



## Legislation Text

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File #: 15-11285, Version: 1

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### 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:** 8,710 sq. ft. (.199 ac.) in Greenway Easement, plus 1,481 sq. ft. (.034 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** R-43MF

**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 awaiting lender approval.

**City's Response to Property Owner's Concerns:** Revision to the agreement language is in process.

**Recommendation:** To avoid delay in the project schedule, the city 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:** 6