



Legislation Text

File #: 15-10316, Version: 1

Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10

Action: Approve the following Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10

Project: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10

Owner(s): Challis Farm Homeowners Association, Inc.

Property Address: Pineville-Matthews Road

Total Parcel Area: 172,055 sq. ft. (3.950 ac.)

Property to be acquired by Easements: 6,105 sq. ft. (.14 ac.) in Sidewalk and Utility Easement, plus 12,807 sq. ft. (.294 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-15

Use: Single-family Residential

Tax Code: 211-622-01, 211-582-99 and 211-581-95

Appraised Value: \$48,775

Property Owner's Concerns: The property owners requested design changes to protect landscaping.

City's Response to Property Owner's Concerns: Staff was able to redesign to protect landscaping.

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