



Legislation Details (With Text)

**File #:** 15-21951      **Version:** 1      **Name:**

**Type:** Consent - Property Transaction      **Status:** Approved

**File created:** 1/11/2024      **In control:** City Council Business Meeting

**On agenda:** 2/12/2024      **Final action:** 2/12/2024

**Title:** Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 23

**Attachments:** 1. CLTW RES MCI P23, 2. Map - Mallard Creek Basin Improvements Phase 1 and 2, Parcel #23

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

**Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 23**

**Action:** Approve the following Condemnation: Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 23

**Project:** Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 23

**Owner(s):** NK Investments, Inc. and Nick Stas, LLC

**Property Address:** 11900 North Tryon Street

**Total Parcel Area:** 406,823 sq. ft. (9.34 ac.)

**Property to be acquired by Easements:** 27,131 sq. ft. (0.62 ac.) in Permanent Utility Easement and 17,411 sq. ft. (0.40 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** CG & N1-A

**Use:** Commercial

**Parcel Identification Number(s):** 051-411-01  
<https://polaris3g.mecklenburgcountync.gov/#mat=21798&pid=05141101&gisid=05141101>

**Appraised Value:** \$44,150

**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:** 4

**Attachment(s):** Map