

Legislation Text

File #: 15-12205, Version: 1

Property Transactions - West Boulevard Corridor Implementation - Morning Drive and Ridge Avenue, Parcel #3

Action: Approve the following Condemnation: West Boulevard Corridor Implementation - Morning Drive and Ridge Avenue, Parcel #3

Project: West Boulevard Corridor Implementation - Morning Drive and Ridge Avenue, Parcel #3

Owner(s): The Reid Family Trust

Property Address: 2311 West Boulevard

Total Parcel Area: 30,078 sq. ft. (0.690 ac.)

Property to be acquired by Easements: 440 sq. ft. (0.01 ac.) in Sidewalk and Utility Easement, plus 243 sq. ft. (0.006 ac.) in Temporary Construction Easement, plus 47 sq. ft. (0.001 ac.) in Bus Stop Easement

Structures/Improvements to be impacted: Asphalt

Landscaping to be impacted: None

Zoned: B-1

Use: Commercial

Tax Code: 145-183-06,
<http://polaris3g.mecklenburgcountync.gov/#mat=535639&pid=14518306&gisid=14518306>

Appraised Value: \$2,200

Outstanding Concerns: The property owner has become unresponsive.

Recommendation: To avoid delay in 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: 1