

Legislation Text

File #: 15-10872, 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: 1,582 sq. ft. (.036 ac.) in Fee Simple

Property to be acquired by Easements: 145 sq. ft. (.003 ac.) in Storm Drainage Easement, plus 193 sq. ft. (.004 ac.) in Sidewalk and Utility Easement, plus 1,054 sq. ft. (.024 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Parking pad

Landscaping to be impacted: Trees and shrubs

Zoned: R-3

Use: Rural Homesite

Tax Code: 223-282-83

Counter offer: \$50,000

Appraised Value: \$22,025

Property Owner's Concerns: The property owner is concerned with the amount of compensation being offered, loss of parking and project design.

City's Response to Property Owner's Concerns: Staff informed the property owner they could obtain their own appraisal in order justify their counter offer and was able to redesign the project.

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