



Legislation Text

File #: 15-21574, Version: 1

Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

Action: Approve the following Condemnation: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

Project: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 6

Owner(s): PS NC I, LP

Property Address: 11020 Morningstar Place Drive

Total Parcel Area: 853,671 sq. ft. (19.60 ac.)

Property to be acquired by Easements: 53,444 sq. ft. (1.23 ac.) in Permanent Utility Easement and 32,026 (0.74 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-D(CD)

Use: Multi-family or mixed use as if vacant and continued use as improved

Parcel Identification Number(s): 051-033-02
<https://polaris3g.mecklenburgcountync.gov/#mat=13041&pid=05103302&gisid=05103302>

Appraised Value: \$86,200

Property Owner's Concerns: The property owner is still in the process of reviewing documents.

City's Response to Property Owner's Concerns: The city is waiting on the owner to review documents and submit revision request or 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: 4

Attachment(s): Map