



## Legislation Text

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File #: 15-11549, Version: 1

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### Property Transactions - Lakeview-Reames Intersection Improvements, Parcel #20

**Action:** Approve the following Condemnation: Lakeview-Reames Intersection Improvements, Parcel #20

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

**Project:** Lakeview-Reames Intersection Improvements, Parcel #20

**Owner(s):** Lugor Associates, LLC

**Property Address:** 4700 Lakeview Road

**Total Parcel Area:** 209,952 sq. ft. (4.820 ac.)

**Property to be acquired by Fee:** 7,314 sq. ft. (.168 ac.) in Fee Simple, plus 13,099 sq. ft. (.301 ac.) in Fee Simple within Existing Right-of-Way

**Property to be acquired by Easements:** 353 sq. ft. (.008 ac.) in Storm Drainage Easement, plus 6,108 sq. ft. (.14 ac.) in Sidewalk and Utility Easement, plus 3,483 sq. ft. (.08 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** R-4

**Use:** Single-family Residential

**Tax Code:** 037-155-11

**Appraised Value:** \$6,375

**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:** 2