



Legislation Text

File #: 15-21634, Version: 1

Charlotte Water Property Transactions - Mallard Creek Basin Improvements-Phase 1 and 2, Parcel # 16

Action: Approve the following Condemnation: Mallard Creek Basin Improvements- Phase 1 and 2, Parcel # 16

Project: Mallard Creek Basin Improvements-Phase 1 and 2, Parcel # 16

Owner(s): Martin Marietta Materials, Inc.

Property Address: Pavilion Boulevard

Total Parcel Area: 279,614 sq. ft. (6.42 ac.)

Property to be acquired by Easements: 32,169 sq. ft. (0.74 ac.) in Permanent Utility Easement and 18,600 sq. ft. (0.43 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A

Use: 100 Year Flood Plain-Ac

Parcel Identification Number(s): 051-411-08
<https://polaris3g.mecklenburgcountync.gov/#pid=05141108&gisid=05141108>

Appraised Value: \$17,775

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered and wants the city to purchase the parcel outright.

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: 4

Attachment(s): Map