Legislation Text

Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #16, 17

Action:

Approve the following Condemnation: Idlewild/Monroe Intersection - Phase I, Parcel #16, 17

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Idlewild/Monroe Intersection - Phase I, Parcel #16, 17

Program: Idlewild/Monroe Intersection - Phase I

Owner(s): Starnes Residential Properties LLC

Property Address: 6011 Monroe Road

Total Parcel Area: 27,951sq. ft. (0.642 ac.)

Property to be acquired by Fee: 767 sq. ft. (0.017 ac.) Fee Simple

Property to be acquired by Easements: 20 sq. ft. (0 ac.) Utility Easement, 1,618 sq. ft. (0.037 ac.) Retaining Wall Easement, 5,225 sq. ft. (0.12 ac.) Sanitary Sewer and Waterline Easement, 5,225 sq. ft. (0.12 ac.) Sidewalk Utility Easement, 4,630 sq. ft. (0.106 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and landscaping

Zoned: R-4

Use: Single-family Residential

Tax Code: 163-033-07, 163-033-08
https://polaris3g.mecklenburgcountync.gov/#mat=159515&pid=16303307&gisid=16303307
https://polaris3g.mecklenburgcountync.gov/#mat=159670&pid=16303308&gisid=16303308

Appraised Value: $127,275

Property Owner's Concerns: None

City's Response to Property Owner's Concerns: N/A

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