

Legislation Details (With Text)

File #: 15-14891 **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 - XCLT Davidson to Matheson, Parcel #3
Attachments:

Date	Ver.	Action By	Action	Result
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Property Transactions - XCLT Davidson to Matheson, Parcel #3

Action: Approve the following Condemnation: XCLT Davidson to Matheson, Parcel #3

Project: XCLT Davidson to Matheson, Parcel #3

Program: XCLT Davidson to Matheson

Owner(s): Fountains Noda Holdings LLC

Property Address: 511 East 25th Street

Total Parcel Area: 116,582 sq. ft. (2.676 ac.)

Property to be acquired by Easements: 215 sq. ft. (0.005 ac.) Greenway Easement,
3,002 sq. ft. (0.069 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-UC

Use: Transit Oriented District - Urban Center

Tax Code: 083-053-08

<https://polaris3g.mecklenburgcountync.gov/#mat=367992&pid=08305308&gsid=08305308>

Appraised Value: \$19,950

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project.

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: 1