

Legislation Text

File #: 15-5726, Version: 1

Property Transactions - Little Rock Road Sidewalk, Parcel #9

Action: Approve the following Condemnation: Little Rock Road Sidewalk, Parcel #9

Project: Little Rock Road Sidewalk, Parcel #9

Owner(s): Nai Tina Touprong Hole

Property Address: 2133 Little Rock Road

Total Parcel Area: 97,781 sq. ft. (2.245 ac.)

Property to be acquired by Fee: 939 sq. ft. (.022 ac.) in Fee Simple, plus 7,660 sq. ft. (.176 ac.) in Fee Simple within Existing Right-of-Way

Property to be acquired by Easements: 2,569 sq. ft. (.059 ac.) in Sidewalk and Utility Easement, plus 6,624 sq. ft. (.152 ac.) in Temporary Construction Easement, plus 66 sq. ft. (.002 ac.) in Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential - Rural Acreage

Tax Code: 059-172-02

Appraised Value: \$3,000

Property Owner's Counteroffer: \$9,900

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

City's Response to Property Owner's Concerns: Staff informed the property owners that they can obtain their own appraisal in order to justify their 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: 3