



Legislation Text

File #: 15-8735, Version: 1

Property Transactions - Beards Creek Sewer Replacement, Parcel #5

Action: Approve the following Condemnation: Beards Creek Sewer Replacement, Parcel #5

Project: Beards Creek Sewer Replacement, Parcel #5

Owner(s): SC Windsor Square, LLC

Property Address: 1804 Windsor Square Drive

Total Parcel Area: 1,283,351 sq. ft. (29.462 ac.)

Property to be acquired by Easements: 11,165 sq. ft. (.256 ac.) in Sanitary Sewer Easement, plus 13,838 sq. ft. (.318 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: O-1(CD)

Use: Commercial

Tax Code: 193-302-02

Appraised Value: \$43,575

Outstanding Concerns: Property owner has become unresponsive.

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: N/A (Matthews)