



Legislation Details (With Text)

File #: 15-18031 **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 #32

Attachments:

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

Property Transactions - Monroe Road Streetscape, Parcel #32

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #32

Project: Monroe Road Streetscape, Parcel #32

Program: Monroe Road Streetscape

Owner(s): Domar-4500 Monroe LLC and Waters-4500 Monroe LLC

Property Address: 4500 Monroe Road

Total Parcel Area: 156,942 sq. ft. (3.60 ac.)

Property to be acquired by Easements: 85 sq. ft. (0.002 ac.) Bus Stop Improvement Easement, 872 sq. ft. (0.02 ac.) Utility Easement, 2626 sq. ft. (0.06 ac.) Sidewalk Utility Easement, 1,386 sq. ft. (0.032 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Shrubs

Zoned: B-D(CD)

Use: Business District

Tax Code: 161-071-18

<https://polaris3g.mecklenburgcountync.gov/#mat=131775&pid=16107118&qisid=16107118>

Appraised Value: \$54,475

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

City’s Response to Property Owner’s Concerns: The City provided 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