

Legislation Text

File #: 15-11556, Version: 1

Property Transactions - Lakeview-Reames Intersection Improvements, Parcel #34

Action: Approve the following Condemnation: Lakeview-Reames Intersection Improvements, Parcel #34

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Lakeview-Reames Intersection Improvements, Parcel #34

Owner(s): Damian Flott

Property Address: 8428 Rego Street

Total Parcel Area: 41,324 sq. ft. (.949 ac.)

Property to be acquired by Easements: 2,289 sq. ft. (.053 ac.) in Storm Drainage Easement, plus 1,915 sq. ft. (.044 ac.) in Sidewalk and Utility Easement, plus 1,001 sq. ft. (.023 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-3

Use: Single-family Residential

Tax Code: 037-162-01

Appraised Value: \$3,375

Property Owner's Concerns: Property owner is concerned about the amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff informed property owner they could obtain their own appraisal in order to justify a counter offer.

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: 2