



Legislation Text

File #: 15-18611, Version: 1

Property Transactions - Monroe at Ashmore Pedestrian Beacon, Parcel # 1

Action: Approve the following Condemnation: Monroe at Ashmore pedestrian Beacon, Parcel # 1

Project: Monroe at Ashmore Pedestrian Beacon, Parcel # 1

Program: Monroe at Ashmore Pedestrian Beacon

Owner(s): 5820 Green CLT, Inc

Property Address: 5820 and 5822 Monroe Road

Total Parcel Area: 55,045 sq. ft. (1.26 ac.)

Property to be acquired by Easements: 95 sq. ft. (0.002 ac.) Bus Stop Improvement Easement, 37 sq. ft. (0.001 ac.) Sidewalk Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: O-1

Use: Office District

Tax Code: 163-051-22
<https://polaris3g.mecklenburgcountync.gov/#mat=576691&pid=16305122&qisid=16305122>

Appraised Value: \$23,450

Property Owner’s Concerns: The property owner is concerned about the potential impacts to the property and compensation 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 and the city 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: 5

