



Legislation Details (With Text)

**File #:** 15-7476      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 1/29/2018      **In control:** City Council Business Meeting  
**On agenda:** 2/12/2018      **Final action:** 2/12/2018  
**Title:** Property Transactions - 24" Water Main South Street Davidson - Phase II, Parcel #5.2  
**Attachments:**

Date	Ver.	Action By	Action	Result
2/12/2018	1	City Council Business Meeting	Approve	Pass

**Property Transactions - 24" Water Main South Street Davidson - Phase II, Parcel #5.2**

**Action:** Approve the following **Condemnation: 24" Water Main South Street Davidson - Phase II, Parcel #5.2**

**Project:** 24" Water Main South Street Davidson - Phase II, Parcel #5.2

**Owner(s):** Antiquity, LLC

**Property Address:** 11921 Field Street

**Total Parcel Area:** 175,673 sq. ft. (4.033 ac.)

**Property to be acquired by Easements:** 4,903.69 sq. ft. (.113 ac.) in Waterline Easement, plus 2,189.24 sq. ft. (.05 ac.) in Temporary Construction Easement, plus 1,984.32 sq. ft. (.046 ac.) in Temporary Construction Easement inside Proposed Public Right of Way, plus 4,044.94 sq. ft. (.093 ac.) in Water Line Easement inside Proposed Public Right of Way

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees

**Zoned:** TC

**Use:** Single-family Residential

**Tax Code:** 007-511-09

**Appraised Value:** \$32,175

**Property Owner's Concerns:** The property owner is concerned with the amount of compensation being offered.

**City's Response to Property Owner's Concerns:** Staff informed the property owner they could obtain their own appraisal to justify the counter offer.

**Recommendation:** To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** N/A (Cornelius)