

## Legislation Details (With Text)

**File #:** 15-17493 **Version:** 1 **Name:**  
**Type:** Consent Item **Status:** Approved  
**File created:** 2/28/2022 **In control:** City Council Business Meeting  
**On agenda:** 3/28/2022 **Final action:** 3/28/2022  
**Title:** Property Transactions - Monroe Road Streetscape, parcel #52  
**Attachments:**

Date	Ver.	Action By	Action	Result
3/28/2022	1	City Council Business Meeting	Approve	

### Property Transactions - Monroe Road Streetscape, parcel #52

**Action:** Approve the following Condemnation: Monroe Road Streetscape, parcel #52

**Project:** Monroe Road Streetscape, parcel #52

**Program:** Monroe Road Streetscape

**Owner(s):** Emma Allen Insurance Agency Inc

**Property Address:** 4920 Monroe Road

**Total Parcel Area:** 12,757 sq. ft. (0.29 ac.)

**Property to be acquired by Easements:** 1,113 sq. ft. (0.026 ac.) Sidewalk Utility Easement, 987 sq. ft. (0.023 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Sign

**Landscaping to be impacted:** Irrigation system, trees, and various plants

**Zoned:** O-2

**Use:** Office District

**Tax Code:** 161-081-19

<https://polaris3g.mecklenburgcountync.gov/#mat=139122&pid=16108119&qisid=16108119>

**Appraised Value:** \$40,425

**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:** 5