

## Legislation Details (With Text)

**File #:** 15-5973      **Version:** 1      **Name:**

**Type:** Consent Item      **Status:** Approved

**File created:** 6/28/2017      **In control:** City Council Business Meeting

**On agenda:** 7/24/2017      **Final action:** 7/24/2017

**Title:** Property Transactions - Orr Road Extension, Parcel #1

**Attachments:**

Date	Ver.	Action By	Action	Result
7/24/2017	1	City Council Business Meeting	Approve	Pass

### Property Transactions - Orr Road Extension, Parcel #1

**Action:** Approve the following Condemnation: Orr Road Extension, Parcel #1

**Project:** Orr Road Extension, Parcel #1

**Owner(s):** Harvey W. Gouch and Louise G. Gouch

**Property Address:** 5801 North Tryon Street

**Total Parcel Area:** 68,542 sq. ft. (1.574 ac.)

**Property to be acquired by Fee:** 11,301 sq. ft. (.259 ac.) in Fee Simple

**Property to be acquired by Easements:** 3,662 sq. ft. (.084 ac.) in Greenway Easement, plus 3,738 sq. ft. (.086 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** Building

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Commercial

**Tax Code:** 089-201-25

**Appraised Value:** \$22,075

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

**City's Response to Property Owner's Concerns:** Staff informed the property owner he could obtain his own MAI certified appraisal.

**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:** 4