City of Charlotte

Legislation Details (With Text)

File #:	15-10313 **Version:** 1	**Name:**	
Type:	Consent Item	**Status:**	Approved
File created:	2/8/2019	**In control:**	City Council Business Meeting
On agenda:	2/25/2019	**Final action:**	2/25/2019
Title:	Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #17		
Attachments:	1. Location Map - NC51 Sidewalk - McAlpine Creek to Ridgeloch Place.P17.pdf		

Date	Ver.	Action By	Action	Result
2/25/2019	1	City Council Business Meeting	Approve	Pass

Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #17

Action: **Approve the following Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #17**

Project: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #17

Owner(s): Matthew D. Pikel and Michelle M. Pikel

Property Address: 4601 Nora's Path Road

Total Parcel Area: 19,951 sq. ft. (.458 ac.)

Property to be acquired by Easements: 1,188 sq. ft. (.027 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 211-252-72

Appraised Value: $4,325

Property Owner's Counteroffer: $8,138

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property during construction, future maintenance, and the amount of compensation offered.

City's Response to Property Owner's Concerns: Staff addressed property owner's concerns, however, an agreement has not been reached. Staff also informed property

owner they could obtain their own appraisal in order to justify a counter offer.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 7