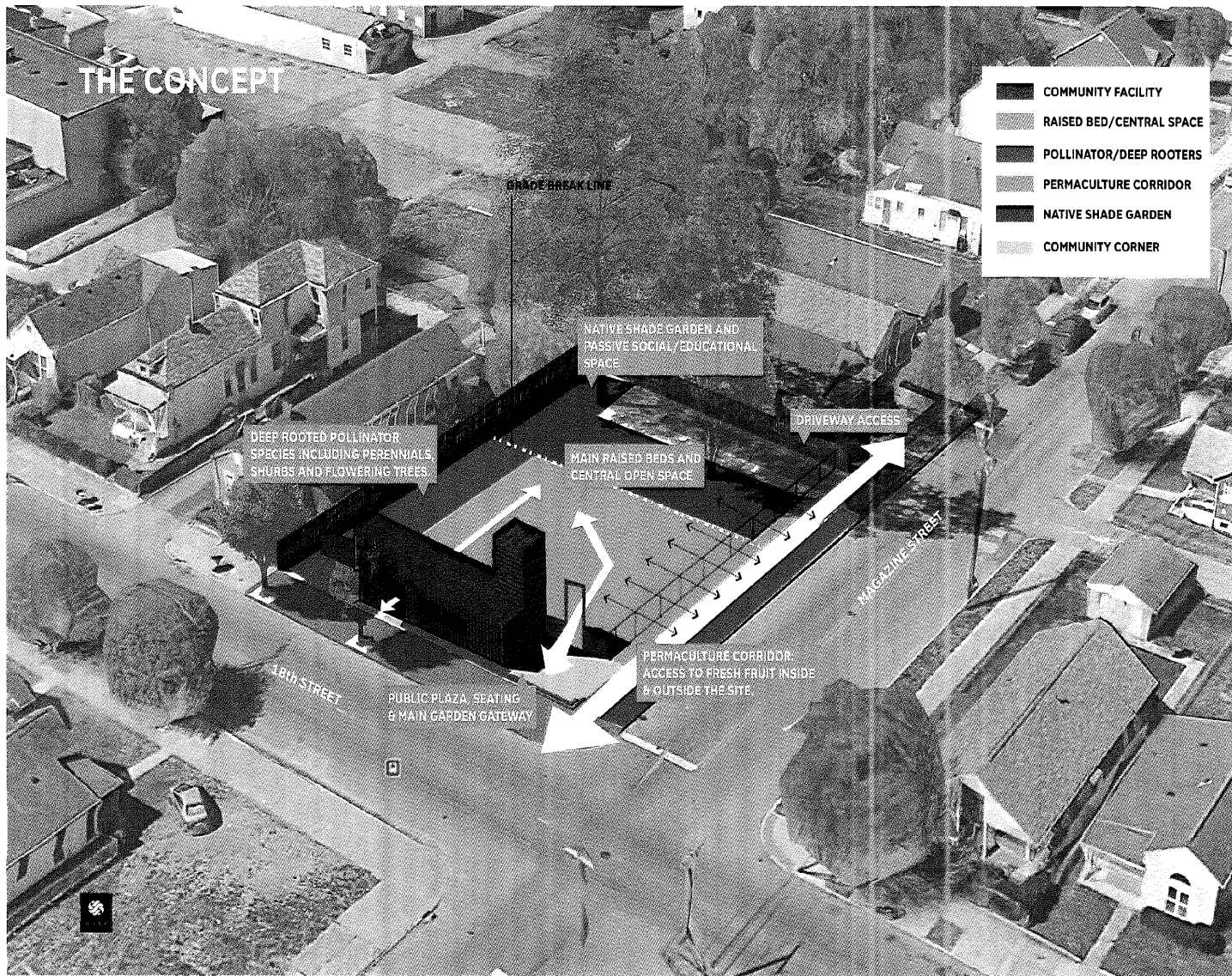
Front View- 634-636 S 18th Street

