



Legislation Text

File #: 15-22355, Version: 1

Charlotte Water Property Transactions - Kings Branch Stream and Sewer Improvements, Parcel # 1

Action: Approve the following Property Condemnation: Kings Branch Stream and Sewer Improvements, Parcel # 1

Project: Kings Branch Stream and Sewer Improvements, Parcel #1

Owner(s): GK Lexington Green, LLC

Property Address: 604 Archdale Drive

Total Parcel Area: 844,273 sq. ft. (19.38 ac.)

Property to be acquired by Easements: 2,948 sq. ft. (0.07 ac.) in Sanitary Sewer Easement; 16,178 sq. ft. (0.37 ac.) in Sanitary Sewer Easement within Existing Storm Drainage Easement; 6,050 sq. ft. (0.14 ac.) in Permanent Utility Easement; 10,653 sq. ft. (0.25 ac.) in Permanent Utility Easement overlapping Existing Storm Drainage Easement and Existing Sanitary Sewer Easement; 1,816 sq. ft. (0.04 ac.) in Permanent Utility Easement overlapping New Sanitary Sewer Easement

Structures/Improvements to be impacted: Temporary impact to parking and dumpster

Landscaping to be impacted: None

Zoned: OFC

Use: Multi Family

Parcel Identification Number(s): 169-183-01
<https://polaris3g.mecklenburgcountync.gov/#mat=303803&pid=16918301&qsid=16918301>

Appraised Value: \$78,225

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

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: 3

Attachment(s): Map