

Legislation Details (With Text)

File #: 15-11736 **Version:** 1 **Name:**
Type: Consent Item **Status:** Filed
File created: 9/5/2019 **In control:** City Council Business Meeting
On agenda: 9/23/2019 **Final action:** 9/23/2019
Title: Property Transactions - West Mallard Creek Church Sidewalk, Parcels #5 and 6
Attachments: 1. Location Map - Condemnation - West Mallard Creek Church Sidewalk.P5.P6.pdf

Date	Ver.	Action By	Action	Result
9/23/2019	1	City Council Business Meeting	Pulled by Staff	

Property Transactions - West Mallard Creek Church Sidewalk, Parcels #5 and 6

Action: **Approve the following Condemnation: West Mallard Creek Church Sidewalk, Parcels #5 and 6**

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: West Mallard Creek Church Sidewalk, Parcels #5 and 6

Owner(s): Crescent Acquisitions, LLC

Property Address: 2615 and 2411 West Mallard Creek Church Road

Total Parcel Area: 726,876 sq. ft. (16.687 ac.)

Property to be acquired by Easements: 483 sq. ft. (0.011 ac.) in Storm Drainage Easement, plus 290 sq. ft. (0.007 ac.) in Sidewalk and Utility Easement, plus 5,109 sq. ft. (0.117 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: RE-2

Use: Laboratory / Research

Tax Code: 047-162-11, 047-162-05

Appraised Value: \$4,825

Outstanding Concerns: Property owner and the city are working through the agreement language.

Recommendation: To proceed with 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