



Legislation Details (With Text)

File #:	15-11285	Version:	1	Name:	
Type:	Consent Item	Status:		Approved	
File created:	6/24/2019	In control:		City Council Business Meeting	
On agenda:	7/22/2019	Final action:		7/22/2019	
Title:	Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #26				
Attachments:	1. Location Map - Condemnation - Cross Charlotte Trail Brandywine - Tyvola.P26.pdf				

Date	Ver.	Action By	Action	Result
7/22/2019	1	City Council Business Meeting	Approve	Pass

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Owner(s): WMCI Charlotte XV, LLC

Property Address: 4943 Park Road

Total Parcel Area: 169,609 sq. ft. (3.894 ac.)

Property to be acquired by Fee: 13,537 sq. ft. (.311 ac.) in Fee Simple

Property to be acquired by Easements: 8,710 sq. ft. (.199 ac.) in Greenway Easement, plus 1,481 sq. ft. (.034 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-43MF

Use: Multi-family

Tax Code: 175-121-03

Appraised Value: \$57,600

Property Owner’s Concerns: The property owner is concerned with the easement language and has requested revisions. Property owner is awaiting lender approval.

City’s Response to Property Owner’s Concerns: Revision to the agreement language is in process.

Recommendation: To avoid delay in the project schedule, the city recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 6