



Legislation Text

File #: 15-15276, Version: 1

Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

Action: Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

Project: Shade Valley Road Realignment and Roundabout, Parcel #17 and 19

Program: Shade Valley Road Realignment and Roundabout

Owner(s): Lake Hills Apartments LP

Property Address: 2200-2218 and 2301 Shade Valley Road

Total Parcel Area: 258,842 sq. ft. (5.94 ac.)

Property to be acquired by Fee: 67 sq. ft. (0.001 ac.) Fee Simple

Property to be acquired by Easements: 3,415 sq. ft. (0.08 ac.) Sidewalk Utility Easement, 8,834 sq. ft. (0.20 ac.) Temporary Construction Easement, 1,017 sq. ft. (0.02 ac.) Storm Drainage Easement, 7,432 sq. ft. (0.17 ac.) Post Construction Controls Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-17 MF

Use: Multi-family Residential

Tax Code: 161-051-32, 161-052-33

<https://polaris3g.mecklenburgcountync.gov/#mat=139605&pid=16105113&gisid=16105113>

<https://polaris3g.mecklenburgcountync.gov/#mat=411891&pid=16105233&gisid=16105233>

Appraised Value \$99,225

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

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 and 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: 5