

Legislation Text

File #: 15-9354, Version: 1

Property Transactions - Cross Charlotte Trail Bradywine - Tyvola, Parcel #15

Action: Approve the following Condemnation: Cross Charlotte Trail Bradywine - Tyvola, Parcel #15

Project: Cross Charlotte Trail Bradywine - Tyvola, Parcel #15

Owner(s): Matthew Paul LeBlanc and Catherine Ann Mellon LeBlanc

Property Address: 2116 Hassell Place

Total Parcel Area: 29,569 sq. ft. (.679 ac.)

Property to be acquired by Easements: 7,617 sq. ft. (.175 ac.) in easement Name, plus 1,197 sq. ft. (.027 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-5

Use: Single Family Residential

Tax Code: 175-151-11

Appraised Value: \$50,850

Property Owner's Counteroffer: \$156,528.44

Property Owner's Concerns: The property owner was concerned about the impacts to the property and the amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff informed the property owners that they could 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: 6