

Legislation Text

File #: 15-10875, Version: 1

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #24

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #24

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #24

Owner(s): Franciscan Terrace Homeowner's Association, Ltd.

Property Address: 4755 Hedgemore Drive

Total Parcel Area: 334,328 sq. ft. (7.675 ac.)

Property to be acquired by Easements: 15,617 sq. ft. (.359 ac.) in Greenway Easement, plus 9,843 sq. ft. (.226 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: O-1

Use: Condominium

Tax Code: 175-14C-98

Appraised Value: \$202,325

Property Owner's Concerns: The property owner is concerned about the design of the project and the potential impacts to the property.

City's Response to Property Owner's Concerns: Staff redesigned and was able to reduce the impact 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: 6