

Legislation Text

File #: 15-10512, Version: 1

Property Transactions - Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #8

Action: Approve the following Condemnation: Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #8

Project: Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #8

Owner(s): Amerco Real Estate Company

Property Address: 1224 North Tryon Street

Total Parcel Area: 195,690 sq. ft. (4.492 ac.)

Property to be acquired by Fee: 1,018 sq. ft. (.023 ac.) in Fee Simple

Property to be acquired by Easements: 16,255 sq. ft. (.373 ac.) in Storm Drainage Easement, plus 17,824 sq. ft. (.409 ac.) in Sanitary Sewer Easement, plus 8,167 sq. ft. (.187 ac.) in Sidewalk and Utility Easement, plus 10,689 sq. ft. (.245 ac.) in Temporary Construction Easement, plus 5,916 sq. ft. (.136 ac.) in Retaining Wall Easement

Structures/Improvements to be impacted: Parking spaces, driveway entrance, asphalt and light poles

Landscaping to be impacted: None

Zoned: I-2

Use: Industrial

Tax Code: 081-021-01

Appraised Value: \$246,950

Property Owner's Concerns: The property owner does not agree with design of the project, loss of entrance, loss of parking and access during construction.

City's Response to Property Owner's Concerns: Staff was able to redesign to minimize impacts to the property.

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: 1