



Legislation Text

File #: 15-10314, Version: 1

Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #25

Action: Approve the following Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #25

Project: NC-51 Sidewalk (McAlpine Creek to Ridgeloch Place), Parcel #25

Owner(s): C & J Enterprises, Inc.

Property Address: 4100 Pineville-Matthews Road

Total Parcel Area: 6,259,954 sq. ft. (143.708 ac.)

Property to be acquired by Easements: 29,561 sq. ft. (.679 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees, shrubs and various plantings

Zoned: R-3

Use: Single-family Residential

Tax Code: 211-264-26

Appraised Value: \$96,075

Property Owner's Counteroffer: \$133,803

Property Owner's Concerns: The property owner is concerned about the compensation and the loss of tree buffer along the property.

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

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 7