

## Legislation Text

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File #: 15-8018, Version: 1

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### Property Transactions - Rocky River Road Improvement, Parcel #27

**Action:** Approve the following Condemnation: Rocky River Road Improvement, Parcel #27

**Project:** Rocky River Road Improvement, Parcel #27

**Owner(s):** Maritza L. Johnson and Yonue Johnson

**Property Address:** 7505 Rockland Drive

**Total Parcel Area:** 13,096 sq. ft. (.301 ac.)

**Property to be acquired by Easements:** 166 sq. ft. (.004 ac.) in Storm Drainage Easement, plus 3,565 sq. ft. (.082 ac.) in Utility Easement, plus 2,811 sq. ft. (.065 ac.) in Sidewalk/Utility/Retaining Wall Easement, plus 83 sq. ft. (.002 ac.) in Existing Drainage Accepted as Storm Drainage Easement

**Structures/Improvements to be impacted:** Flag poles, private lighting and irrigation

**Landscaping to be impacted:** Trees, shrubs and various plantings

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 049-222-01

**Appraised Value:** \$19,925

**Property Owner's Counteroffer:** \$75,000

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

**City's Response to Property Owner's Concerns:** Staff informed the property owner's representative that they can obtain their own appraisal in order to justify a 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:** 4