



Legislation Text

File #: 15-10874, Version: 1

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #5

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #5

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #5

Owner(s): Sewlyn Fair, LLC

Property Address: 5126 Park Road

Total Parcel Area: 331,003 sq. ft. (7.599 ac.)

Property to be acquired by Fee: 17,314 sq. ft. (.397 ac.) in Fee Simple

Property to be acquired by Easements: 74 sq. ft. (.002 ac.) in Temporary Construction Easement, plus 13 sq. ft. (ac.) in Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees, shrubs and various planting

Zoned: R-5

Use: Commercial

Tax Code: 171-181-45

Appraised Value: \$450

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 is working with property owner to address all concerns and work towards a resolution.

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