



Legislation Details (With Text)

File #: 15-18032 **Version:** 1 **Name:**
Type: Consent Item **Status:** Approved
File created: 5/19/2022 **In control:** City Council Business Meeting
On agenda: 6/13/2022 **Final action:** 6/13/2022
Title: Property Transactions - Monroe Road Streetscape, Parcel #39

Attachments:

Date	Ver.	Action By	Action	Result
6/13/2022	1	City Council Business Meeting	Approve	

Property Transactions - Monroe Road Streetscape, Parcel #39

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #39

Project: Monroe Road Streetscape, Parcel #39

Program: Monroe Road Streetscape

Owner(s): Quad Holdings of NC LLC

Property Address: 4712 Monroe Road

Total Parcel Area: 29,793 sq. ft. (0.68 ac.)

Property to be acquired by Easements: 158 sq. ft. (0.004 ac.) Sidewalk Utility Easement, 251 sq. ft. (0.006 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: B-1

Use: Business District

Tax Code: 161-082-22

<https://polaris3g.mecklenburgcountync.gov/#mat=135572&pid=16108222&qisid=16108222>

Appraised Value: \$3,875

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

City’s Response to Property Owner’s Concerns: The city was able to redesign to accommodate some of the property owner’s design requests and inform 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: 5