

Legislation Details (With Text)

File #:	15-13843	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	7/17/2020	In control:		City Council Business Meeting	
On agenda:	8/10/2020	Final action:			
Title:	Property Transactions - Tom Hunter Streetscape, Parcels #33 and 34				
Attachments:					

Date	Ver.	Action By	Action	Result
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Property Transactions - Tom Hunter Streetscape, Parcels #33 and 34

Action: Approve the following Condemnation: Tom Hunter Streetscape, Parcels #33 and 34

Project: Tom Hunter Streetscape, Parcels #33 and 34

Program: Tom Hunter Streetscape

Owner(s): Parks Holdings LLC

Property Address: 6441 North Tryon Street

Total Parcel Area: 604,223 sq. ft. (13.871 ac.)

Property to be acquired by Easements: 1,213 sq. ft. (0.028 ac.) Storm Drainage Easement, 7,457 sq. ft. (0.171 ac.) Sidewalk Utility Easement, 10,387 sq. ft. (0.238 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Bollards

Landscaping to be impacted: Bushes/Wooded area

Zoned: TOD-CC

Use: Commercial

Tax Code: 08924205, 08924202

<http://polaris3g.mecklenburgcountync.gov/#mat=169994&pid=08924205&gisid=08924205>
<http://polaris3g.mecklenburgcountync.gov/#mat=170105&pid=08924202&gisid=08924202>

Appraised Value: \$77,800

Property Owner's Concerns: The property owner is concerned about the design of the project.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design requests.

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: 4