



## Legislation Text

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File #: 15-10983, Version: 1

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### Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #1

**Action:** Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #1

**Project:** Cross Charlotte Trail Brandywine - Tyvola, Parcel #1

**Owner(s):** Selwyn Village Homeowners Association

**Property Address:** Wakefield Drive

**Total Parcel Area:** 622,682 sq. ft. (14.295 ac.)

**Property to be acquired by Easements:** 73,862 sq. ft. (1.696 ac.) in Greenway Easement, plus 47,462 sq. ft. (1.09 ac.) in Temporary Construction Easement, plus 13,141 sq. ft. (.302 ac.) in Utility Easement

**Structures/Improvements to be impacted:** Parking pad

**Landscaping to be impacted:** Trees and various plantings

**Use:** Condominium

**Tax Code:** 175-13C-97

**Appraised Value:** \$769,200

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

**City's Response to Property Owner's Concerns:** Staff was able to redesign and reduce the area in order 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:** 6