

Legislation Text

File #: 15-11984, Version: 1

Property Transactions - Queen City Drive Sidewalk, Parcel #1

Action: Approve the following Condemnation: Queen City Drive Sidewalk, Parcel #1

Project: Queen City Drive Sidewalk, Parcel #1

Owner(s): Pankaj Patel and The Trustees of the David E. Fuller, Sr. Trust dated June 13, 1997

Property Address: 3540 Tuckaseegee Road

Total Parcel Area: 47,556 sq. ft. (1.092 ac.)

Property to be acquired by Easements: 4,539 sq. ft. (0.104 ac.) in Storm Drainage Easement, plus 1,536 sq. ft. (0.035 ac.) in Sidewalk and Utility Easement, plus 1,385 sq. ft. (0.032 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: I-1

Use: Industrial

Tax Code: 061-152-06,
<http://polaris3g.mecklenburgcountync.gov/#pid=06115206&gclid=06115206>

Appraised Value: \$26,650

Property Owner's Counteroffer: \$51,000

Property Owner's Concerns: Property owner is concerned with the amount of compensation offered.

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

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: 3