

## Legislation Details (With Text)

<b>File #:</b>	15-12943	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	2/28/2020	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	4/27/2020	<b>Final action:</b>			
<b>Title:</b>	Property Transactions - Oakhurst Amity Gardens, Parcel #4				
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### Property Transactions - Oakhurst Amity Gardens, Parcel #4

**Action:** Approve the following Condemnation: Oakhurst Amity Gardens, Parcel #4

**Project:** Oakhurst Amity Gardens, Parcel #4

**Program:** Oakhurst Amity Gardens

**Owner(s):** Luz Latorre

**Property Address:** 1629 Chippendale Road

**Total Parcel Area:** 53,193 sq. ft. (1.22 ac.)

**Property to be acquired by Fee:** 36,633 sq. ft. (0.84 ac.) Fee Simple

**Property to be acquired by Easements:** 1,890 sq. ft. (0.043 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** R-5

**Use:** Single-family Residential

**Tax Code:** 161-026-07

<http://polaris3g.mecklenburgcountync.gov/#mat=52007&pid=16102607&gisid=16102607>

**Appraised Value:** \$239,350

**Property Owner's Concerns:** The property owner is concerned about the design, potential impacts to the property, and the compensation amount offered.

**City's Response to Property Owner's Concerns:** The city explained the rationale of the design and how it meets the objectives for the project. It was suggested the property owner could obtain their own appraisal in order to justify the counteroffer.

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

**Council District:** 5