City of Charlotte

Legislation Details (With Text)

File #:	15-21949	**Version:** 1	**Name:**
Type:	Consent - Property Transaction	**Status:**	Approved
File created:	1/11/2024	**In control:**	City Council Business Meeting
On agenda:	2/12/2024	**Final action:**	2/12/2024
Title:	Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 14		
Attachments:	1. CLTW RES MCI P14, 2. Map - Mallard Creek Basin Improvements Phase 1 and 2, Parcel #14		

Date	Ver.	Action By	Action	Result
2/12/2024	1	City Council Business Meeting	Approve	

Charlotte Water Property Transactions - Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 14

Action: **Approve the following Condemnation: Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 14**

Project: Mallard Creek Basin Improvements Phase 1 and 2, Parcel # 14

Owner(s): Point 100 Limited Partnership

Property Address: Pavilion Boulevard

Total Parcel Area: 206,840 sq. ft. (4.75 ac.)

Property to be acquired by Easements: 1,941 sq. ft. (0.05 ac.) in Permanent Utility Easement and 5,326 sq. ft. (0.12 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: NS

Use: Water Retention Pond

Parcel Identification Number(s): 051-411-13
https://polaris3g.mecklenburgcountync.gov/#pid=05141113&gisid=05141113

Appraised Value: $3,350

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

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 and informed the property owner they 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: 4

Attachment(s): Map