



Legislation Details (With Text)

File #:	15-18341	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	7/7/2022	In control:		City Council Business Meeting	
On agenda:	7/11/2022	Final action:			
Title:	Property Transactions - Monroe Road Streetscape, Parcel #13				
Attachments:					

Date	Ver.	Action By	Action	Result
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Property Transactions - Monroe Road Streetscape, Parcel #13

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #13

Project: Monroe Road Streetscape, Parcel #13

Program: Monroe Road Streetscape

Owner(s): 4229 Monroe Road LLC

Property Address: 4229, 4231 and 4235 Monroe Road

Total Parcel Area: 46,669 sq. ft. (1.07 ac.)

Property to be acquired by Easements: 2,116 sq. ft. (0.055 ac.) Sidewalk Utility Easement, 6,904 sq. ft. (0.16 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Parking spaces

Landscaping to be impacted: Trees and various plantings

Zoned: B-2

Use: Business

Tax Code: 159-061-11

<https://polaris3g.mecklenburgcountync.gov/#mat=583165&pid=15906111&qisid=15906111>

Appraised Value: \$191,900

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

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

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