

Legislation Text

File #: 15-9625, Version: 1

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #19

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #19

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #19

Owner(s): Harry Sibold

Property Address: 3514 Selwyn Avenue

Total Parcel Area: 60,651 sq. ft. (1.392 ac.)

Property to be acquired by Easements: 4,575 sq. ft. (.105 ac.) in Greenway Easement, plus 1,606 sq. ft. (.037 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-3

Use: Single-family Residential

Tax Code: 175-131-39

Appraised Value: \$23,075

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

City's Response to Property Owner's Concerns: Staff informed the property owner's representative that they can obtain their own appraisal to justify a counter offer.

Outstanding Concerns: The 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: 6