



Legislation Details (With Text)

<b>File #:</b>	15-21883	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent - Property Transaction		<b>Status:</b>	Approved	
<b>File created:</b>	1/8/2024	<b>In control:</b>	City Council Business Meeting		
<b>On agenda:</b>	2/12/2024	<b>Final action:</b>	2/12/2024		
<b>Title:</b>	Property Transactions - Monroe Road Multiuse Path, Parcel # 1				
<b>Attachments:</b>	1. Map - Monroe Road Multiuse Path, Parcel # 1				

Date	Ver.	Action By	Action	Result
2/12/2024	1	City Council Business Meeting	Approve	

**Property Transactions - Monroe Road Multiuse Path, Parcel # 1**

**Action:** Approve the following Condemnation: Monroe Road Multiuse Path, Parcel # 1

**Project:** Monroe Road Multiuse Path, Parcel # 1

**Program:** Monroe Road Multiuse Path

**Owner(s):** EP 5101 LLC

**Property Address:** 5101 Monroe Road

**Total Parcel Area:** 26,248 sq. ft. (0.603 ac.)

**Property to be acquired by Easements:** 1,474 sq. ft. (0.034 ac.) Sidewalk Utility Easement and 1,872 sq. ft. (0.043 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees

**Zoned:** O-6(CD)

**Use:** Office District

**Parcel Identification Number(s):** 161-063-01  
<https://polaris3g.mecklenburgcountync.gov/#mat=142435&pid=16106301&gclid=16106301>

**Appraised Value:** \$34,375

**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 or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

**Recommendation:** 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

**Attachment(s):** Map