



Legislation Details (With Text)

File #: 15-13124 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 3/27/2020 **In control:** City Council Business Meeting
On agenda: 4/27/2020 **Final action:**
Title: Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #17
Attachments:

Date	Ver.	Action By	Action	Result
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Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #17

Action: Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #17

Project: Dairy Branch Tributary Sewer Improvements, Parcel #17

Owner(s): Erika Lopez and Leonard A Lopez

Property Address: 1526 Clayton Drive

Total Parcel Area: 21,544 sq. ft. (0.49 ac.)

Property to be acquired by Easements: 2,161 sq. ft. (0.05 ac.) Sanitary Sewer Easement and 736 sq. ft. (0.02 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: n/a

Landscaping to be impacted: 4 large trees, 10 small trees/large bushes, 10 smaller plants, ground cover

Zoned: R-5

Use: R100

Tax Code: 151-033-67

<http://polaris3g.mecklenburgcountync.gov/#mat=47069&pid=15103367&gisid=15103367>

Appraised Value: \$37,000

Property Owner’s Concerns: The property owner is concerned about the design, the potential impacts to the property, and the compensation amount offered.

City’s Response to Property Owner’s Concerns: The city explained the rationale of the design and how it meets the objectives for the project. It was suggested the property

owner could obtain their own appraisal in order to justify 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: 1