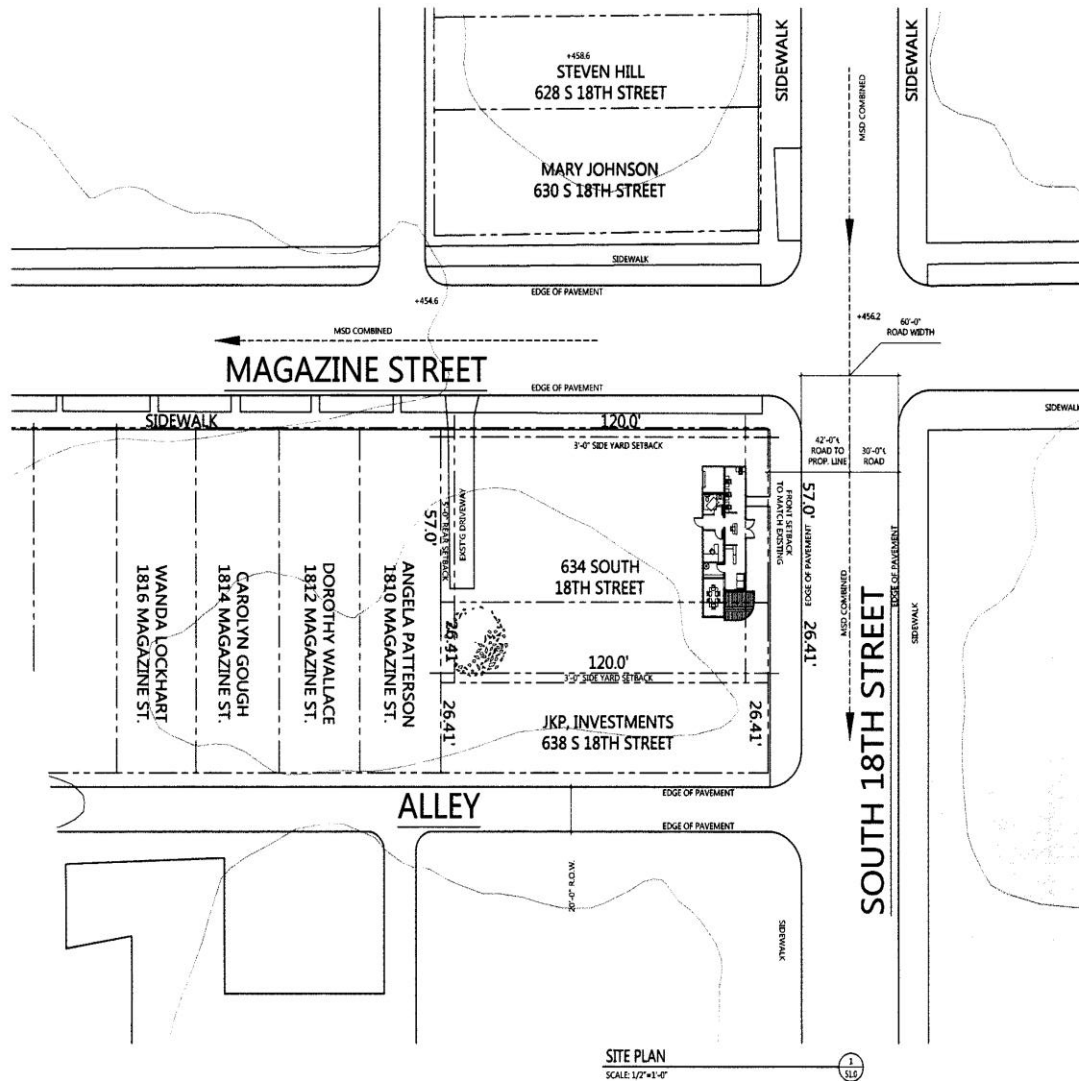


Aerial View



5. Renderings





SITE PLAN
SCALE: 1/2"=1'-0"

NOTE:

