



Legislation Text

File #: 15-21581, Version: 1

Property Transactions - Cross Charlotte Trail Segment 10, Parcel # 5

Action: Approve the following Condemnation: Cross Charlotte Trail Segment 10, Parcel # 5

Project: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard, Parcel # 5

Program: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard

Owner(s): CHR VIII-PCP MHC Charlotte Queens, LLC

Property Address: 124 Carnival Street

Total Parcel Area: 1,854,208 sq. ft. (42.567 ac.)

Property to be acquired by Easements: 28,727 sq. ft. (0.660 ac.) Permanent Greenway Easement and 38,165 sq. ft. (0.876 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: MHP

Use: Manufactured Home Park Zoning District

Parcel Identification Number: 051-033-05
<https://polaris3g.mecklenburgcountync.gov/#mat=408798&pid=05103305&gisid=05103305>

Appraised Value: \$42,050

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

City’s Response to Property Owner’s Concerns: The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

Recommendation: 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

File #: 15-21581, **Version:** 1

Attachment(s): Map