



## Legislation Text

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File #: 15-8422, Version: 1

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### Property Transactions - Sugar Creek Road Streetscape, Parcel #1

**Action:** Approve the following Condemnation: Sugar Creek Road Streetscape, Parcel #1

**Project:** Sugar Creek Road Streetscape, Parcel #1

**Owner(s):** Bird Dog Holdings, LLC

**Property Address:** The Plaza 3945

**Total Parcel Area:** 18,337 sq. ft. (.421 ac.)

**Property to be acquired by Fee:** 18,337 sq. ft. (.421 ac.) in Fee Simple

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

**Landscaping to be impacted:** None

**Zoned:** R-22MF

**Use:** Single-family Residential

**Tax Code:** 091-063-13

**Appraised Value:** \$123,300

**Property Owner's Counteroffer:** \$395,835

**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 owner they can obtain their own appraisal in order to justify the 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:** 1