

Legislation Text

File #: 15-10510, Version: 1

Property Transactions - Chandworth Drainage Improvements, Parcel #41

Action: Approve the following Condemnation: Chandworth Drainage Improvements, Parcel #41

Project: Chandworth Drainage Improvements, Parcel #41

Program: Flood Control

Owner(s): Matthew Papandrea and Meredith Papandrea

Property Address: 3819 Chandworth Road

Total Parcel Area: 23,187 sq. ft. (.532 ac.)

Property to be acquired by Easements: 710 sq. ft. (.016 ac.) in Storm Drainage Easement, plus 1,118 sq. ft. (.026 ac.) in Sanitary Sewer Easement, plus 3,391 sq. ft. (.078 ac.) in Temporary Construction Easement, plus 179 sq. ft. (.004 ac.) in Existing Drainage Accepted as Storm Drainage Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 179-063-01

Appraised Value: \$14,450

Property Owner's Counteroffer: \$25,000

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property during construction, future maintenance, and the amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff addressed property owner's concerns, but no agreement was reached.

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