

Request

[illegible]

Case Summary / Background / Site Context

The lots were acquired by Louisville Metro in 1968 and 1969 for drainage improvements to the Mill Creek watershed. Portions of Mill Creek were rerouted directly into the Ohio River creating the Mill Creek Cutoff.

Applications were received from the adjacent property owners in 2014 and 2015, pending a Metro Surplus Resolution transferring the properties to the Landbank which was approved on August 24, 2017.

At the time the applications were received, the Landbank's Minimum Pricing Policy required any adjacent side yard over 2,500 square feet to be sold for \$125.00 with a deed of consolidation being recorded.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of two (2) properties to be sold per the Landbank's Minimum Pricing Policy as approved on April 24, 2014 for vacant lots to be used as a side yard. The following conditions are also recommended:

1. The Applicant agrees to pay the property taxes associated with the subject property in accordance with the guidelines established by Louisville/Jefferson County Metro Government.
2. The Applicant shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government ("Louisville Metro").
3. That the side yard shall be consolidated into the same lot as the Applicant's principal residence within six (6) months; such requirement being included and recorded as a deed restriction.
4. The Applicant agrees to return the subject property back to the Authority should they fail to meet the requirements of the Louisville Metro Codes and Ordinances.
5. That all necessary permits required by Louisville Metro will be obtained by the Applicant should they decide to improve the subject property.

Attached Documents / Information

- | | |
|--------------------------------|----------------------------|
| 1. List of Lots and Applicants | 2. LOJIC Map (parcel view) |
| 3. Minimum Pricing Policy | 4. Site Photos |

Notification

Applicants were notified of the June 13, 2018 Landbank meeting by telephone on June 5, 2018. The Landbank Authority was notified by e-mail on June 11, 2018. The properties were advertised by legal notice on March 13, 2018.

Exhibit A

List of Side Yard Applications - Sale Price: \$125.00

| Property Address | Parcel ID | PVA Value | Neighborhood | Council District | Applicant's Name |
|-------------------------------|------------------|------------------|---------------------|-------------------------|--------------------------------|
| 1. 3205 R. La Vel Lane | 1018-0211-0000 | \$7,000 | Greater Cane Run | 1 | James M. and Tara J. Summers |
| 2. 3217 R. La Vel Lane | 1018-0214-0000 | \$2,000 | Greater Cane Run | 1 | Anthony S. and Diana L. Conway |

* = Applicant Parcels





Minimum Pricing Policy for Neighborhood Property Sales

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|--|---|--|
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| <p>Vacant lots that will be used as a side yard*</p> <p>Lot size is less than 2,500 square feet (sq ft): \$1</p> <p>Lots sized 2,500 sq ft or larger are \$125</p> <p><i>*Requires a deed of consolidation with an adjoining property</i></p> | <p>Vacant lots that will be used for all other purposes, including commercial, residential and agricultural</p> <p>If the lot size is less than 2,500 sq ft: \$250</p> <p>If the lot size is 2,500 sq ft or greater, up to 5,000 sq ft: \$500</p> <p>Any lot that is 5,000 sq ft or larger: \$1,000</p> | <p>Buildings</p> <p>Properties are offered through a competitive "Request for Proposals." Asking price is the value of the land only, as assessed by the Jefferson County Property Valuation Administrator*</p> <p><i>*Assessment must be made within last 12 months</i></p> |

- Property Leases are available for a minimum of 1 year. Lease rates for projects with a community benefit, as determined by staff, will be priced at \$10 per year per parcel. The pricing policy for any other lease requests will be considered on a case by case basis.
- Property to be used for Metro-funded projects will be sold for \$1 per parcel.
- Louisville Metro Government, the Landbank Authority and the Urban Renewal Commission reserve the right to exclude any properties from this pricing policy at their discretion.

QUESTIONS?

WEB: [HTTP://LOUISVILLEKY.GOV/GOVERNMENT/VACANT-PUBLIC-PROPERTY-ADMINISTRATION](http://LOUISVILLEKY.GOV/GOVERNMENT/VACANT-PUBLIC-PROPERTY-ADMINISTRATION)

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A Division of Development Louisville

