



Legislation Text

File #: 15-21538, Version: 1

**Property Transactions - Shamrock Drive Improvements, Parcel # 67**

**Action:** Approve the following Condemnation: Shamrock Drive Improvements, Parcel # 67

**Project:** Shamrock Drive Improvements, Parcel # 67

**Program:** Shamrock Drive Improvements

**Owner(s):** The Yanyan Weiwei Revocable Living Trust

**Property Address:** 2601 Palm Avenue

**Total Parcel Area:** 18,597 sq. ft. (0.427 ac.)

**Property to be acquired by Fee Simple:** 1,356 sq. ft. (0.031 ac.) Fee Simple Outside of Existing Right-of-Way

**Property to be acquired by Easements:** 2,759 sq. ft. (0.063 ac.) Post Construction Control Easement, 1,204 sq. ft. (0.028 ac.) Sidewalk Utility Easement, 219 sq. ft. (0.005 ac.) Utility Easement, 134 sq. ft. (0.003 ac.) Storm Drainage Easement and 3,304 sq. ft. (0.076 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Driveway

**Landscaping to be impacted:** Trees

**Zoned:** N1-B

**Use:** Neighborhood 1 Zoning District

**Parcel Identification Number:** 093-075-01

<https://polaris3g.mecklenburgcountync.gov/#mat=87612&pid=09307501&gisid=09307501>

**Appraised Value:** \$79,475

**Property Owner's Concerns:** The property has outstanding title issues.

**City's Response to Property Owner's Concerns:** The city has been unable to reach an agreement or resolve outstanding title issues at this time.

**Recommendation:** To obtain clear title and avoid delay, recommendation is to proceed to condemnation.

**Council District:** 1

**Attachment(s):** Map