

## Legislation Text

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File #: 15-7478, Version: 1

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### Property Transactions - Pedestrian Safety - 2205 Central Avenue, Parcel #2

**Action:** Approve the following Condemnation: Pedestrian Safety - 2205 Central Avenue, Parcel #2

**Project:** Pedestrian Safety - 2205 Central Avenue, Parcel #2

**Owner(s):** Jupiter Group, LLC

**Property Address:** 2205 Central Avenue

**Total Parcel Area:** 18,253 sq. ft. (.419 ac.)

**Property to be acquired by Easements:** 78 sq. ft. (.002 ac.) in Sidewalk and Utility Easement, plus 727 sq. ft. (.017 ac.) in Temporary Construction Easement, plus 128 sq. ft. (.003 ac.) in Bus Stop Easement, plus 405 sq. ft. (.009 ac.) in Utility Easement

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

**Landscaping to be impacted:** Tree

**Zoned:** B-1

**Use:** Commercial

**Tax Code:** 095-071-03

**Appraised Value:** \$9,600

**Property Owner's Counteroffer:** \$30,436.97

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property, due to the location of the pedestrian beacon, guywire and driveway closure. In addition the property owner is concerned with the amount of compensation being offered.

**City's Response to Property Owner's Concerns:** Staff explained that this is the best design and location due to the criteria for pedestrian beacons and they can obtain their own appraisal in order to justify their counter offer.

**Outstanding Concerns:** The property owner feels that this project will hinder him from selling the property.

**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:** 1