



Legislation Text

File #: 15-21582, Version: 1

Property Transactions - Cross Charlotte Trail Segment 10, Parcel # 6

Action: Approve the following Condemnation: Cross Charlotte Trail Segment 10, Parcel # 6

Project: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard, Parcel # 6

Program: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard

Owner(s): PS NC I, LP

Property Address: 11020 Morningstar Place Drive

Total Parcel Area: 836,581 sq. ft. (19.205 ac.)

Property to be acquired by Easements: 8,983 sq. ft. (0.206 ac.) Permanent Greenway Easement and 26,648 sq. ft. (0.612 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-D(CD)

Use: Business

Parcel Identification Number: 051-033-02

<https://polaris3g.mecklenburgcountync.gov/#mat=13041&pid=05103302&gisid=05103302>

Appraised Value: \$21,250

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered and easement language.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify a counteroffer. The city explained the rationale of the easement language and how it meets the objectives for the project. The city continues to negotiate with the property owner.

Recommendation: 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