



Legislation Details (With Text)

**File #:** 15-13283      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 5/1/2020      **In control:** City Council Business Meeting  
**On agenda:** 5/26/2020      **Final action:**  
**Title:** Property Transactions - Mallard Creek Reuse Line Extension to UNCC, Parcel #1  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**Property Transactions - Mallard Creek Reuse Line Extension to UNCC, Parcel #1**

**Action:** Approve the following **Condemnation: Mallard Creek Reuse Line Extension to UNCC, Parcel #1**

**Project:** Mallard Creek Reuse Line Extension to UNCC, Parcel #1

**Owner(s):** Hill/Gray Seven LLC

**Property Address:** 11310 North Tryon Street

**Total Parcel Area:** 143,173 sq. ft. (3.287 ac.)

**Property to be acquired by Easements:** 11,583.98 sq. ft. (0.266 ac.) in Sanitary Sewer Easement, plus 5,941 sq. ft. (0.136 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** CC

**Use:** Commercial

**Tax Code:** 051-032-08  
<http://polaris3g.mecklenburgcountync.gov/#mat=563079&pid=05103208&gisid=05103208>

**Appraised Value:** \$64,625

**Property Owner’s Concerns:** The property owner is concerned about the design of the project and the potential impacts to the property.

**City’s Response to Property Owner’s Concerns:** The city was able to redesign to accommodate some of the property owner’s design requests.

**Outstanding Concerns:** The property owner became unresponsive.

**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