

## Legislation Text

---

File #: 15-21569, Version: 1

---

### Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 5

**Action:** Approve the following Condemnation: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 5

**Project:** Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 5

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

**Property Address:** 124 Carnival Street

**Total Parcel Area:** 1,871,024 sq. ft. (42.95 ac.)

**Property to be acquired by Easements:** 55,560 sq. ft. (1.28 ac.) in Permanent Utility Easement; 28,252 sq. ft. (0.65 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** MHP & B-1(CD)

**Use:** Land improved with an unaffected manufactured home park

**Parcel Identification Number(s):** 051-033-05

<https://polaris3g.mecklenburgcountync.gov/#mat=408798&pid=05103305&gisid=05103305>

**Appraised Value:** \$82,975

**Property Owner's Concerns:** The property owner did not agree with the compensation amount.

**City's Response to Property Owner's Concerns:** The city reviewed the appraisal results and is confident in the compensation offered, and suggested owner get their own appraisal.

**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