



Legislation Text

File #: 15-12767, Version: 1

Property Transactions - Morehead at Caldwell Pedestrian Safety Project, Parcel # 2

Action: Approve the following Condemnation: Morehead at Caldwell Pedestrian Safety Project, Parcel # 2

Project: Morehead at Caldwell Pedestrian Safety Project, Parcel #2

Owner(s): Associates LLC

Property Address: 501 East Morehead Street

Total Parcel Area: 17,046 sq. ft. (0.39 ac.)

Property to be acquired by Easements: 33 sq. ft. (0.001 ac.) Utility Easement, 117 sq. ft. (0.003 ac.) Sidewalk Utility Easement, 574 sq. ft. (0.013 ac.) Temporary Construction Easement

Zoned: UMUD

Use: Commercial

Tax Code: 125-175-03

<http://polaris3g.mecklenburgcountync.gov/#mat=140694&pid=12517503&gisid=12517503>

Appraised Value: \$9,850

Property Owner's Concerns: The property owner is concerned with the compensation amount and project impacts to future use.

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 counter offer and explained the rationale of the design and how it meets the objectives for the project.

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