

Legislation Text

File #: 15-12539, Version: 1

Property Transactions - Hinsdale - Tinkerbell Drainage Improvements, Parcel #250

Action: Approve the following Condemnation: Hinsdale - Tinkerbell Drainage Improvements, Parcel #250

Project: Hinsdale - Tinkerbell Drainage Improvements, Parcel #250

Program: Flood Control

Owner(s): Ilonka Aylward

Property Address: 2813 Hinsdale Street

Total Parcel Area: 41,280 sq. ft. (0.948 ac.)

Property to be acquired by Easements: 894.39 sq. ft. (0.021 ac.) in Storm Drainage Easement, 2,159.35 sq. ft. (0.05 ac.) in Sanitary Sewer Easement, 4,072.2 sq. ft. (0.093 ac.) in Temporary Construction Easement, and 565.66 sq. ft. (0.013 ac.) in Existing Storm Drainage Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-3

Use: Single-family Residential

Tax Code: 209-124-17

<http://polaris3g.mecklenburgcountync.gov/#mat=92890&pid=20912417&gisid=20912417>

Appraised Value: \$28,600

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

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer and was able to redesign to accommodate some of the property owner's design requests.

Recommendation: To avoid delay in the project schedule, the city 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