

Legislation Text

File #: 15-8014, Version: 1

Property Transactions - Rocky River Road Improvement, Parcel #8

Action: Approve the following Condemnation: Rocky River Road Improvement, Parcel #8

Project: Rocky River Road Improvement, Parcel #8

Owner(s): Oxford Gateway Apartments LLC

Property Address: 7232 West Rocky River Road

Total Parcel Area: 654,214 sq. ft. (15.019 ac.)

Property to be acquired by Fee: 5,355 sq. ft. (.123 ac.) in Fee Simple, plus 3,231 sq. ft. (.074 ac.) in Fee Simple within Existing Right-of-Way

Property to be acquired by Easements: 654 sq. ft. (.015 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD

Use: Commercial

Tax Code: 049-181-03

Appraised Value: \$0

Outstanding Concerns: Legal negotiations are ongoing in regards to the easement language.

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