



Legislation Details (With Text)

**File #:** 15-21950      **Version:** 1      **Name:**

**Type:** Consent - Property Transaction      **Status:** Approved

**File created:** 1/11/2024      **In control:** City Council Business Meeting

**On agenda:** 2/26/2024      **Final action:** 2/26/2024

**Title:** Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 20

**Attachments:** 1. Map - Mallard Creek Basin Improvements Phase 1 and 2, Parcel #20

Date	Ver.	Action By	Action	Result
2/26/2024	1	City Council Business Meeting	Approve	

**Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 20**

**Action:** Approve the following Condemnation: Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 20

**Project:** Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 20

**Owner(s):** Pavilion Partners

**Property Address:** 705-707 Pavilion Boulevard

**Total Parcel Area:** 1,299,591 sq. ft. (29.8 ac.)

**Property to be acquired by Easements:** 3,162 sq. ft. (0.07 ac.) in Permanent Utility Easement and 4,100 sq. ft. (0.09 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Landscaping, mature trees

**Zoned:** N1-A

**Use:** Water Retention Pond

**Parcel Identification Number(s):** 051-061-17  
<https://polaris3g.mecklenburgcountync.gov/#mat=512486&pid=05106117&gclid=05106117>

**Appraised Value:** \$8,150

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

**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.

**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:** 4

**Attachment(s):** Map