



Legislation Details (With Text)

File #: 15-16223 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 7/28/2021 **In control:** City Council Business Meeting
On agenda: 8/23/2021 **Final action:**
Title: Property Transactions - JW Clay Boulevard Streetscape, Parcel #7
Attachments:

Date	Ver.	Action By	Action	Result
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Property Transactions - JW Clay Boulevard Streetscape, Parcel #7

Action: Approve the following Condemnation: JW Clay Boulevard Streetscape, Parcel #7

Project: JW Clay Boulevard Streetscape, Parcel #7

Program: JW Clay Boulevard Streetscape

Owner(s): NC Land LLLP and UP Retail LLLP

Property Address: 8709 JW Clay Boulevard

Total Parcel Area: 679,100 sq. ft. (15.59 ac.)

Property to be acquired by Fee: 8,618 sq. ft. (0.20 ac.) Fee Simple

Property to be acquired by Easements: 6,306 sq. ft. (0.145 ac.) Sidewalk Utility Easement, 11,001 sq. ft. (0.253 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Lighted bollard and steel pergola

Landscaping to be impacted: Trees and shrubs

Zoned: CC

Use: Commercial

Tax Code: 047-201-01

<https://polaris3g.mecklenburgcountync.gov/#mat=556365&pid=04720101B&gisid=04720101>

Appraised Value: \$202,850

Property Owner’s Concerns: None

City’s Response to Property Owner’s Concerns: N/A

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