



## Legislation Text

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File #: 15-11738, Version: 1

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### Property Transactions - West Mallard Creek Church Sidewalk, Parcel #11

**Action:** Approve the following Condemnation: West Mallard Creek Church Sidewalk, Parcel #11

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:** West Mallard Creek Church Sidewalk, Parcel #11

**Owner(s):** Lilly Industries (USA), Inc.

**Property Address:** 10300 Claude Freeman Drive

**Total Parcel Area:** 784,731 sq. ft. (18.015 ac.)

**Property to be acquired by Easements:** 477 sq. ft. (0.011 ac.) in Storm Drainage Easement, plus 4,613 sq. ft. (0.106 ac.) in Sidewalk and Utility Easement, plus 3,363 sq. ft. (0.077 ac.) in Temporary Construction Easement, plus 28 sq. ft. (0.001 ac.) in Utility Easement

**Structures/Improvements to be impacted:** Retaining wall

**Landscaping to be impacted:** None

**Zoned:** RE-2

**Use:** Laboratory / Research

**Tax Code:** 047-421-03

**Appraised Value:** \$17,550

**Outstanding Concerns:** Property owner and the city are working through the agreement language.

**Recommendation:** To proceed with 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:** 4