



Legislation Text

File #: 15-17652, Version: 1

Property Transactions - Monroe Road Streetscape, Parcel #31

Action: Approve the following Condemnation: Monroe Road Streetscape, Parcel #31

Project: Monroe Road Streetscape, Parcel #31

Program: Monroe Road Streetscape

Owner(s): 1200 The Plaza LLC

Property Address: 4431 Monroe Road

Total Parcel Area: 9,845 sq. ft. (0.23 ac.)

Property to be acquired by Easements: 765 sq. ft. (0.018 ac.) Sidewalk Utility Easement, 780 sq. ft. (0.018 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Shrubs

Zoned: B-1

Use: Business District

Tax Code: 159-061-23

<https://polaris3g.mecklenburgcountync.gov/#mat=131253&pid=15906123&gisid=15906123>

Appraised Value: \$9,925

Property Owner's Concerns: The property owner is concerned about the design of the project and potential impacts to the property.

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.

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