

Legislation Text

File #: 15-9624, Version: 1

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #17

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #17

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #17

Owner(s): Richard V. Pacella

Property Address: 3450 Selwyn Avenue

Total Parcel Area: 65,304 sq. ft. (1.499 ac.)

Property to be acquired by Easements: 3,887 sq. ft. (.089 ac.) in Greenway Easement, plus 6,213 sq. ft. (.143 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: 175-131-09

Appraised Value: \$28,100

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 that they can obtain their own appraisal 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: 6