

Legislation Text

File #: 15-12938, Version: 1

Property Transactions - McCullough Drive Streetscape, Parcel #7

Action: Approve the following Condemnation: McCullough Drive Streetscape, Parcel #7

Project: McCullough Drive Streetscape, Parcel #7

Program: McCullough Drive Streetscape

Owner(s): CRLP McCullough Drive LLC

Property Address: 429 Tyler Trail Court

Total Parcel Area: 339,809 sq. ft. (7.80 ac.)

Property to be acquired by Easements: 10,225 sq. ft. (0.235 ac.) Utility Easement, 281 sq. ft. (0.006 ac.) Storm Drainage Easement, 7,538 sq. ft. (0.173) Sidewalk Utility Easement, 1,865 sq. ft. (0.043 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: O-3 (CD)

Use: Office district

Tax Code: 047-211-12

<http://polaris3g.mecklenburgcountync.gov/#mat=468454&pid=04721112&gisid=04721112>

Appraised Value: \$64,475

Property Owner's Concerns: The property owner is concerned about the compensation amount and conveyance agreement language.

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

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