

Legislation Details (With Text)

File #: 15-17338 **Version:** 1 **Name:**

Type: Consent Item **Status:** Approved

File created: 2/3/2022 **In control:** City Council Business Meeting

On agenda: 2/28/2022 **Final action:** 2/28/2022

Title: Property Transactions - XCLT Craighead to Tryon, parcel #1

Attachments:

Date	Ver.	Action By	Action	Result
2/28/2022	1	City Council Business Meeting	Approve	

Property Transactions - XCLT Craighead to Tryon, parcel #1

Action: Approve the following Condemnation: XCLT Craighead to Tryon, parcel #1

Project: XCLT Craighead to Tryon, parcel #1

Program: XCLT Craighead to Tryon

Owner(s): 3826 Raleigh Street LLC

Property Address: 3800 and 3826 Raleigh Street

Total Parcel Area: 210,422 sq. ft. (3.36 ac.)

Property to be acquired by Easements: 3,937 sq. ft. (0.09 ac.) Greenway Easement, 10,883 sq. ft. (0.25 ac.) Utility Easement, 274 sq. ft. (0.006 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-CC

Use: Transit Oriented Development - Commercial Center

Tax Code: 091-072-01

<https://polaris3g.mecklenburgcountync.gov/#mat=347658&pid=09107201&qsid=09107201>

Appraised Value: \$370,125

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The City informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

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