



Legislation Text

File #: 15-9964, Version: 1

Property Transactions - Bryant Farms Road Sidewalk, Parcel #9

Action: Approve the following Condemnation: Bryant Farms Road Sidewalk, Parcel #9

Project: Bryant Farms Road Sidewalk, Parcel #9

Owner(s): Dana Hoegh-Guldberg and Niels Hoegh-Guldberg

Property Address: 8722 Bryant Farms Road

Total Parcel Area: 47,451 sq. ft. (1.089 ac.)

Property to be acquired by Fee: 3,120 sq. ft. (.072 ac.) in Fee Simple

Property to be acquired by Easements: 138 sq. ft. (.003 ac.) in Storm Drainage Easement, plus 1,127 sq. ft. (.026 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: R-3

Use: Rural Homesite

Tax Code: 223-282-83

Appraised Value: \$21,000

Property Owner's Concerns: The property owner is concerned with the amount of compensation being offered and the loss of parking due to the location of the sidewalk.

City's Response to Property Owner's Concerns: Staff informed the property owner they could obtain their own appraisal in order to justify a counteroffer. Staff explained the sidewalk is located at the back of curb and cannot be eliminated.

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: 7