



Legislation Text

File #: 15-9619, Version: 1

Property Transactions - Wilmore Drive/Park Avenue Sanitary Sewer Replacement, Parcels #6 and 7

Action: Approve the following Condemnation: Wilmore Drive/Park Avenue Sanitary Sewer Replacement, Parcels #6 and 7

Project: Wilmore Drive/Park Avenue Sanitary Sewer Replacement, Parcels #6 and 7

Owner(s): 601 Kingston LLC

Property Address: 601 West Boulevard and 541 West Worthington Avenue

Total Parcel Area: 161,077 sq. ft. (3.698 ac.)

Property to be acquired by Easements: 23,768 sq. ft. (.546 ac.) in Sanitary Sewer Easement, plus 5,679 sq. ft. (.13 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: 119-074-28 and 119-074-27

Appraised Value: \$9,775

Property Owner's Concerns: Property owner is concerned about the amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff informed property owner they could 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: 3