

## Legislation Text

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File #: 15-10311, Version: 1

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### Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #1 and 2

**Action:** Approve the following Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #1 and 2

**Project:** NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #1 and 2

**Owner(s):** Fairfield Reafield Village, LLC

**Property Address:** 6609 Reafield Drive

**Total Parcel Area:** 1,304,668 sq. ft. (29.951 ac.)

**Property to be acquired by Easements:** 788 sq. ft. (.018 ac.) in Storm Drainage Easement, plus 2,909 sq. ft. (.067 ac.) in Sidewalk and Utility Easement, plus 12,546 sq. ft. (.288 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** R-15

**Use:** Multi-family

**Tax Code:** 211-212-18 and 211-212-11

**Appraised Value:** \$29,550

**Property Owner's Concerns:** The property owner requested a section of sidewalk outside of easement be repaired during site visit.

**City's Response to Property Owner's Concerns:** City staff agreed to the property owners' request.

**Outstanding Concerns:** The property is under sales contract with a new buyer so the current owner is unwilling to sign the easements.

**Recommendation:** To obtain clear title and avoid delay in the project schedule, staff recommends proceeding to condemnation.

**Council District:** 7