



Legislation Details (With Text)

<b>File #:</b>	15-22355	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent - Property Transaction		<b>Status:</b>	Approved	
<b>File created:</b>	2/26/2024	<b>In control:</b>	City Council Business Meeting		
<b>On agenda:</b>	3/25/2024	<b>Final action:</b>	3/25/2024		
<b>Title:</b>	Charlotte Water Property Transactions - Kings Branch Stream and Sewer Improvements, Parcel # 1				
<b>Attachments:</b>	1. Map - Kings Branch Stream and Sewer Improvements, Parcel # 1				

Date	Ver.	Action By	Action	Result
3/25/2024	1	City Council Business Meeting	Approve	

**Charlotte Water Property Transactions - Kings Branch Stream and Sewer Improvements, Parcel # 1**

**Action:** Approve the following Property Condemnation: Kings Branch Stream and Sewer Improvements, Parcel # 1

**Project:** Kings Branch Stream and Sewer Improvements, Parcel #1

**Owner(s):** GK Lexington Green, LLC

**Property Address:** 604 Archdale Drive

**Total Parcel Area:** 844,273 sq. ft. (19.38 ac.)

**Property to be acquired by Easements:** 2,948 sq. ft. (0.07 ac.) in Sanitary Sewer Easement; 16,178 sq. ft. (0.37 ac.) in Sanitary Sewer Easement within Existing Storm Drainage Easement; 6,050 sq. ft. (0.14 ac.) in Permanent Utility Easement; 10,653 sq. ft. (0.25 ac.) in Permanent Utility Easement overlapping Existing Storm Drainage Easement and Existing Sanitary Sewer Easement; 1,816 sq. ft. (0.04 ac.) in Permanent Utility Easement overlapping New Sanitary Sewer Easement

**Structures/Improvements to be impacted:** Temporary impact to parking and dumpster

**Landscaping to be impacted:** None

**Zoned:** OFC

**Use:** Multi Family

**Parcel Identification Number(s):** 169-183-01  
<https://polaris3g.mecklenburgcountync.gov/#mat=303803&pid=16918301&qisid=16918301>

**Appraised Value:** \$78,225

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

**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.

**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:** 3

**Attachment(s):** Map