



Legislation Text

File #: 15-19146, Version: 1

Charlotte Water Property Transactions - N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

Action: Approve the following Condemnation: N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

Project: N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

Owner(s): Kinza, Inc.

Property Address: 1408 W. Sugar Creek Road

Total Parcel Area: 131,279 sq. ft. (3.01 ac.)

Property to be acquired by Easements: 8,000 sq. ft. (0.18 ac.) in Fee Simple, 2,199 sq. ft. (0.05 ac.) in Permanent Utility Easement

Structures/Improvements to be impacted: Parking

Landscaping to be impacted: None

Zoned: B-2

Use: Hotel/motel <7 Floors

Parcel Identification Number(s): 047-011-10
<https://polaris3g.mecklenburgcountync.gov/#mat=39984&pid=04701110&gisid=04701110>

Appraised Value: \$127,725.00

Property Owner's Concerns: The property owner is concerned about 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.

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