



Legislation Details (With Text)

**File #:** 15-10316      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 2/8/2019      **In control:** City Council Business Meeting  
**On agenda:** 2/25/2019      **Final action:** 2/25/2019  
**Title:** Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10  
**Attachments:** 1. Location Map - NC51 Sidewalk - McAlpine Creek to Ridgeloch Place.P8.P9.P10.pdf

Date	Ver.	Action By	Action	Result
2/25/2019	1	City Council Business Meeting	Approve	Pass

**Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10**

**Action:** Approve the following Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10

**Project:** NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcels #8, 9 and 10

**Owner(s):** Challis Farm Homeowners Association, Inc.

**Property Address:** Pineville-Matthews Road

**Total Parcel Area:** 172,055 sq. ft. (3.950 ac.)

**Property to be acquired by Easements:** 6,105 sq. ft. (.14 ac.) in Sidewalk and Utility Easement, plus 12,807 sq. ft. (.294 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** R-15

**Use:** Single-family Residential

**Tax Code:** 211-622-01, 211-582-99 and 211-581-95

**Appraised Value:** \$48,775

**Property Owner’s Concerns:** The property owners requested design changes to protect landscaping.

**City’s Response to Property Owner’s Concerns:** Staff was able to redesign to protect landscaping.

**Recommendation:** To avoid delay in the project schedule, staff 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:** 7