



Legislation Text

File #: 15-6499, Version: 1

Property Transactions - Clanton Road and Barringer Drive Fire Site, Parcels #1, 2, 3, and 4

Action:

Approve the following Condemnation: Clanton Road and Barringer Drive Fire Site, Parcels #1, 2, 3, and 4

Project: Clanton Road and Barringer Drive Fire Site, Parcels #1, 2, 3 and 4

Owner(s): Robert Alexander

Property Address: 421 Clanton Road

Total Parcel Area: 20,038 sq. ft. (.460 ac.)

Property to be acquired by Fee: 97,097 sq. ft. (2.229 ac.) in Fee Simple

Structures/Improvements to be impacted: Car wash

Landscaping to be impacted: None

Zoned: I-1

Use: Car Wash

Tax Code: 145-133-02, 145-133-03, 145-133-15 and 145-133-21

Appraised Value: \$820,000

Property Owner's Counteroffer: \$2,000,000

Property Owner's Concerns: The property owner is concerned about 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 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