

Legislation Text

File #: 15-12934, Version: 1

Property Transactions - I-85 North Bridge, Parcel #3

Action: Approve the following Condemnation: I-85 North Bridge, Parcel #3

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.

Project: I-85 North Bridge, Parcel #3

Owner(s): Cellco Partnership

Property Address: 8921 Research Drive

Total Parcel Area: 274,907 sq. ft. (6.311 ac.)

Property to be acquired by Fee: 10,278 sq. ft. (0.236 ac.) in Fee Simple

Property to be acquired by Easements: 1,054 sq. ft. (0.024 ac.) in Storm Drainage Easement, plus 11,501 sq. ft. (0.264 ac.) in Sidewalk and Utility Easement, plus 408 sq. ft. (0.009 ac.) in Waterline Easement, plus 13,039 sq. ft. (0.299 ac.) in Temporary Construction Easement, plus 4,035 sq. ft. (0.093 ac.) in Utility Easement

Structures/Improvements to be impacted: Sign

Landscaping to be impacted: Trees and various plantings

Zoned: RE-2

Use: Laboratory / Research

Tax Code: 047-401-04

<http://polaris3g.mecklenburgcountync.gov/#mat=474504&pid=04740104&gisid=04740104>

Appraised Value: \$103,075

Property Owner's Concerns: The property owner is concerned with the relocation of the utilities during construction.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and is working with the property owner to coordinate utility relocation.

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: 4