

## Legislation Details (With Text)

**File #:** 15-14882      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 12/30/2020      **In control:** City Council Business Meeting  
**On agenda:** 1/25/2021      **Final action:**  
**Title:** Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37

**Action:** **Approve the following Condemnation: Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37**

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:** Idlewild and Monroe Intersection - Phase I, Parcel #15, 19, 35, and 37

**Program:** Idlewild and Monroe Intersection - Phase I

**Owner(s):** Hendrick Automotive Group

**Property Address:** 2301, 2315, and 2325 Roma Road and 6000 Monroe Road

**Total Parcel Area:** 284,831 sq. ft. (6.54 ac.)

**Property to be acquired by Fee:** 12,330 sq. ft. (0.283 ac.) Fee Simple

**Property to be acquired by Easements:** 13,830 sq. ft. (0.33 ac.) Temporary Construction Easement, 348 sq. ft. (0.007 ac.) Retaining Wall Easement, 3,849 sq. ft. (0.088 ac.) Utility Easement, 192 sq. ft. (0.004 ac.) Storm Drainage Easement, 168 sq. ft. (0.004 ac.) Bus Stop Improvement Easement, 6,143 sq. ft. (0.141 ac.) Waterline Easement, 10,374 sq. ft. (0.238 ac.) Sidewalk Utility Easement, 7,276 sq. ft. (0.167 ac.) Post Construction Controls Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** O-1

**Use:** Office District

**Tax Code:** 163-051-20, 163-051-18, 163-051-17, 163-051-32

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**Appraised Value:** \$451,275

**Property Owner's Concerns:** None

**City's Response to Property Owner's Concerns:** N/A

**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:** 5