



Legislation Text

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File #: 15-17338, Version: 1

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**Property Transactions - XCLT Craighead to Tryon, parcel #1**

**Action:** Approve the following Condemnation: XCLT Craighead to Tryon, parcel #1

**Project:** XCLT Craighead to Tryon, parcel #1

**Program:** XCLT Craighead to Tryon

**Owner(s):** 3826 Raleigh Street LLC

**Property Address:** 3800 and 3826 Raleigh Street

**Total Parcel Area:** 210,422 sq. ft. (3.36 ac.)

**Property to be acquired by Easements:** 3,937 sq. ft. (0.09 ac.) Greenway Easement, 10,883 sq. ft. (0.25 ac.) Utility Easement, 274 sq. ft. (0.006 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** TOD-CC

**Use:** Transit Oriented Development - Commercial Center

**Tax Code:** 091-072-01

<https://polaris3g.mecklenburgcountync.gov/#mat=347658&pid=09107201&gisid=09107201>

**Appraised Value:** \$370,125

**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 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:** 1