

Legislation Text

File #: 15-12943, Version: 1

Property Transactions - Oakhurst Amity Gardens, Parcel #4

Action: Approve the following Condemnation: Oakhurst Amity Gardens, Parcel #4

Project: Oakhurst Amity Gardens, Parcel #4

Program: Oakhurst Amity Gardens

Owner(s): Luz Latorre

Property Address: 1629 Chippendale Road

Total Parcel Area: 53,193 sq. ft. (1.22 ac.)

Property to be acquired by Fee: 36,633 sq. ft. (0.84 ac.) Fee Simple

Property to be acquired by Easements: 1,890 sq. ft. (0.043 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-5

Use: Single-family Residential

Tax Code: 161-026-07

<http://polaris3g.mecklenburgcountync.gov/#mat=52007&pid=16102607&gisid=16102607>

Appraised Value: \$239,350

Property Owner's Concerns: The property owner is concerned about the design, potential impacts to the property, and the compensation amount offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project. It was suggested the property owner could obtain their own appraisal in order to justify the counteroffer.

Recommendation: To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 5