



Legislation Details (With Text)

**File #:** 15-14893    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Agenda Ready  
**File created:** 12/30/2020    **In control:** City Council Business Meeting  
**On agenda:** 1/25/2021    **Final action:**  
**Title:** Property Transactions - XCLT Davidson to Matheson, Parcels #7 and 8  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Property Transactions - XCLT Davidson to Matheson, Parcels #7 and 8**

**Action:** Approve the following Condemnation: XCLT Davidson to Matheson, Parcels #7 and 8

**Project:** XCLT Davidson to Matheson, Parcels #7 and 8

**Program:** XCLT Davidson to Matheson

**Owner(s):** Mill District Partners LLC

**Property Address:** 421 East 26<sup>th</sup> Street and 2315 North Davidson Street

**Total Parcel Area:** 166,917 sq. ft. (3.83 ac.)

**Property to be acquired by Easements:** 2,364 sq. ft. (0.063 ac.) Greenway Easement, 4,316 sq. ft. (0.01 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** TOD-UC, TOD-NC

**Use:** Transit Oriented Development - Urban Center, Transit Oriented Development - Neighborhood Center

**Tax Code:** 083-052-04, 083-052-06  
<https://polaris3g.mecklenburgcountync.gov/#mat=125694&pid=08305204&gisid=08305204>  
<https://polaris3g.mecklenburgcountync.gov/#mat=79981&pid=08305206&gisid=08305206>

**Appraised Value:** \$68,575

**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 was able to redesign to accommodate some of the property owner's design requests.

**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:** 1