



Legislation Text

File #: 15-10986, Version: 1

Property Transactions - Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Action: Approve the following Condemnation: Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Project: Cross Charlotte Trail Brandywine - Tyvola, Parcel #26

Owner(s): WMCI Charlotte XV, LLC

Property Address: 4943 Park Road

Total Parcel Area: 169,609 sq. ft. (3.894 ac.)

Property to be acquired by Fee: 13,537 sq. ft. (.311 ac.) in Fee Simple

Property to be acquired by Easements: 2,869 sq. ft. (.066 ac.) in Greenway Easement, plus 1,481 sq. ft. (.034 ac.) in Temporary Construction Easement, plus 14,223 sq. ft. (.327 ac.) in Access Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Use: Multi-family

Tax Code: 175-121-03

Appraised Value: \$57,600

Property Owner's Concerns: The property owner is concerned with the easement language and has requested revisions. Property owner is also awaiting lender approval.

City's Response to Property Owner's Concerns: The city is making revisions to the agreement language.

Recommendation: To avoid delay in the project schedule, it is recommended 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: 6