1. CONTRACTOR SHALL REVIEW GENERAL NOTE SHEET PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IF THERE IS AN ERROR OR QUESTION WITH THE DIMENSIONS OR DESIGN CONCEPT, CONTRACTOR SHALL CONTACT HDDS, INC. WITHOUT NOTIFICATION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HIS/HERS INTERPRETATION OF THE DESIGN AND CONSTRUCTION.
3. THIS SITE LAYOUT PLAN IS SOLELY A GRAPHICAL REPRESENTATION. THE ACTUAL STAKING & SITE PLAN WILL BE PROVIDED BY OTHERS.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
5. ALL WORK WITHIN THE R.O.W. WILL REQUIRE CONSTRUCTION PLANS, PERMITS AND BONDS.

EXISTING ZONING DISTRICT: "R-6"

MIN. LOT AREA:	6,000 SQ. FT.
MIN. LOT WIDTH:	35 FEET
MIN. FRONT SETBACK:	15 FEET
MIN. SIDE YARD SETBACK:	3 FEET
MAX. FRONT SETBACK:	25 FEET
MIN. SIDE YARDS (Each):	NONE
MIN. REAR YARD SETBACK:	5 FEET
MAX. BUILDING HEIGHT:	45 FEET

SITE ADDRESS: 634 S. 18TH STREET LOUISVILLE, KY
PLAT: NONE
SITE ACREAGE: 0.15560
SITE SQ. FT.: 3570.8 SQ. FT.

OWNER: LOUISVILLE & JEFFERSON COUNTY LAN LOUISVILLE, KY

SITE DEVELOPER: CCDC

LOT NUMBER: 634 (ZONED R-6)
ADJACENT LOT ZONING: 636, 638, (ZONED R-6)
EXISTING USE: VACANT
PROPOSED USE: COMMUNITY CENTER (1004.0 SQ. FT.)
GROSS BUILDING FOOTPRINT: 709.0 SQ. FT.
NET & GROSS ACREAGE: 0.15560 ACRES

ADJACENT PROPERTY OWNERS:
LOT 636: LOUISVILLE & JEFFERSON COUNTY LAN 636 S 18TH ST., LOUISVILLE, KY
LOT 638: JKP INVESTMENTS LLC 638 S 18TH ST., LOUISVILLE, KY
LOT 1810: ANGELA L. PATTERSON 1810 MAGAZINE ST., LOUISVILLE, KY
LOT 1812: DOROTHY WALLACE 1812 MAGAZINE ST., LOUISVILLE, KY
LOT 1816: WANDA LOCKHART 1816 MAGAZINE ST., LOUISVILLE, KY
LOT 1814: CAROLYN GOUGH 1814 MAGAZINE ST., LOUISVILLE, KY
LOT 1812: DOROTHY WALLACE 1812 MAGAZINE ST., LOUISVILLE, KY
LOT 1810: ANGELA L. PATTERSON 1810 MAGAZINE ST., LOUISVILLE, KY
LOT 638: JKP INVESTMENTS LLC 638 S 18TH ST., LOUISVILLE, KY
LOT 636: LOUISVILLE & JEFFERSON COUNTY LAN 636 S 18TH ST., LOUISVILLE, KY

TRANSITION ZONE: TH. BOUNDARIES NOT SHOWN

LEGEND:

- PROPERTY LINE
- ZONING SETBACK LIMITS
- EXISTING MSD
- ROADWAY
- SIDEWALK
- TOPO LINES

NOTE:
EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS WILL BE REQUIRED AS NECESSARY TO MEET THE CURRENT M.P.W. STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.



PROJECT NO: 2018-01
DRAWN BY: J. M. M.
CHECKED BY: M. M. M.
APPROVED BY: M. M. M.
DATE: 12/13/2017
FILED: 12/13/2017

CANAN COMMUNITY DEVELOPMENT CORPORATION RESOURCE CENTER
634 & 636 S. 18TH STREET, LOUISVILLE, KENTUCKY

OPPORTUNITY CORNER

HDDS
DESIGN • INFO • INTEGRATE

SCALE: 1/2"=1'-0"