



Legislation Details (With Text)

**File #:** 15-21574      **Version:** 1      **Name:**  
**Type:** Consent - Property Transaction      **Status:** Agenda Ready  
**File created:** 11/9/2023      **In control:** City Council Business Meeting  
**On agenda:** 12/11/2023      **Final action:**  
**Title:** Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6  
**Attachments:** 1. Map - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

Date	Ver.	Action By	Action	Result
12/11/2023	1	City Council Business Meeting		

**Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6**

**Action:** Approve the following Condemnation: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

**Project:** Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

**Owner(s):** PS NC I, LP

**Property Address:** 11020 Morningstar Place Drive

**Total Parcel Area:** 853,671 sq. ft. (19.60 ac.)

**Property to be acquired by Easements:** 53,444 sq. ft. (1.23 ac.) in Permanent Utility Easement and 32,026 (0.74 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-D(CD)

**Use:** Multi-family or mixed use as if vacant and continued use as improved

**Parcel Identification Number(s):** 051-033-02  
<https://polaris3g.mecklenburgcountync.gov/#mat=13041&pid=05103302&gisid=05103302>

**Appraised Value:** \$86,200

**Property Owner’s Concerns:** The property owner is still in the process of reviewing documents.

**City’s Response to Property Owner’s Concerns:** The city is waiting on the owner to review documents and submit revision request or 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:** 4

**Attachment(s):** Map